

**Quarterly Meeting Minutes of the Property Owners
April, May, and June 2022
Cape Carancahua Property Owners' Association
August 14, 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. Twenty-seven property owners signed the sign-in sheet. Mrs. Stewart welcomed them, led the Pledge of Allegiance, and introduced each member of the Board.

Approval of the Minutes

Gary Smith moved that the minutes of the Quarterly Property Owners' Meeting on May 15, 2022 be approved as written. David Blossom seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of the Profit & Loss Budget Performance report. When asked about more detailed reports, Mr. Taylor added that they can come by the office to see those.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to take a copy of the quarterly maintenance report. There were no questions about the report.

ACC Report – Paul Warren

Twenty-four building permits were issued during the second quarter of 2022 including two new homes. Mr. Warren added that the Cape is the most active community in Jackson County for building and selling property at this time.

Legal Report and Non-Compliance Report – Robert Johs

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.

The Cape's attorney is confident by going to court she can get the 2022 property tax appraisals for all common grounds, etc. owned by the Cape lowered. Therefore, she has agreed to work on a contingency basis. She will receive 40% of the money that she was able to get the taxes lowered..

Four lots owned by the Cape sold this month. An amount for the lots was agreed upon before the assessment was charged by the Water Department so the Cape did not recoup as much as they had hoped when selling the lots. The Cape is making assessment payments on all their water drops.

Old Business

Thanked Sam and Melanie Mitchell, Alan and Debra Collins, and Marissa Tristan for all their hard work. Also, thanked the Clarks for all their thoughtful donations.

New Business

1. Discussed donations for renovating and air conditioning the Community Center. The Cape's attorney is working out the legalities so the Cape will not be responsible to pay to lower the ceiling, spray foam insulation, flex duct, installing 25 lights in the ceiling, any other renovations that need to be made to install the AC/heating units and installing the AC/heat unit. The money will be put in an escrow account by Mario Scorza and Darleen Dolan that will be monitored by the Cape's attorney before any work will begin. The legal documents are being drawn up by the attorney.
2. Mr. Taylor moved to purchase a 911 cell (emergency) phone to replace the emergency landline phone at Pool 2. Mr. Johs seconded the motion, and the motion passed unanimously. Replacement of the phone at

Pool 1 and the office phone was put on hold for a later date at which time the contract with Frontier would be terminated.

3. Purchasing a laptop computer for the office was put on hold until further investigation.

Capers Report – Marie Weakley

1. Having Labor Day Bake Sale, September 4 at 10:00 a.m. in the Community Center.
2. December 3 the Capers will sponsor a Christmas Dinner and December 31 a New Year's Eve party.
3. The Capers are working on the Cape Telephone Directory. After proofreading it will be ready to go to the printer.

Fire Department Report – Paul Warren

The Carancahua Fire Department is selling raffle tickets, \$10 each or \$50 for 6, to raise money for the expansion of the fire department building.

Celebrations and Concerns – Robert Johs

1. Long-time resident Rita Boutieller passed away this month.
2. For the July 4 festivities, two off duty sheriff department deputies were hired to patrol the Cape. Their presence was a good deterrent for any illicit activity. We may hire them again for Labor Day.

Property Owner Comments

1. The speed bumps on the roads were discussed. Larry Mueller was concerned that the speed bumps on the roads are too close together and too close to the stop signs. Dan Dittrich commented that he appreciates the bump by his house because it slows the traffic down.
2. Repairing one of the piers was discussed. Mr. Schroeder added that the pier will need to be removed and rebuilt costing approximately \$65,000.

Next Property Owners' meeting – Quarterly Meeting, November 13, 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, November 12, 5:30 p.m. at the Community Center.

Marie Weakley moved that the meeting should be adjourned. Mario Scorza seconded the motion, which passed with no dissenting votes. The meeting was adjourned at 3:10 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

November 13, 2022