



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES –September 21st, 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 7:02 pm by David Kneeland.

Attending: Hilary Brown, Harmony Agapetus, Tony Nardecchia, Chris Incremona, Doug Ramsey, Craig Boklage, Robyn Richardson, Teresa Lamb, Wendy Martinez, David Kneeland, Jonathan Smith
Result: Quorum Met

Absent: None

II. Approval of Minutes

A. Minutes from August 17th 2021, regular Board meeting – motion to approve minutes.
By: Harmony Agapetus
2nd: Craig Boklage
Result: Approved (Unanimous)

III. Director Report(s)

- A. Craig Boklage: Our accounts are in good shape. Overall, there is \$522,367 in our three accounts. Our income is higher than expected/budgeted for the month. That was driven by Club Apache and community hall rentals. We are within \$250 of our estimated budget year to date. Our income budget for Q4 is \$23,000, so I fully believe we can reach that. We are \$7,800 short of our annual assessment collection. Pioneer is working hard to gather those funds for us. We are \$3,900 lower for expenses than anticipated. We are working to reduce operational costs as the year winds down.
- B. Chris Incremona: Deed restrictions, on rare occasions I will speak of specific deed restrictions. However, I will address Art Village with one of his signs to be removed. There are many violations at this point and it will take a while to address each one. I will reach out to the people who filed complaints individually.
- C. Hilary Brown: I have put some of our green space work on the back burner due to the drought and have focused my efforts on pool bathrooms/pool potential resurfacing.
- D. Robyn Richardson: We are making good progress in the pool situation, I spoke with WCID 17 about our permits and I was told it is in process. We have secured a remodeling crew to follow up with the pool bathrooms. We have a spec list drawn up by Tony. The goal is to have the pool bathrooms ready for the next swimming season. Several things are up for consideration including pool resurfacing and coping.
- E. Doug Ramsey: We have been working with the engineering consulting group Saxon Loomis, finally yesterday I received a copy of the draft emergency action plan that needs to be filed with TCEQ. TCEQ does an inspection every five years and we are due for that next year. We will be



well prepared but there will be items needing action. I will bring more information to the board within the next month or two. Things are proceeding nicely, clearly it is getting cooler and we will be able to clear brush off the dam spillway.

- 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.
- G. Bob White: The last report we provided was the mid-year report that indicated the number of new home starts and that number was 47 last year and this year to date we are at 24. Other projects including solar panels, pools, etc. are at 20 for this year. We are getting lots of cooperation from builders and individuals that kick off projects not approved yet by the county/Apache Shores but once we confront them, they are usually very good about getting things remedied.
- H. Jonathan Smith: Right now, I am working with Doug to update our signage throughout Apache Shores and to create our Newsletter.

IV. Property Management Report

- A. Paul Meisler (Management): Resale certificates and architectural applications are slowing down. The sources of income we derive from that particular area are going to be affected dramatically toward the end of the year. We will be making a big push for past due fees that property owners owe. We will be pushing the collection effort from now to year end. Call us or question charges if needed but please do not ignore your notices. The section 5 vote for Vote YES is going and those who have voted are overwhelmingly in favor, however we have more votes needed to approve this measure. We need for this to be approved by around February of next year, otherwise their fees will be different than the rest of the neighborhood. Tony is spearheading this vote and we would really like to get the votes in within the next 60 days. We need 50% +1 vote for it to be approved. Hector stays very busy at the office still and continues to do a good job!

V. New Business

- A. Motion to Approve Replacing HVAC for our Community Hall, Amount Not to Exceed \$10,000
By: Harmony Agapetus
2nd: Chris Incremona
- B. Apache Resident and Eagle Scout candidate (Will Black) Proposed a Trail Map and Trail Etiquette Board at the Trailhead of Indian Creek Hiking Trail, board members will be working with him on this project.
- C. Motion to Approve Soccer Field Repair and Improvement, Amount Not to Exceed \$650
By: Doug Ramsey
2nd: Tony Nardecchia
- D. Motion to Approve Giving Money for Community Pumpkin Carving Event, Amount Not to Exceed \$500
By: Robyn Richardson
2nd: Craig Boklage
- E. Collections Process on Past Due Lot Maintenance Fees Will Resume



VI. Member Comments

- A. Community Member: Wants restrictions on trees that can and cannot be cut down in the neighborhood and revise our mowing schedule to promote more wild flower growth.

Hilary responds: We do have a mowing schedule for all of the property surrounding the community center and barn that was reviewed by several master naturalists and the garden club. We worked with the disc golf community to make sure we were all on the same page for shared spaces. Mowing is done on a very strict schedule. They are not mowed until Catherine Walsh and I have approved it. There is never mowing on the Indian Creek trail. I will gladly share the mowing schedule with you.

- B. Community Member: Questioning Real Estate signs legality and further concern of grass and erosion down at our lake park. I would like the status of lakeside park addressed and have the grass fixed.

David responds: We will continue having hybrid board meetings quarterly. In regards to permanent real estate signs in Apache Shores we have not decided yet how to respond and will look into county rules and deed restrictions to see how we can address the signage. If you have been to the lake park recently you know it is like a dust bowl with plenty of erosion. Up top near the trees it should be trimmed because it does look gnarly. I have personally tried to replace the pump twice with no success. The pump has tested good and we have bids from irrigation companies to do the repairs needed so the grass gets the water needed. We have a number of different options we are trying to pursue to improve lake park. Robyn Richardson is the point person for all amenities, however I have personally tried to help as well, as has BJ Carpenter.

- C. Community Member: Are there restrictions about how long a resident can keep up political signs and can we do a better job cleaning up after the 4th of July?

David responds: Political signs may be displayed for 90 days, 15 days following an election. As far as trash down at Lake Park we have discussed previously at meetings, putting additional recycling and trash cans down there during high volume weekends to help.

- D. Community Member: Would like the sharp turn on Broken Bow that everyone slides off of addressed before someone dies.

David responds: We can approach the county to see what they are willing to do but it has been discussed before by previous board members and we were told it is private property and we cannot do anything. We have met resistance in the past.

- E. Community Member: Will the board consider extending the existing wooden dock by the boat ramp, and put in steps for individuals on kayaks/paddle boards. Also, what are we doing to prevent Airbnb renters from accessing our amenities.

David responds: We have considered expanding the deck but are not sure on when and how. We need to complete a few more projects before taking action so that we know how much money we have to spend. I think the stair recommendation is great, and I will update our project tracking spreadsheet accordingly. With VRBO and amenity usage David referred to Hilary. Hilary said "It is something that we have talked about and we are looking into an amenities usage policy



amendment, which will require more discussion by the board. So that property is the lake park and the pool are governed by an amenities usage policy that residents are held to. We are trying to figure out how to amend this policy, usage cannot be transferred any more than 4 times a year. We need to insert language that allows us to say that if you violate this, your access to amenities could be revoked. We hope to have an answer for you before the amenities busy season.”

F. Community Member: Middle Dock ladder needs to be repaired.

David responds: We will look into it.

VII. Adjourned at 8:22pm

Approved by the Board of Directors:

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

[Handwritten signature]

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

 Date 12/15/22