



APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES – SEPTEMBER 15, 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 7:01 pm by Steve Maxwell.

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

Absent: Absent Excused: Michelle Sain
Result: Approved (Unanimous)

II. Approval of Minutes

A. Minutes from the August 18, 2021, regular Board meeting – motion to approve minutes.
By: Catherine David
2nd: Steve Maxwell
Result: Approved (Unanimous)

III. Director Report(s)

- A. David Kneeland: The drives started back up a couple of weeks ago and a report from Pioneer. There were 29 trash/unsightly issues noted. The drive will continue next month. No letters are being sent out. Drive reports will be published to the Board.
- B. Hilary Brown: Ball moss removed and canopy raised at the pool. Positive feedback has been received from the community. Diaz has been asked to bid at the Lakeside Park. Additionally, it has been discussed and explored options to create a dog park or area at the Lakeside Park. The Board would like to thank Diaz for the work performed.
- C. Lonnie McCullough: A number of projects are being approved. Complaints from neighbors have not resurfaced.
- D. Robyn Richardson: Agreements have been made and we will move forward in three weeks.
- E. Tony Nardecchia: Materials for the bathroom renovation project are being discussed.



IV. **Property Management Report**

- A. Paul Meisler (Management): Resales certificates and the operation at the office are above projections. Overall, for the year, 25% over what we expected. It is good revenue in the Association and Hector spends a lot of time on this issue. We exceeded budget on pool keys (30% higher than expected). We thought we would reopen the Community Hall. The dues projected revenue is on target (within \$400). Our ability to predict has gotten better. There are some areas where we are not spending much money. We've added some additional maintenance responsibilities to onsite staff person. We will end up with a surplus, which will be great for consideration of spending in 2022. Bathroom renovation project exceeds \$27,000, we will need to update the budget. The \$27,000 are coming out of a building reserve account. Overall, we started the community drives and are learning more about where we stand today versus a couple of years ago. Board will stay informed between with pictures and information provided by Pioneer. There was a slight lull in the summer and everything has picked back up as school as started. We haven't decided in the near future. Kathleen Crabill continues to provide a lot of support in the financial reports, which is so helpful to Pioneer and Apache Shores.

V. **Member Comment(s)**

- A. Fanya R.: Wanted to know if there were any questions about NOW Coffee. She will be open October 4th from 6:00 am to noon Monday through Friday. She'll let everyone know on the Apache Post.
- B. Cary P.: Commented that he wants the creation of an off-leash dog park or to designate the Lakeside Park a Club Apache amenity. The Lakeside Park is like an off-leash dog park because most owners ignore the rules. According to Cary P., 4.5 million people are bitten by dogs, many need medical care, children are the ones most often bitten, and it is only a matter of time before there is an issue. This is not the first time this issue has been raised to the Board. The Board is considering extending the shoreline to create a dog area. A Board member was onsite today getting bids for extending the shoreline. Whatever action is taken, the Association will be environmentally responsible and will work with the City of Austin as required. It is not possible to make the Lakeside Park a Club Apache amenity.
- C. Sandra W.: Inquired about the possibility of putting a community garden in the office complex. It would be something used by the homeowners and local student organizations to help in the initial build-out. This has been proposed to the Board a couple of times in the past. The big concerns that the Board has is the expense and responsibility. The Board is concerned whether someone could damage it and whether it would be protected. The area on the hiking trail may be a better choice and experience less vandalism. Recommended to join Apache Shores Gardening Club to socialize and work on each other gardens.
- D. Jackie and Tim Hinds: Thanks to Dave Kneeland and thanks to the Board for letting us attend the meeting. We are having a problem with accessing our pool without damaging the septic system. Because of the way the septic was put in, to come in the front yard or side yard. So, we are asking Apache Shores to consider our request. Our proposal and request to the Board will be for Apache Shores. Our only request is to go through the fence. While the Association wants to be good



neighbors, there are concerned with the liability aspects for the neighborhood if the contractor employee is injured on Apache Shores land or pulling out onto General Williamson. There is a culvert that is closer to you than the electric box. You may also consider that future boards may not allow you to come on Association property.

- E. Tory S.: All of the dogs that go down there for the most part are pretty good dogs. He goes down three or four times a week for 17 years. People should be good dog owners and pick up the waste.

VI. Adjourned at 8:06 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.**

October 20, 2021

Date