



APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES – JANUARY 20, 2021

The following meeting minutes reflect the actions taken by the Board of Directors (the “**Board**”) of Apache Shores Property Owners Association, Inc. at the regular meeting of the Board conducted on the above referenced date via GoToMeeting.

I. Meeting Called to Order 7:04 pm by Michelle Sain.

Attending: Michelle Sain (President), Catherine David (Vice President), Kathleen Crabill (Treasurer), Steve Maxwell, Junior Rios, Doug Saile, Doug Scherer, Bob White
Result: Quorum Met

Absent: Absent Excused: Hilary Brown (Secretary), BJ Carpenter.
Result: Approved (Unanimous)

II. Approval of Minutes

A. Minutes from the December 16, 2020, regular Board meeting – approved.
By: Catherine David
2nd: Michelle Sain
Result: Approved (Unanimous)

III. Director Report(s)

- A. Kathleen Crabill: Instead of the projected loss of \$74,000, the loss was \$16,000. This was in large part because of collection efforts of Pioneer and a huge increase in amenity usage. Operating expenditures were also lower.
- B. Michelle Sain: One of the best things about our community is our amenities. It is what makes neighborhoods desirable. Amending the deed restrictions was an important part of that effort.
- C. Bob White: In 2002, an ARC was formed. This was the result of a home that blew over during a windstorm. ARC is in place to review all construction and confirm compliance. Homeowners have to show compliance with permitting process. We follow the Travis County and WCID requirements. We routinely perform self-audits. We found a number of homes that have not completed all inspections, but are occupied. Some of those have minor issues, but others involve safety issues. All of the homeowners and builders are aware of these. The intent of the motion tonight was to have an enforcement mechanism with respect to these homeowners (the motion has been tabled for refinement).
- D. Junior Rios: As an update on the bathrooms, Travis County asked for additional information for permitting so the pool bathroom project can move ahead. We have a new gate on the boat ramp. The gate on the sports courts have been repaired.



- E. Steve Maxwell (with Michelle Sain): We've worked on an interpretation document as a Board team effort. The point of the deed restriction interpretation is to make enforcement uniform. We are looking for community input.

IV. Property Management Report

- A. Paul Meisler (Management): Thanks to Kathleen Crabill for taking on the treasurer role this past year. Thanks to Steve Maxwell's efforts moving forward on the drive reports. The Association will be electing new board members and candidacy information will go out this week. The annual meeting has already been set for March 24, 2021. There was an excess number of resales, which contributed to the Association's positive financial position.

V. New Business

- A. Motion regarding suspension of access to Club Apache amenities ((a) Boat Ramp, (b) Community Hall, (c) Pool, and (d) Sport Courts (Tennis and Basketball)) for Members who have failed to meet the construction requirements of the deed restrictions.
Motion was tabled.

VI. Member Comment(s)

- A. Jon J.: The current deed interpretation document suggests that out-of-town guests cannot stay in an RV for a short visit at his residence. The Board explained that this is not the intent of the interpretation and we will evaluate the current language.
- B. Doug S.: Asked where the building regulations are located and what can be done on Broken Bow about the guard rail. As explained by the other Board members, building documents are located on the Apache Shores website: <https://www.apacheshorespoa.com/building/> Doug S. has volunteered to call Travis County regarding the guard rail issue.
- C. Frankie P.: Wanted to know where the builders packet is located. It is located here: <https://www.apacheshorespoa.com/building/>.
- D. Scott H.: Asked whether the meeting is recorded. As explained by Paul Meisler, it is not recorded. However, the minutes will reflect what happened at the meeting. The Board is a bit behind on meeting minutes and will work on improving.
- E. David J.: Asked about the chip seal applied to the roads and who to call regarding questions. The correct email for Travis County regarding roads is tnr.roads@co.travis.tx.us.

VII. Adjourned at 7:43 pm



Approved by the Board of Directors:

Approved by the Board of Directors: as prepared or as corrected.

Catherine David

Officer or other duly authorized representative of
Apache Shores Property Owners Association, Inc.

February 24, 2021

Date