

CAPE CARANCAHU
A PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 10, 2020
Minutes

President Pam Stewart called the meeting to order at 6:02 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present with twelve property owners in attendance.

Mr. Johs moved to accept the minutes of the May 17, 2020 Board Meeting as written. Mrs. Weakley 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 May check register. Mrs. Weakley asked if the dedicated funds were all fully funded. Mr. Taylor said all were except the General Disaster Fund, which is still about \$23,000 short of being fully funded. There is no mandated time period for refunding that account.

Maintenance Report, May 2020 – Larry Schroeder

1. Routine maintenance on all equipment
2. Routine mowing of all common grounds, roadsides, 13 acres, and property owner lots as needed
3. Routine cleaning of brush pit (pushing brush)
4. Placed asphalt in potholes
5. Placed speed hump posts and signs
6. Repaired one speed hump (removed 2" of asphalt)
7. Repaired speed bumps at exit side of main gate
8. Rolled all gravel roads after rain
9. Repaired guardrail at Bayview and Curlew
10. Repaired emergency telephone at Pool 2
11. Replaced rotten pier boards
12. Replaced front tractor tires

ACC Report – Marie Weakley

Fourteen building permits were issued in May 2020 with \$2,200.00 collected in permit fees

Legal and Compliance Report – Robert Johs

1. The Cape's attorney continues to pursue collection of past due accounts. Three past due accounts are proceeding to foreclosure. To date, over \$63,917 has been collected through this project. A question was asked about the time frame for these collections. Mr. Johs said they included the prior 9 months.
2. The Cape's Attorney continues to pursue foreclosure on 18 accounts.
3. The process of vigorously addressing violations of uncut grass, undergrowth, illegal boat and trailer parking, etc., has been resumed.

Old Business

After discussion, Mr. Taylor moved to authorize Pam Stewart and R. W. Johs to sign fiduciary documents at Cal-Com Bank on behalf of CCPOA and to have Daniel Dittrich's name removed from the list of authorized signers. Mrs. Weakley seconded the motion, which passed unanimously.

New Business

1. Mrs. Stewart reported that recent vandalism of street signs had cost property owners over \$200 in the last few months. Signs have been stolen, bent, and damaged beyond use. She asked the property owners in attendance to report such vandalism.
2. After discussion, Mr. Johs moved to adopt the revised RV Policy copied below. Mr. Taylor seconded the motion, which passed unanimously.

RV POLICY

1. Property owners who have a residence in Cape Carancahua may store their personally owned recreational vehicles on their property adjacent to the residence.
2. A recreational vehicle stored on residential property may not be occupied.
3. A recreational vehicle may not be stored or occupied on property during residential construction.
4. A recreational vehicle may be occupied during demolition of a residence that is considered unlivable.
5. A recreational vehicle may be installed on non-residential property for a period of no more than fourteen (14) consecutive days out of any thirty-day period unless an extended permit has been obtained by the property owner. One 60-day extended permit per year is permissible if all requirements are met.
6. No recreational vehicle may be moved onto any property that does not have a culvert for vehicular access and a hardscape pad for parking.
7. A recreational vehicle installed on a non-residential property must be removed from Cape Carancahua after the permitted time period for at least sixteen (16) consecutive days before it can be brought back inside. No other recreational vehicle may be placed on the property during that 16-day period.

Property Owners Comments

No property owners had completed an application to be added to the agenda; however, Mrs. Stewart asked those in attendance if they had any concerns they would like to discuss.

1. Kevin and Bonita Harris asked why they had received a letter pointing out that their keeping rabbits was a violation. Mrs. Stewart read Section 1.04 of the Restrictions, Conditions and Covenants, which expressly prohibits such animals. Discussion ensued about how to change the RCC. Mr. Behan offered to chair a committee to look into the possibility of changing the number of votes required to amend the RCC.
2. Debra Collins asked if it would be OK for her to refurbish and repaint some shabby areas at Pool 2. Mr. Schroeder thanked her and said the Association would provide the supplies.
3. Walter Weakley asked what was being done about the sharp edges of guardrails sticking out. Mr. Schroeder said the issue has been remedied by cutting of protrusions and smoothing the edges on some of the guardrails and that work on others was on the schedule.
4. Tiffany Workman asked if the Pavilion was open for use. Mrs. Weakley answered in the affirmative and said it was available to all any time it had not been reserved for exclusive use.
5. Pete Lopez thanked the Board for continuing mosquito control and asked if drainage could be improved to eliminate standing water. Mrs. Stewart answered that faulty drainage was a problem all around the Cape and that a universal fix was outside the scope of the current budget.

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

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Pam Stewart
Approved
July 8, 2020