

**CAPE CARANCAHU**  
**A PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 8, 2020**  
**Minutes**

President Daniel Dittrich called the meeting to order at 1:02 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present.

Mrs. Weakley moved to accept the minutes of the February 2, 2020 Board Meeting as written. Mr. Taylor seconded the motion, which passed unanimously.

**Financial Report – Charles Taylor**

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and February check register. There were none.

**Maintenance Report – Larry Schroeder**

1. Routine maintenance on all equipment
2. Routine mowing as needed to all common grounds
3. Repair office ceiling
4. Replace threshold at community center door
5. Replace lights in office
6. Repair speed bump at entrance gate
7. Cut trees out of outfall ditch
8. Replace power steering pump
9. Clean burn pit (burn brush)

**ACC Report – Marie Weakley**

Eleven building permits were issued in February 2020 with \$1,700 collected in permit fees

**Legal and Compliance Report –**

The Cape's attorney continues to pursue collection of past due accounts. Three past due accounts are proceeding to foreclosure. To date, over \$60,840 has been collected through this project.

After discussion, Mrs. Weakley moved to have the Cape's attorney send certified demand for payment notices to the following: Luis Bonilla, Lots 1432 & 1433; Larry Ellis, Lot 605; Clarence Engelke, Lot 829; Arthur Fuentes, Lot 1238; Robert Graves, Lot 1161; Brian Nelson, Lots 795 & 796; Jason Tumlinson, Lot 1387; Calvin Ward, Lot 1508; Jerry & Karen Watt, Lots 1513 & 1514; Karen Schoenfeld Watt, Lots 1538 & 1539; Walon & Willis Woods, Lot 1502. Mr. Taylor seconded the motion, which passed unanimously.

After discussion, Mr. Taylor moved to have the Cape's attorney initiate foreclosure proceedings against the following property owners for non-payment: Bryan & Marcus Ferree, Lot 1050; Dennis Gartman, Lot 1258; Mike Inscore, Lots 1023 & 1101; Matias Medina, Lot 856; David Padget, Lot 703; Levi Rankin, Lot 951; Janet Reynolds, Lot 1110; and Sada Salazar, Lots 672 & 1466. Mrs. Weakley seconded the motion, which passed unanimously.

Mr. Johs reported that there has been no further action in the case of CCPOA vs. Kinsfather for collection of non-compliance and legal fees. The judicial deadline for payment is March 26, 2020. After that date, the court will assess \$100 per day against the plaintiff.

**Old Business** – none

**New Business** - none

**Property Owners Comments** – Jenny Bell advised the Board that her son would be living with her and parking his mobile home in her yard for repairs.

The next Board of Directors meeting will be on Wednesday, April 8, 2020, at 6:00 p.m. in the Library.

The meeting was adjourned at 1:28 p.m.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Pam Stewart

May 17, 2020