

**Annual Meeting Minutes of the Property Owners  
January - December 2021  
Cape Carancahua Property Owners' Association, Inc.  
March 13, 2022**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present: Larry Schroeder, Robert Johs, Paul Warren, and Charles Taylor. Ms. Stewart welcomed the 25 property owners present and led the Pledge of Allegiance.

Ms. Stewart thanked Marge Behan, Debra Collins, Bill Dannels, Dan Dittrich, Rosemarie Gold, and Christine Mayer for volunteering for the ballot committee. The ballot committee's services were not needed due to Pam Stewart, Position 3, and Larry Schroeder, Position 5, ran unopposed.

Pam Stewart and Larry Schroeder were sworn in and signed their 2022-2023 Oaths of Office.

**Approval of the Minutes**

Sandra Heimbach moved that the minutes of the February 13, 2022, Quarterly Property Owners' Meeting be approved. Marie Weakley seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Charles Taylor**

Mr. Taylor invited everyone to pick up a copy of Profit & Loss Budget Performance report and asked if there were any questions. There were none.

**ACC Report – Paul Warren**

One hundred seventeen building permits, including eleven new homes, were issued in 2021.

**Legal Report and Non-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. Be aware of children in the area. If someone is not following rules of the cape, try to contact or send the information to the board. If it is a dangerous situation, contact the sheriff's office.
2. Grass mowing time. Do not allow your grass clippings to blow on the road, grass seed starts grass growing and damages the road.

**Capers Report – Marge Behan**

The Capers have not had any meetings or events in 2020 because of COVID. There will not be an Easter Egg Hunt this year. We may have the July 4<sup>th</sup> celebration.

**Celebrations and Concerns**

The cape lost a longtime resident recently, Myrtle "Mert" Halling.

**Property Owners' Comments**

1. Property owner asked about the repair on the pier. Mr. Schroeder explained that the cape will most likely not continue to repair the pier because of the cost but replace it eventually possibly with a floating pier.
2. Dolores Brooks asked about the road construction, paving more of the roads. Mr. Schroeder explained which ones would be paved starting this spring and Mr. Johs added that the crossroads in between would also be paved.
3. A discussion occurred about the addition of speedbumps and Brush Pit being open
4. Michelle Pina asked about the cost for the parks. Mr. Schroeder explained that the cost was to replace worn out swings and to take care of the issue of bees in the park, etc.

5. The cost of legal fees to the cape was question. Ms. Stewart explained that the cost was due to the foreclosures that have occurred. Mr. Taylor added that some of the cost has been recovered.
6. The subject of having dumpsters outside of the front gate sometime this year provided by the county.
7. Having cleanup for the side of the road after paving contained in the contract.
8. A gravel parking lot by the Pavilion when the crew is paving the roads using the parking lot for a staging area during road construction.

The chief of the CVFD, Craig Brooks, gave a report on the number of calls they had received in 2020, 131. He added they have 10 active members with 9 living in the cape. The military will be giving COVID vaccines at the fire station if they have enough people sign up.

**New Officers Swearing-in Ceremony**

Board members Paul Warren, Charles Taylor, and Robert Johs read the Oath of Office. Ms. Stewart thanked Marie Weakley for her years of service on the board and welcomed Paul Warren to the board. Ms. Stewart thanked Bryan Churan for running for Position 1.

**Next Property Owners' meeting:** Quarterly Meeting on May 9, 2021, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m.

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,  
Pam Schuhsler, Scribe

/s/ Pam Stewart  
Approved

May 18, 2022