

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

Vice President Charles Taylor called the meeting to order at 6:00 p.m. Board members Charles Taylor, Robert Johs, Paul Warren and Larry Schroeder were present with seven property owners and two guests in attendance.

Mr. Taylor introduced Ann Martinez and Barbra Torgusen from the Save Our Bay organization. They gave a report on their efforts to recruit local groups and communities to join their organization to protect our local bays. A copy of Save Our Bay Petition handout and Sign-Up attached.

Mr. Johs moved to accept the minutes of the March 14, 2021 Board Meeting as written. Mr. Schroeder 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 March check register. There were none. Mr. Taylor also reported on the renewal of the CD's held at Cal-Com.

**Maintenance Report, March 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. Sprayed both sides of the roads.
4. Replaced the faucets in restrooms.
5. Replaced the culvert pipe on Bayview and Bayshore.
6. Routine burning and cleaning of Brush Pit.
7. Check pool emergency phones; pool 1 on Fridays, pool 2 on Mondays.
8. Replace doorknobs at Office, Community Center and Library.
9. Repair speed bumps at entrance and exit.
10. Trim palms.

**ACC Report – Paul Warren**

Fourteen building permits were issued in March 2021 with \$3,925.00 collected in permit fees including one new home permit 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**

Mr. Johs made a motion to have BH Tree Service remove the eight palm trees and Mr. Schroeder seconded the motion.

## **New Business**

1. Paul Warren gave an update on plans for the landscaping at the front entrance which includes installing an irrigation system. The labor will be donated.
2. The Quarterly Meeting will be moved to May 16, 2021 to accommodate Mothers' Day.

## **Property Owners Registered to Speak –**

Dolores Brooks reported on the success of the recent “Happy Hour” held at the Pavilion and announced plans of bringing back the “potluck dinner” at Quarterly Meetings. They will be held at the Pavilion with details to follow.

Debra Collins gave a report on the progress of painting murals at Pool 2. Placement of signage was discussed.

The next Board of Directors meeting will be on May 16, 2021, at 1:00 p.m. at the Community Center with the Quarterly Meeting following at 2:00 p.m.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,  
Bettie Sanders, Scribe

/s/ Pam Stewart  
Approved

May 16, 2021