

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

Vice President Robert Johs called the meeting to order at 6:00 p.m. Board members Charles Taylor, Larry Schroeder, and Paul Warren and one property owner were present.

Mr. Taylor moved to accept the minutes of the March 13, 2022 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 March Check Register. There were none.

**Maintenance Report, March 2022 – 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. Replaced lightbulbs at Pool 1.
5. Replaced streetlights at the Construction Gate.
6. Had Mr. Boone scrape ditches and edge of culverts.
7. Replaced crushed culvert pipe at Community Center.
8. Filled potholes with limestone gravel.
9. Placed posts in ditch where speed bumps are located.
10. Placed boards on bulkhead at Boat Ramp
11. Cut tree in one of the ditches.
12. Built step on bridge at Park 1.
13. Ran new wiring and lights at mailboxes.

No questions were asked about the report.

**ACC Report – Paul Warren**

Six building permits were issued in March 2022 including one new home permit.

**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.

**Old Business**

1. Concrete work at Park 1, Boat Ramp, & Mailboxes is complete.
2. AC Unit for the Library in the Community Center has been installed.

**New Business**

1. Mr. Schroeder made a motion to accept Cornerstone Paving and Construction's bid for the roadwork scheduled for 2022. Mr. Taylor seconded the motion, and the motion passed unanimously.
2. Mr. Taylor made a motion to leave the CD's coming up for renewal at CalCom except the one which is not due yet. Mr. Johs seconded the motion and the motion passed unanimously.

There were no property owners registered to speak but Debra Collins gave an update on the progress of painting the building and mural at Pool 1. The Board expressed their appreciation for all the volunteer hours the committee has been putting in and complimented them on the improved appearance.

The next Board of Directors Meeting will be May 15, 2022, at 1:00 p.m. at the Community Center followed by the Property Owners' Quarterly Meeting at 2:00 p.m. Potluck will be Saturday, May 14, 2022, at the Community Center.

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,  
Bettie Sanders, Scribe

/s/ Pam Stewart  
Approved

May 15, 2022