

**Quarterly Meeting Minutes of the Property Owners
January, February. And March 2022
Cape Carancahua Property Owners' Association
May 15, 2022**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present Robert Johs, Larry Schroeder, Paul Warren and Charles Taylor. Thirty-five property owners signed the sign-in sheet. Mrs. Stewart welcomed them, led the Pledge of Allegiance, and introduced each member of the Board. Mrs. Stewart added that anyone can call a board member or email the office if a question or issue arises.

Approval of the Minutes

Marie Weakley moved that the minutes of the Annual Property Owners' Meeting on March 13, 2022 be approved as long as clarification of "Property Owners' Comments #8 read more clearly, that the area is a staging area for the road construction. Shelly Johs 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. The reports were discussed and accepted as written.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to take a copy of the quarterly maintenance report and asked if there were any questions.

Mr. Schroeder added that Swallow and Bayview from Covey to Starling, approximately 1.3 miles, will be closed this month during paving. When a property owner asked if speed bumps would be added, Mr. Schroeder stated no, they would be an added cost of \$1,000 each. Maintenance hired Johnny Huckaby as a part-time worker. Maintenance is looking for summertime help. Getting bid to repair or replace gate at Pool 1.

ACC Report – Paul Warren

Twenty building permits were issued during the first quarter of 2022 including two new homes. Mr. Warren suggests new property owners be aware of the Building Permits Checklists.

Legal Report and Non-Compliance Report – Paul Warren

The CCPOA and Cape's attorney continue to pursue collection of past due account and pursue 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. We are waiting on a response from the Jackson County Appraisal District in Edna. The Cape's attorney has submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape.

Old Business

1. Voted to accept Direct Energy contract for 24 months at 5.990 per kwh.
2. The Library has been moved to Community Center, expanding maintenance. Taking bids on AC split system for the Library in the Community Center.
3. Annual Membership invoices were mailed out January 21, due by March 15. Pool pass now \$100 for the year. Renewed contract Robert Boone to mow.
4. Maintenance working flex hours, working weekends or different hours as needed.

New Business

1. A big “thank you” to Sam & Melanie Mitchell, Alan & Debra Collins, and Marissa Tristan for all their hard work revamping the swimming pool areas by painting the buildings, bathrooms and office, painting the coping around the pool, the wood furniture, and cabanas. Marie Weakley added, they would appreciate any volunteers to help.
2. “Thank you” to the Clarks for their thoughtful gift/donation of the nice storage bin with tennis equipment, basketballs, and bean bag games at the tennis court. Marie Weakley added, they have donated gravel, picnic tables and more.

Capers Report – Dolores Chandler

1. Having Bake Sale May 28, 10:00 a.m. at the Community Center.
2. Fourth of July celebration Saturday, July 2, at the Pavilion.
3. Exercise class on Mondays and Wednesdays, 10:00 a.m. at the Community Center.
4. Checking prices for shades for the windows in the Community Center.
5. Collecting pull tabs for Ronald McDonald House and wine corks for child cancer research.
6. The Capers will meet to work on new telephone directories Tuesday, May 17, 1:00 p.m. at the Community Center.

Fire Department Report – Paul Warren

Welcome 3 new volunteers myself, Allan Chambers, and Mike Hill. The fire department is asking for donations to expand the fire department building, \$120,000 is needed.

Celebrations and Concerns – Robert Johs

We lost long-time resident, Myrtle “Mert” Halling in February 2022.

Property Owner Comments

1. Dolores Chandler commented that the Capers will buy a clock for Pool 1 if one is needed.
2. Debra Collins was told pool hours will not be extended because of noise from pool attendees. Hours will continue to be from 7:00 a.m. to 9:00 p.m.
3. Dolores Chandler commented on how nice the front gate looks since Randy Walcik planted flowers and added a water sprinkler.

Next Property Owners’ meeting – Quarterly Meeting, August 14, 2022, 2:00 p.m. at the Community Center following a Board of Directors meeting at 1:00 p.m. There will be a potluck dinner at the library Saturday, August 13, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:03 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

August 14, 2022