

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 9, 2020
Minutes**

President Pam Stewart called the meeting to order at 6:00 p.m. Board members Charles Taylor, Robert Johs, Marie Weakley and Larry Schroeder were present with five property owners in attendance.

Mr. Schroeder moved to accept the minutes of the October 14, 2020 and November 8, 2020 Board Meetings as written. Mr. Johs 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 November check register. There were none.

Maintenance Report, November 2020 – Larry Schroeder

No questions were asked about the report.

1. Performed routine maintenance to all equipment
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads
3. Performed routine cleaning of brush pit
4. Placed asphalt alongside of road at Bayshore
5. Trimmed trees
6. Repaired entrance gate
7. Cleaned out entrance/exit spike area
8. Repaired construction gate

ACC Report – Marie Weakley

Four building permits, including one new home, were issued in November 2020 with \$350.00 collected in permit fees.

Legal and Compliance Report – Robert Johs

The Cape's attorney continues to pursue collection of past due account and pursuing foreclosure of those who do not comply. Non-compliance fees continue to be assessed to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations.

Old Business

1. Tree service estimates – no response, Larry will secure another bid
2. Action pursued on Dameon Lev – tabled for workshop
3. RV park – Will review attorney's advice and cape's Restrictions, Conditions and Covenants 2.08 & 2.10

New Business

1. Mr. Taylor presented the 2021 Budget. Mr. Taylor asked for questions, there were none. Mr. Johs made a motion to accept the 2021 Budget. Mr. Taylor seconded the motion, which passed unanimously.
2. Election of 3 board members – after discussion it was determined a bulk email to be sent on 12/18/20 asking for applicants for board Positions 1, 2, and 4. The last date to accept applications will be 12/29/20 at 5:00 p.m.

Other Business

1. Send E-mail to property owners concerning dumping trash in Lynn Construction's dumpsters at 1283 Bayview.

2. David Wespesser, 240 Bayview, septic system and renter- Ms. Weakley will contact Jackson County requesting inspection on septic system to see if operable. Jackson County said an eviction notice can be issued February 1, 2021.
3. Jeffrey Dunbar, 215 Calumet – proposed building a 16' x 32' two story home on a slab. The board informed him; policy calls for a 600 square feet home minimum.
4. Walter Weakley spoke regarding air conditioning the community center. He is still of the opinion it should be done.

An executive session was called at 7:06 p.m. The board returned at 7:13 p.m. Recommendations at session:

1. Christmas bonus for employees; Donald Beaver 40 hours pay, Pam Schuhsler 25 hours pay, Fe Villarin 25 hours pay.
2. Promote Pam Schuhsler to office manager with a 50 cent an hour raise, effective immediately.

Mr. Johs made motion to approve executive session recommendations. Mr. Taylor seconded the motion, which passed unanimously.

The next Board of Directors meeting will be on January 13, 2020, at 6:00 p.m. in the Library

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Charles Taylor, Scribe

/s/Annetta Stewart
Approved
January 13, 2021