



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

**BOARD OF DIRECTORS MEETING MINUTES – DECEMBER 8, 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 October 20, 2021 and November 18, 2021, regular Board meeting – motion to approve minutes.  
By: Catherine David  
2nd: Steve Maxwell  
Result: Approved (Unanimous)

**III. Director Report(s)**

- A. Michelle Sain (given by Paul Meisler): Because it’s early in December, we don’t have the final numbers. We will be close to budget. Thanks again to Kathleen Crabill.
- B. David Kneeland: Drives will start next week. We’ll have a violation report summary to send to the Board. The budget didn’t increase the annual maintenance fees.
- C. Robyn Richardson: Nothing to report.
- D. Hilary Brown: We’ve done work at the lakeside park expanding it to address crowding. We will plant bushes or trees. The big mulberry tree was taken out because it was dead, but we planted mulberry trees at lakeside and children’s park. There will be a couple of items later to vote on. Because a neighbor wants to remove trees for their pool, we have an opportunity to remove native china berry in the electrical lines of Apache Shores. It will be removed at no cost. While volunteers have been doing it, this was not safe.
- E. Lonnie McCullough: Nothing to report.
- F. Catherine David: We will vote next month to replace Policy 1 of the Community Manual and add Policy 7. Policy 1 is the “Restriction Enforcement Policy” and relates to the process to appeal enforcement of deed restrictions with the Board. As the result of changes to Texas in law, we need to amend this policy to provide additional information on the procedure and create a procedure for ARC appeals. Also, as the result of changes to Texas law, we need to create Policy 7, which relates to the procedure for bid solicitations over \$50,000. We will provide information on the policies via email, web and social media.



- G. Tony: There has been work done on the pool, but it's been at a snail's pace. The inside is gutted and concrete is broken up. I'm going to do the plumbing on it. It's not where it needs to be, but it's getting done.
- H. Steve Maxwell: As we come to the end of the year, I would just like to thank the Board, Pioneer and Hector for all the service.

#### IV. **Property Management Report**

- A. Paul Meisler (Management): It's been a great year. We are just wrapping up the year and everything that goes along with that. We are working on the budget. Our primary focus is working on some bids for the office structure. Resale certificates have distorted our budget and better collections from the community are allowing the operating budget to be functionally possible. Sometimes it's better to do small incremental increases. From a management perspective, we are slower than the other communities.

#### V. **New Business**

- A. Motion regarding the 2022 Budget.  
By: Steve Maxwell  
2nd: Michelle Sain  
Result: Approved (Unanimous)
- B. Motion regarding reopening the Community Hall as of December 9, 2021.  
By: Steve Maxwell  
2nd: David Kneeland  
Result: Approved (7 yes – 1 opposed – 1 abstain)
- C. Motion regarding the removal and/or trimming of four trees located in the northwest corner of the field area in front of the Association office.  
By: Steve Maxwell  
2nd: Hilary Brown  
Result: Approved (Unanimous)
- D. Motion regarding mowing the field area in front of the Association office.  
By: Steve Maxwell  
2nd: Hilary Brown  
Result: Approved (Unanimous)

#### VI. **Member Comment(s)**

- A. Bob W.: Inquired about whether the budget for the roads.
- B. Kathleen C.: Inquired about the event this weekend for Santa, the Christmas bazaar, and tree lighting.
- C. Henry: Inquired about the use of the Community Hall.



- D. Rick P.: New to the community. He will go to the ARC committee with his question regarding an easement release.

**VII. Adjourned at 7:20 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.**

February 16, 2022

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**Date**