

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS Working MEETING  
April 13, 2023  
Minutes**

President Pam Stewart called the meeting to order at 1:05 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 March 9, 2023. Motion carried unanimously.

Approval of Financial Reports

Mrs. Stewart made a motion and Mr. Johs seconded to renew all CDs at Cal-Com at a 4.2% interest except the pier fund which will be deposited in the general fund.

Approval of Maintenance Reports

The Boat Ramp Pier has been removed. Maintenance Department has started putting out hot mix on the roads.

Approval of Permits and Compliance

1. Lots 439, 440 – Benjamin & Georgia Kalinec – septic extend 2' into easement – approved.
2. Lot 1419 – Olga Ordonez – new home – approved.
3. Lot 752, 753 – Justin Miro – concrete driveway – approved.
4. Lot 18, 19 – Carol Christian – repair deck – approved.
5. Lor 364, 365 – Dave & Susan Fuqua – extend deck – approved.
6. Lot 378 – Mark & Debra Loden – repair bulkhead – approved.

Approval of Legal Report

Threat of lawsuit received at office and by Board of Directors for a property in the Cape in violation of Restrictions in accordance with trash, abandoned equipment, abandoned motor vehicles, and various other items in the yard. Property owners were given 30 days to remedy the violations (until April 17, 2023). On April 18 some of the board members will do a walk around to determine if the property has been cleaned up, if not a letter will be sent to the property owners. Demand cannot be made to remove vehicles, fence, or paint house.

Consider request to add lines to tennis court for Pickle Ball

Rae Jean Amy spoke about having a Pickle Ball court. Twenty-one signed up to play Pickle Ball. To start the tennis court will be striped for Pickle Ball with tape. Later Carole Mueller will donate paint to add the stripes if it is determined people will be playing Pickle Ball.

Reminded all there will be a “Stop the Bleed” training May 6, 2023, 10:00 a.m. at the Community Center.

The board approved the Capers request to have the 4<sup>th</sup> of July picnic at the Community Center this year instead of the Pavilion.

Consider rent for Community Center to offset expenses

No action was taken.

Consider Post Office request for kiosks for large packages

No action taken.

Consider bids for pier at Boat Ramp

Mrs. Stewart made a motion and Mr. Johs seconded to accept D-Ray Acuna's bid of \$41,241.00 using the funds from the bank Pier account to replace the Boat Ramp Pier.

Next Working Board Meeting will be May 11, 2023.

Mr. Johs made a motion and Mr. Warren seconded to adjourn at 3:10 p.m.

Respectfully submitted,

Larry Schroeder, Scribe