

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 10, 2019**  
**Minutes**

President Dan Dittrich called the meeting to order at 1:00 p.m. Board members Marie Weakley, Charles Taylor, Larry Schroder, and John Bock were present.

Mr. Bock moved to accept the minutes of the December 12, 2018. Mr. Taylor seconded the motion, which passed unanimously.

**Financial Report – Charlie Taylor**

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and December check register. Mrs. Weakley questioned the expenses exceeding income on the Capital Summary. Mr. Taylor said that is why we need enough money from the preceding months to carry us over.

**Maintenance Report – Larry Schroeder**

1. Performed routine maintenance to all equipment
2. Performed routine mowing on lots, road sides, and common grounds
3. Continue rolling and fixing pot holes on gravel roads
4. Removed all pipe fencing at Park 1
5. Demolished restrooms at Park 1
6. Replacing pipe fence at Park 1 with posts, concreted in, and cable
7. Rerouted water line to new restroom at Park 1 that was donated by Ricky and Beth Clark
8. Purchased lumber for walkway over concrete drainage at Park 1
9. Repaired Construction Gate key pad system
10. Continued cleaning Burn Pit by pushing brush into pit
11. Repaired/replaced rope, chain, bolts, nuts, and clamps to children's swings at Park 1 playground
12. Spread 2 buckets of gravel and rolled Fire Department road

**ACC Report – Marie Weakley**

Twelve building permit applications (including one new home) were approved in January with \$1,470.00 collected in permit fees.

**Legal and Compliance Report – John Bock**

1. After discussion, Mr. Taylor moved to begin charging non-compliance fees of \$25.00 per day effective February 10, 2019, to property owner Ron Kazwell for deed restriction violations not corrected after proper legal notification. Mrs. Weakley seconded the motion, which passed unanimously.
2. After discussion, Mr. Taylor moved to charge James Post \$50 per incident for two separate instances of non-compliance by depositing household garbage in public trash receptacles. Mr. Schroeder seconded the motion, which passed unanimously.

**Old Business**

1. Mr. Dittrich announced that the results read by Mr. Alexander at the Special Ballot Meeting on January 20 were as follows; 268 voted for the increase, 276 voted against the increase of the annual maintenance fee from \$135.00 to \$165.00 per year per lot. Therefore, the annual maintenance fee will be \$135 per lot this year.
2. Mr. Dittrich announced that the three incumbents, Charles Taylor, Marie Weakley, and John Bock, will continue in their current positions on the Board of Directors since no one filed for any of the positions. There will be no election in 2019 and the three incumbents will be sworn in at the Annual Meeting on March 10, 2019. Mr. Dittrich thanked them for continuing to serve on the board.

**New Business**

After discussion, the board approved the request from Mr. Brooks, Carancahua Volunteer Fire Department Chief, for the Carancahua Volunteer Fire Department to conduct a drafting exercise in the Cape and also to hang signage in the Cape showing the route to Pool 2. Mr. Brooks assured the Board that CCPOA will not be charged for the cost of water to refill the pool after the exercise.

**Property Owners Registered to Speak**

Shawn Johnson spoke about a notice he received for several violations of the Pet Policy. He stated that the dogs have been relocated and are no longer housed on his property. After discussion, the board decided to table the subject until their workshop on Thursday, February 14, at which time they will review the charges Mr. Johnson has incurred for violation of the pet policy.

**Other Business as Necessary**

Mr. Dittrich temporarily adjourned the meeting for Executive Session at 1:35 p.m. The meeting was re-convened at 1:44 p.m., at which time he announced that employee salaries had been discussed and two had been adjusted.

The next Board of Directors meeting will be at the Community Center on Sunday, March 10, 2019, at 1:00 p.m. followed by the Annual Property Owners' Meeting at 2:00 p.m. at the Community Center. The Pot Luck Dinner will be at 5:30 p.m. on Saturday, March 9, at the Community Center.

The meeting was adjourned at 1:45 p.m.

Respectfully submitted  
Pam Schuhsler, Scribe

/s/ Daniel Dittrich  
Approved March 10, 2019