

**Quarterly Meeting Minutes of the Property Owners
October, November, December 2019
Cape Carancahua Property Owners' Association, Inc.
February 10, 2019**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: John Bock, Marie Weakley, Larry Schroeder, and Charles Taylor. Mr. Dittrich welcomed the 31 property owners present and led the Pledge of Allegiance. Mr. Dittrich announced that no property owners applied to run for any of the positions that expire in 2019. Mr. Dittrich thanked Marie Weakley in Position 1, Charles Taylor in Position 2, and John Bock in Position 4 for continuing to serve in their current positions.

Approval of the Minutes

Lance Behan moved that the minutes of the November 11, 2018, Quarterly Property Owners' Meeting be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes. Jenny Bell moved that the minutes of the January 20, 2019, Special Property Owners' Meeting be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of Profit & Loss Budget Performance report and the Capital Summary. A property owner asked if a person sells their property can they still use their gate card to gain access inside of the Cape. Mr. Taylor said that the seller's cards are deactivated when the property is sold. Dolores Brooks asked if a property owner that does not pay their annual fees can they vote. Mr. Dittrich instructed Mrs. Brooks that a property owner that does not pay their annual fees cannot vote. (Further research proved this statement to be false. A 2015 State law give all property owners the right to vote.)

Maintenance Report – Larry Schroeder

1. Performed routine maintenance to all equipment
2. Performed routine mowing on lots, road sides, and common grounds
3. Oversaw gravel road blading and resurfacing work
4. Patched holes in paved roads
5. Sprayed insecticide throughout Cape multiple times
6. Killed or cut weeds around culverts, signs, and roadsides
7. Repaired spikes on exit side of entrance gate
8. Install new parcel box at mail kiosk
9. Placed chain between posts at boat ramp
10. Repaired loose boards on piers
11. Oversaw resurfacing of Mollnar
12. Placed process gravel on Mollnar
13. Ripped failing pavement on Mollnar and Bayview and blended limestone to repair roads
14. Placed sign at Boat Ramp – “No Vehicles Beyond this Point”
15. Continue to roll gravel roads
16. Continue to patch holes on paved roads
17. Replaced Swallow and Carancahua street signs at \$39.25 each due to vandalism. (This is the second time these were stolen.)
18. Replaced rotting 4x4 treated post at construction gate
19. Replaced light in Pool 1 men's restroom with LED light
20. Purchased 30 tons road base limestone for patching gravel roads
21. VCS replaced photo eye at construction gate
22. Replaced AC unit in Library with new unit donated by The Capers

Mr. Schroeder expanded on some of the future projects in 2019: the hole at the boat ramp will be filled in and the concrete will be continued down to the water; the curb inside the gate at the front entrance will be moved and the flower box inside will be eliminated except for the portion containing electrical wiring; the ditch by the office will be concreted to eliminate erosion. A property owner questioned if Mr. Schroeder if he had received bids for the jobs. Mr. Schroeder assured him that he had and that the board had elected to accept Donnie Heath's bid for the work.

ACC Report – Marie Weakley

Twenty-five building permits, including three new homes, were issued during the fourth quarter of 2018 with \$4,380.00 collected in permit fees.

Legal Report and Non-Compliance Report – John Bock

As a result of previous legal notifications, several properties have been cleared of junk and weeds and several permits have been issued for building repairs. Non-compliance fees are being assessed daily to four property owners for violations not remedied. Mr. Bock asked property owners to report violations by contractors and workmen such as parking in roadway, damaging Cape or personal property, etc., so the Board can address the issues.

Old Business – There was none

New Business – There was none

Capers Report, Fourth Quarter 2018 - Dolores Brooks

1. Flu shots were given to 35 people at CCVFD by the Jackson County Health Department and former Cape resident Beth Griner.
2. Caper Christmas party was held in December and New Year's Eve was celebrated at the Community Center.
3. As always, the Capers continue to collect aluminum cans, pull tabs, wine corks, and Nestle Pure water labels to benefit various charities.
4. The Capers need donations to improve the outside lighting at the Community Center and to improve the parking lot.
5. Caper meetings are held the second Tuesday of each month, unless otherwise posted, at the library; everyone is welcome. Everyone is a Caper.

Celebrations and Concerns

During the past few months, Cape property owners Ed Holloway and Steve Schoonover and a former employee, Anthony Holbrook passed away.

Property Owner Comments

1. Debra Collins wanted to know if the Cape could put up “no parking” signs to keep cars from parking in front of the Cape and not leaving room for the school bus to turn around. Mr. Dittrich explained that it is a county road and suggested that the subject be taken up with the county.
2. Several property owners wanted to know if we could have another vote to increase the Annual Maintenance Fee. Mr. Dittrich informed them that if enough property owners express a desire to have one it would be possible, but it does cost money to do so.

Next Property Owners’ meeting – Annual Meeting – March 10, 2019, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m. Please join your neighbors for a pot luck dinner on Saturday, March 9, at 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Daniel Dittrich
Approved March 10, 2019

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