

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 16, 2021  
Minutes**

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

Mr. Warren moved to accept the minutes of the April 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 April check register. There were none. Mr. Taylor stated that \$15,000 needed to be moved from the checking account to the savings account. Mr. Johs made a motion to move the money. Ms. Stewart seconded the motion, which passed unanimously.

**Maintenance Report, April 2021 – Larry Schroeder**

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 restroom.
5. Replace culvert pipe.
6. Routine burning and cleaning of Brush Pit.
7. Cleaned up Lots 963 & 964.
8. Replaced AC unit in office.
9. Painted entrance and exit columns.
10. Trimmed palms.
11. Replaced basketball goal.

No questions were asked about the report.

**ACC Report – Paul Warren**

Twelve building permits were issued in April 2021 with \$3,150.00 collected in permit fees including two new home permits 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. BH Tree Service trimmed the palms at the front gate. AEP trimmed the palms at Pool 1 and BH Tree Service will remove the palms at Pool 1 when weather permits.
2. The money for landscaping and an irrigation system at the front gate was donated by Rick and Beth Clark. The labor will be completed by volunteers. Chairs and loungers for both pools and swings at the park were also donated by the Clarks.

**New Business**

Ms. Stewart suggested the pools may need signs with the maximum people allowed in the pool, the max being 56.

**Property Owners Registered to Speak – None**

The next Board of Directors meeting will be on June 9, 2021, at 6:00 p.m. at the Library.

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

Respectfully submitted,  
Pam Schuhsler, Scribe

/s/ Pam Stewart  
Approved

June 9, 2021