

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

President Pam Stewart called the meeting to order at 1:03 p.m. Board members Charles Taylor, Paul Warren, Robert Johs, and Larry Schroeder were present. There was one property owner in attendance.

Approve Minutes - Mr. Johs moved to accept the minutes of the October 12, 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 October Check Register. There were none.

Ms. Stewart recognized the office for their collections on outstanding accounts.

Permits & Compliance Report – Paul Warren

There were seven permits issued during October including one new manufactured home and a bulkhead & pier.

There are quite a few non-compliance letters sent to property owners in violation of CCPOA Restrictions and Policies.

Maintenance Report, August 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. Repair shop overhead door.
4. Sprayed for mosquitoes.
5. Routine cleaning of Brush Pit.
6. Repair culvert at corner of Calumet and Mollnar.
7. Repair speed bump at Front Exit Gate.
8. Sprayed around signs and culverts.
9. Partial removal of speed humps on roads.
10. Repaired fence at Brush Pit.
11. Placed crushed concrete in washout at Construction Gate.
12. Placed dirt in holes at Community Center.

No questions were asked about the report.

Big stumps and palm trees were dumped at the Brush Pit during the night this weekend, therefore, the Brush Pit will be locked once again, and the key checked out at the office.

Garrett Medlin's last day in the Maintenance Department was Monday, November 7, 2022, due to him finding other employment.

Legal Report – Robert Johs

The Cape's attorney submitted protests to Jackson County's Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. The Cape's attorney submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. We have received a response from the Jackson County Appraisal District in Edna reducing the taxes. The Cape's attorney is waiting for a court date to try to get the taxes reduced even more.

Draws by Mancera Construction, conducted by the attorney, have been made for work completed at the Community Center. Work is now complete, and the last draw will be made when the Cape receives the invoice.

Old Business

1. The motion passed unanimously to approve the changes to some policies and fees.
2. The Board agreed to sign the letter from CCWSC's requesting the use of the Cape's tractor to operate Well #3 during a power outage.
3. The Board set the dates of December 19th to send out information on election applications and December 29th as the deadline for applications to be submitted. Debra Collins agreed to chair the Ballot Committee.
4. There was a discussion about the 2023 Budget.
5. Foreclosure proceedings were determined to begin on one property and a payment plan was accepted for another property.
6. BOD Working Meetings were reinstated for the 2nd Thursday of each month.

New Business

1. Motion was made by Mr. Taylor to change the mowing and lot clean up fees as follows; annual prepaid mowing fee from \$275 (two hundred seventy-five dollars) to \$300 (three hundred dollars), monthly mowing fee from \$45 (forty-five dollars) to \$50 (fifty dollars) and lot clean up from \$70 (seventy dollars) to \$85 (eighty-five dollars). Mr. Johs seconded the motion, and the motion passed unanimously.
2. Motion was made by Mr. Johs to make changes to ACC Permits to have a statement requiring a signature that the property owner will read and follow the Restrictions and Policies pertaining to their permit. Mr. Taylor seconded the motion, and the motion passed unanimously.
3. Motion was made by Mr. Johs to extend the allotted time to receive donations to January 31, 2023, for renovations and A/C to the Community Center. Mr. Schroeder seconded the motion and the motion passed unanimously.
4. Motion was made by Mr. Taylor to purchase a laptop, new desk, and shelves for the office totaling not more than \$2,000. Mr. Johs seconded the motion, the motion passed unanimously.

Property Owners Registered to Speak – None

Celebrations and Concerns

Several of our Cape residents passed away recently, we extend our condolences to their families: Abel Fuentes, Timothy Lancaster, James Pounder, and Pat Miro.

Schedule future meetings

The next Board of Directors Meeting will be December 14, 2022, 6:00 p.m. at the Community Center

Adjourn

The meeting was adjourned at 1:50 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Pam Stewart
Approved

December 14, 2022