

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 14, 2021
Minutes**

President Pam Stewart called the meeting to order at 1:00 p.m. Board members Charles Taylor, Robert Johs, Marie Weakley and Larry Schroeder were present with one property owner in attendance.

Mr. Johs moved to accept the minutes of the January 13, 2021 Board Meetings 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 January check register. There were none.

Maintenance Report, January 2021 – 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 as needed.
3. Cleaned up the Brush Pit.
4. Put up tarps on the fence surrounding the Brush Pit.
5. Attached fishing pole holders on the bulkhead at Park 1.
6. Repaired the fence around the tennis court.
7. Laid gravel on the sides of the roads.
8. Rolled the gravel after the rain.

ACC Report – Marie Weakley

Twelve building permits were issued in January 2021 with \$3,500.00 collected in permit fees. One new home permit was issued.

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. Mr. Schroeder suggested tree trimming tabled until weather changes and he receives new bids. All agreed.

New Business

1. 2021 Annual Membership Maintenance Invoices were mailed out February 3rd, due by March 15th, or late charges will be applied.

2. Board member election ballots were mailed out February 12th, due no later than 5: p.m. March 8th.

Other Business

Send E-mail to property owners that the cape office will be closed Monday, February 15, and possibly other days of the week due to inclement weather.

The next Board of Directors meeting will be on March 14, 2021, at 1:00 p.m. in the Community Center, followed by the CCPOA Annual Meeting at 2:00 P.m.

The meeting was adjourned at 1:25 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Pam Stewart
Approved

March 14, 2021