



**APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES – OCTOBER 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 electronically.

**I. Meeting Called to Order 7:01 pm by Steve Maxwell.**

Attending: Hilary Brown, Catherine David, David Kneeland, Wendy Martinez, Steve Maxwell, Lonnie McCullough, Tony Nardecchia, Robyn Richardson, Michelle Sain  
Result: Quorum Met

Absent: Absent: Bob Cawthon, Christopher Franco  
Absent Excused: None

**II. Approval of Minutes**

A. Minutes from the September 15, 2021, regular Board meeting – motion to approve minutes.  
By: Catherine David  
2nd: Steve Maxwell  
Result: Approved (Unanimous)

**III. Director Report(s)**

- A. Michelle Sain: Thank you to Kathleen Crabill, who works on the treasury reports. When we passed the budget a year ago, we didn’t have the results of Vote Yes. Then we didn’t know what it would look like, but we’ve exceeded our budget and are \$70k ahead from where we would have been. The money is coming from resale certificates—almost \$56k. The pool keys are higher—\$19k. Section 5 is falling short by not paying all of the member fees. Our operating expenses are down. Apache Shores is better because of Vote Yes.
- B. David Kneeland: Deed restriction did not continue this month. There was disagreement so we are voting tonight. The drives will resume if approved.
- C. Lonnie McCullough: It looks like the ARC pipeline is going well with the committee. We have a couple of projects in the build stage and some in the review phase. Everything is going along swimmingly.
- D. Hilary Brown: There is a lot of previously unutilized area at the Lakeside Park. We plan to clean-up the area generally and are voting on it tonight. The other thing I’m working on a fire-wise strategy. There is a public safety gathering on October 30, 2021 where Lake Travis Fire Department and police will be there to go over public safety and fire issues.
- E. Robyn Richardson: No new news.



#### IV. Property Management Report

- A. Hector Quintanilla (Management): Resales certificates are up. 186 processed at end of September (last year it was 129 at the same time). The new home construction has increased from last year at 22 and this year over 42. There are some Ski Apache t-shirts for anyone who wants one.

#### V. New Business

- A. Motion regarding approval of up to an additional \$10,200 to Saxon Loomis to complete the engineering support for the Apache Shores Dam plan, including responding to changes to law and comments of the TCEQ.  
By: Steve Maxwell  
2nd: Robyn Richardson  
Result: Approved (Unanimous)
- B. Motion regarding Octus, Inc. d/b/a Pioneer Real Estate Services performing drives to assess potential deed restriction violations.  
By: Steve Maxwell  
2nd: David Kneeland  
Result: Approved (7 votes for – 2 votes against)
- A. Motion regarding general clean-up of brush and trees at the end of the lake park, including raising of canopies and clearing out shrubs, in an amount up to \$3,000.  
By: Steve Maxwell  
2nd: Hilary Brown  
Result: Approved (Unanimous)

#### VI. Member Comment(s)

- A. Kathryn W.: The lake park should be left as natural as possible. There is very little area where the wildlife to have access to the river. There was a time when herrings and ducks could enjoy the shoreline. Kathryn has donated a mulberry to the lake park. A Board director is willing to meet and show the planned clean-up.
- B. Dan R.: Would like to be involved in the clean-up. Inquired about the change in policy for building height. This policy was changed in 2019 by Board vote approving the Community Manual. The record of the Board vote is available on the Apache Shores website (<https://www.apacheshorespoa.com/download/2019-april-aspoa-board-meeting-minutes/?wpdmdl=1382&refresh=61a8d52d05c8e1638454573>). Homeowners were advised regarding the adoption of the Community Manual, which was recorded in the Travis County records, via regular mail, social media and posting to the Apaches Shores website (<https://www.apacheshorespoa.com/download/community-manual-2019/>).
- C. David M.: Inquired about the boat launch.



D. Bob W.: Inquired about the roads and drives. Doug Saile is still interested in the roads. We missed the window for this year.

**VII. Adjourned at 7:39 pm**

**Approved by the Board of Directors:**

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

*Catherine David*

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

December 8, 2021

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**Date**