



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES – August 17, 2022

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 7:03 pm by Hilary Brown.

Attending: Hilary Brown, Harmony Agapetus, Tony Nardecchia, Chris Incremona, Doug Ramsey, Craig Boklage, Robyn Richardson
Result: Quorum Met

Absent: David Kneeland, Jonathan Smith, Teresa Lamb, Wendy Martinez
-motion to approve valid absences by Harmony Agapetus
2nd by Tony Nardecchia

II. Approval of Minutes

A. Minutes from July 20th 2021, regular Board meeting – motion to approve minutes.
By: Craig Boklage
2nd: Harmony Agapetus
Result: Approved (Unanimous)

III. Director Report(s)

- A. Craig Boklage: From an accounting perspective we are still sitting well at \$542,000 between all three accounts. After we allocated \$84,000 for the road expense that was done earlier this year, we should have roughly around \$114,000 in there for the building reserve. Looking at our income and expenses, our income has shown a significant drop month after month but it is tracking very close to our forecasted budget of \$12,183 for the month of July. We are currently \$3,000 behind in our budget income for the year. We have some work to do collecting dues. The good news is that this year to date we have done a good job of keeping expenses low and if we keep this up, we should come in around \$53,000 below budget on expenses.
- B. Chris Incremona: As far as deed restriction violations go the update is still in progress. Hopefully we will have more progress before the next meeting.
- C. Hilary Brown: The board has been putting together a project list of necessary repairs, which the pool bathroom is among that list. There is a lot of stuff including: volleyball, lakeside park, additional pool improvements, soccer field etc. We have a great list including costs, and level of need. We are working on allocating our funds and prioritizing properly. We would like to be in a position at the next board meeting to take votes on some of these improvements to get our amenities in better shape. We have some board members working on fire wise projects and seeking out grants to try and mitigate fire risk in some of our natural spaces.
- D. Robyn Richardson: We have a bid for the volley ball courts, three bids in for pool decking, and three for pool resurfacing.



- E. Doug Ramsey: Our last TCEQ inspection of the dam was in 2018 and it needs to be done every five. We are still working with the engineer consultant to get the emergency action plan out. Waiting for drought conditions to improve to move forward with brush and tree clearing. When the dam is full it holds 26,000,000 gallons of water and that is why it is so important to function properly.
- F. Tony Nardecchia: The pool bathroom plans are being submitted to WDIC 17 next week, and there will be a copy of pool and electrical drawings at the office. It will take anywhere from 4-6 weeks for WDIC 17 to review and approve our drawings. Once we get them back, we hope to have estimates in order.

IV. Property Management Report

- A. Paul Meisler (Management): Things have quieted down a little bit for the month of August with the return of school, and resale certificates have slowed. We may have been too aggressive with our expectations for resale revenues for 2022 but budget-wise we are still in good shape.

V. New Business

-no new business

VI. Member Comments



- A. Community Member: I'm noticing more people using our amenities are nonresidents. Our security guard has been threatened. Why are Airbnb individuals using our amenities and letting their dog's poop everywhere? I need this to be addressed.

Paul responds- All of these matters are being discussed with our legal counsel and we understand your concern.

Hilary responds- We are compiling a list of owners allowing this to happen. We can track usage and who goes in and out using vizpin. You are only allowed to transfer your vizpin up to four times a year. We are on this and identifying the abuse.

- B. Community Member: Same complaint as above with further detail of the disaster at lakeside park, dog owners seem to have no respect for our park or other residents. VRBO people are buying burner phones and leaving them for their renters.

VII. Adjourned at 7:23pm

Approved by the Board of Directors:

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

Hilary Lane Bacon

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

October 19, 2022

Date