

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

President Pam Stewart called the meeting to order at 1:04 p.m. Board members Charles Taylor, Robert Johs, Paul Warren, and Larry Schroeder were present with six property owners in attendance.

Mr. Johs moved to accept the minutes of the October 13, 2021 Board Meeting as written. Mr. Taylor 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 September check register. Mr. Taylor announced he is working on next year's budget, he will have it at the next board meeting.

Maintenance Report, October 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. Power washed Pavilion.
5. Cleaned Community Center.
6. Worked on repairing Front Gate.
7. Put gravel in potholes and on paved roads.
8. Put asphalt on sides of roads.
9. Built speed bumps on paved roads.
10. Cleaned Pavilion for Trunk or Treat Halloween Party.

No questions were asked about the report.

ACC Report – Paul Warren

Six building permits were issued in October 2021 with \$1,750.00 collected in permit fees including one new home.

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. The cape received a letter from Jackson County Criminal District Attorney informing of restitution to be paid for damage to the front gate that occurred past years. (Copy of letter attached)

Old Business

1. Mr. Schroeder gave an update on the road construction. The roads are complete along with 18-20 speed bumps in place. The plan for next year is to pave Swallow and Mollnar.
2. Mr. Schroeder made a motion to make property owners mowing and leaving their grass clippings in the street a non-compliance issue, grass in plastic bags being thrown in the Brush Pit. The property owner would receive a letter the first time. The second letter would include a \$50 noncompliance fee. Mr. Schroeder withdrew his motion. Mr. Taylor made a motion to table the subject until after further discussion at the next workshop. Mr. Johns seconded the motion, and the motion passed unanimously.

New Business

1. Thanksgiving office hours – Closed Thursday, November 25, and Friday, November 26.
2. Christmas office hours – Closed Thursday, December 23, and Friday, December 24.
3. New Year's office hours – Closed Friday, December 31.

Property Owners Registered to Speak – Debra Collins

Debra Collins presented the plans for the mural at Pool 1. (Copy of the proposal attached)

Other Business as Necessary

The next Board of Directors Meeting will be Wednesday, December 8, 2021, 6:00 p.m. at the Library.

The meeting was adjourned at 1:41 p.m.

Respectfully submitted,

Pam Schuhsler, Scribe

/s/ Pam Stewart

Approved

December 8, 2021