



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES –October 19th, 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, Wendy Martinez, David Kneeland, Robyn Richardson
Result: Quorum Met

Absent: Excused-Teresa Lamb
Unexcused-Jonathan Smith

II. Approval of Minutes

A. Minutes from September 21st 2022 regular Board meeting – motion to approve minutes.
By: Hilary Brown
2nd: Harmony Agapetus
Result: Approved (Unanimous)

III. Director Report(s)

- A. Craig Boklage: From our account's perspective we're in good shape currently, with \$261,000.00 in our operating account and \$150,000.00 in our building reserve which is going to be used for various community projects that we're working on. Our income was down month over month for last month but that's to be expected as we head towards the end of this year. Resale certificates continue to drop and we're about \$5000 below where we should be in terms of our annual assessment collection. Pioneer should be sending out notices regarding those fees and that can really help us. Despite this though we're still ahead of our budget income for the actual month of September. In terms of the annual budget income, we're tracking really close and we're actually \$437 above where we thought we would be, so for those interested our annual budget income for the year is \$304,000. From an annual income standpoint permitted that income around \$61,000 for the year so far.
- B. Chris Incremona: The Art Village sign did come down this morning. We have a long list of folks in the neighborhood who have submitted complaints. We are working through that list and Pioneer will be continuing the neighborhood drives.
- C. Hilary Brown: This evening you'll see that we're going to be voting on a couple of things. Down at the children's park there's an element regarding some retaining walls which need to be put in on either side of the creek under the footbridge that goes over the creek to the children's park, in addition to repairing and replacing elements of the footbridge itself. During some of our flood events we've experienced some significant erosion under our bridge so that the big steel beams that go across the creek itself have begun to move and shift, there's some flexing there which has



damaged our bridge. We need to get that corrected or it will only fall into further disrepair and the erosion situation will get worse if we don't address it. We're going to have natural limestone large

boulders and blocks put in there to prevent further erosion, it will be backfilled so that the steel beams can be replaced in a safe position and all the damaged boards will be replaced. I have a call out to a community member; she and I are going to get in touch I hope within the next week. We are looking at some volunteer efforts by Lake Travis Independent School district middle schoolers wanting to help in the neighborhood.

- D. Robyn Richardson: In regards to the bathroom remodel I have four interested contractors so far. I sent all of them the drawings and the specs and I've met with three contractors at the swimming pool. One came out today to take a look and said that he would present his bid by Saturday this week.
- E. Doug Ramsey: We will have an inspection of the dam next spring. I am going to work with Hilary (head of green spaces) to do some clearing out of the dam and spillway area this winter. We did get the west soccer goal fixed and still are moving forward with marking the field and replacing the nets.
- F. Tony Nardecchia: I went out to the property and water district 17 sent some requests that needed to be answered before they approve the permit. I've got the information they're needing and I'm going to give it to Robyn to submit to Hector, but everything's moving forward on the pool still.

IV. Property Management Report

- A. Paul Meisler (Management): Some of these things have already been mentioned as far as the amenities purchasing has gone down based on school being in. Resale certificates have gone down, and Paul is working with the deed restrictions committee on deed restriction enforcement. As far as collections those letters are either going out today or tomorrow and those individuals that have not caught up with their dues, should want to get that taken care of.

V. New Business

- A. Motion to Approve funds not to exceed \$500 to supplement candy purchase for Halloween Loop
By: Harmony Agapetus
2nd: Robyn Richardson
- B. Motion to Approve funds not to exceed \$6,500 towards the children's park footbridge repair in Samuel's name
By: Harmony Agapetus
2nd: Hilary Brown
- C. Motion to Approve funds not to exceed \$7,900 towards retaining walls under footbridge at the children's park
By: Harmony Agapetus
2nd: Chris Incremona
- D. November 1st 7pm Bond Meeting with the LTISD Super Intendent for Apache Shores



VI. Member Comments

- A. Community Member: What's going on with the Airbnb people that never did the legal transfers for amenities, did we take in steps on that yet?

David responds: So as of right now it is something that we have discussed a number of times both in our workshop meetings and also with our legal representation what mechanism we have to legally address these things. To date the board has not formally revised the policy that addresses short term rentals so no definitive action or enforcement mechanism has been put in place yet.

VII. Adjourned at 7:47:pm

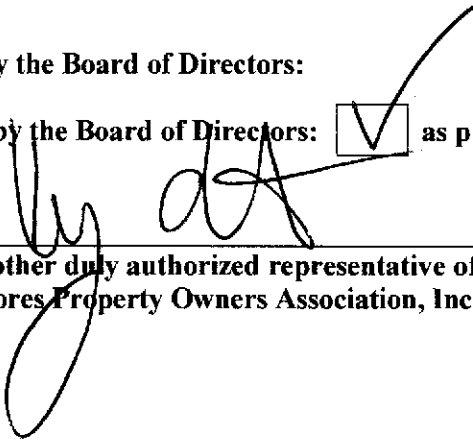
Approved by the Board of Directors:

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



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

Date



12/15/22