

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 8, 2021
Minutes**

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

Mr. Johs led the Board and property owners in the Pledge of Allegiance.

Mr. Johs moved to accept the minutes of the August 8, 2021 Board Meeting as written. Mr. Schroeder seconded the motion, and the motion 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 August check register. There were no questions.

Maintenance Report, August, 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. Routine cleaning of Burn Pit.
4. Trim trees.
5. Spray sides of roads.
6. Replaced street signs that had been stolen.
7. Repair entrance gate.
8. Install new AC in Pool 2 computer room.
9. Repair light fixture in office.
10. Rewire Pool 2 pump room.
11. Replaced damaged tarp on maintenance yard fence.

No questions were asked about the report.

ACC Report – Pam Stewart

Fifteen building permits were issued in August 2021 with \$2,625.00 collected in permit fees.

Legal and Compliance Report – Robert Johs

The CCPOA and the Cape's attorney continue to pursue collection of past due accounts and the 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.

There was a discussion of the results of the September 8, 2021 foreclosure auction. The Cape took possession of the three lots auctioned, and they will be listed for sale on the Cape website.

Old Business

1. Received Sealcoat Sprayer and materials.
2. Property transfer fee has been increased from \$50 to \$250.

New Business

1. Mr. Schroeder gave an update on the road construction which has begun.
2. Pam Stewart complimented the fish and sea creatures that Debra Collins had added to the Pool 2 building.

Property Owners Registered to Speak - none**Other Business as Necessary**

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The next Board of Directors Meeting will be Wednesday, October 13, 2021, 6:00 p.m. at the Library.

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Bettie Sanders, Scribe

/s/ Pam Stewart

Approved

October 13, 2021