

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 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 February 14, 2021 Board Meetings 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 January check register. There were none.

Maintenance Report, February 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. Repaired the entrance gate spikes.
5. Replaced the faucet valve in men's restroom.
6. Placed pipe insulation on water bibs in Park 1, Pavilion, at Boat Ramp, and Pool 1 & 2.
7. Replace faucet in restrooms at Park 1.
8. Repaired holes on roads with gravel.

ACC Report – Marie Weakley

Seven building permits were issued in February 2021 with \$2,200.00 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

1. Mr. Schroeder suggested tree trimming be tabled until damage from the winter freeze can be assessed.

New Business

1. Changes were voted on and approved for Procedure to Acquire a Permit, Fee Schedule, and Carport and Awning Requirements. Copy of changes is attached.

2. Letters were sent to our state representatives, TCEQ, and Parks and Wildlife of our concern of the expansion of the Serenity KOA Park., trying to represent all of the cape. Attended the Serenity KOA Park meeting. Presentation explaining building a new sewer plant and how clear the water returned to the bay would be.

The next Board of Directors meeting will be on April 14, 2021, at 6:00 p.m. in the Library.

The meeting was adjourned at 1:19 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

Charlie Taylor
Approved

April 14, 2021