

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 13, 2022  
Minutes**

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

Mr. Johs moved to accept the minutes of the February 13, 2022 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 February check register. There were none.

**Maintenance Report, February 2022 – Paul Warren**

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. Turn water off/on in preparing for freezing temperatures.
5. Place limestone and gravel in potholes on roads.
6. Roll roads after rain.
7. Continuing transfer of Library to Community Center.
8. Demo wall between the maintenance shop and old Library.
9. Rearrange maintenance shop after expansion.
10. Prepare boards for bulkhead at Boat Ramp.

No questions were asked about the report.

**ACC Report – Paul Warren**

Nine building permits were issued in February 2022 including one new home. Need to emphasize to property owners when putting in a new driveway, it is important to properly connect to the road.

**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's attorney is inquiring to possible reduce the cape's property taxes.

**Old Business**

1. Voted to sign extended contract for electricity at 5.990 per kwh.
2. Library moved to Community Center, expanded maintenance. Took bids on AC for Library in Community Center.
3. Annual Membership Invoices mailed out January 21, due by March 15.
4. Maintenance working flexible hours.

**New Business**

1. Mr. Taylor made a motion to accept Reddy Air's bid of \$4,200 for AC system at Library in the Community Center. Mr. Warren seconded the motion, and the motion passed unanimously.
2. Mr. Schroeder made a motion to accept Fidel Mancera's bid for the concrete work at Park 1, the Boat Ramp, and the Mailboxes and to extend the cover over the mailboxes. Mr. Johs seconded the motion and the motion passed unanimously.

There were no property owners registered to speak.

The next Board of Directors Meeting will be April 13, 2022 6:00 p.m. at the Community Center.

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

Respectfully submitted,  
Pam Schuhsler, Scribe

/s/Robert Johs  
Approved

April 13, 2022