

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
March 9, 2023
Minutes**

President Pam Stewart called the meeting to order at 1:03 p.m. Board members present: Charles Taylor, Paul Warren, Robert Johs and Larry Schroeder.

Approval of Minutes

Mr. Johs made a motion and Mr. Taylor seconded to accept the minutes from February 9, 2023. Motion carried unanimously.

Approval of Financial Reports

No reports.

Approval of Maintenance Reports

Reroofing of the office and pool cabanas is complete. One of the part-time maintenance employees resigned to start another job. The maintenance department has been putting asphalt on the sides of the roads. Mr. Boone, mowing contractor, will start mowing next week. No action needed.

Approval of Permits and Compliance

1. Lot 407 – Joe Luna – slab under house – approved
2. Lot 183 – Russell & Jana Johnson – gravel drive – approved
3. Lot 557, 631 – Susan Morehead – fence – approved

Discussion that property owners need to turn in permit even when/if fees are not required.

A letter will be sent to a property owner to remove the dumpster since the remodel is complete on West Bayshore.

Approval of Legal Report

Discussed update on property tax suit by Cape's attorney against Jackson County to lower taxes on Cape common areas. All property taxes have been paid by Cape according to attorney's assigned amounts to be paid.

Consider Renewing/Quotes Insurance

Two insurance agents have been contacted for quotes. No action taken until quotes are received.

Consider Hiring Employee for Maintenance Department

It was decided that an email should be sent out to the property owners expressing the need for another part-time employee in the maintenance department.

Consider Demo & Replacing Boat Ramp Pier

Mr. Schroeder recommended the pier be rebuilt at the boat ramp. The designated account monies used to replace the pier would need to be replaced within two years. No action was taken until further research is completed.

Consider Property Owner's Request to Divide a Lot

A property owner is requesting approval of a variance for Lots 139, 140, & 141. Mr. Johs made a motion to accept the property owner's proposal to add a small portion to Lot 140 from Lot 139 and Mr. Warren seconded the motion. It passed unanimously.

The property owner is also concerned about the guardrail near his house. He offered to pay for all materials needed to move three of the posts. The Cape will supply the labor. No action was taken until further research into the charges for materials.

Consider Property Being Foreclosed on by Fannie May

The property is being cleaned up and will be put on the market. No action was taken.

Next Working Board Meeting will be March 23, 2023.

Meeting adjourned at 2:55 p.m.

Respectfully submitted,

Larry Schroeder, Scribe