



## APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

### **BOARD OF DIRECTORS MEETING MINUTES –November 16<sup>th</sup>, 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 7:04 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, Jonathan Smith  
Result: Quorum Met thousands

Absent: Excused-Teresa Lamb  
Unexcused-none

#### **II. Approval of Minutes**

A. Minutes from October 19<sup>th</sup>, 2022 regular Board meeting – motion to approve minutes.  
By: Harmony Agapetus  
2nd: Doug Ramsey  
Result: Approved (Unanimous)

#### **III. Director Report(s)**

- A. Craig Boklage: From a treasurer standpoint we continue to stay in shape with \$246,000 in our operating account, \$150,000 in our building reserve which we all know will be used for several projects around the neighborhood. Income was down month over month but that's to be expected as we head towards the end of the year. Resale certificates did drop again month over month, we are about \$3,400 below where we should be in terms of our annual assessments but I do believe letters have gone out so there has been improvement. Last month we were shy by about \$5000, so there has been a \$1600 improvement month over month from paid assessments. We need to consider ways to increase our income. If we increase dues \$5 a year will bring us around \$9,000 next year.
- B. Chris Incremona: OK so good news in the land of bad news is that we have eight deed restriction violation letters that are on the way out if they're not already sent. Pioneer has made some great strides in the way that they're working the community drives. We have another seven that we're working through some additional information on in order to get to a point where we either realize we do not need to send a letter or have enough information to confirm that we do in fact need to send a letter. We are currently working on getting a full neighborhood drive done in November/December.
- C. Hilary Brown: The only thing to comment on or update at this point is the work that we voted on last month. I'm meeting with the contractor sometime in the next week or so just to kind of finalize those plans and then I'll make the community aware of when that work is going to begin because it will minimize our ability to get into the children's park via the bridge.



- D. Robyn Richardson: Our application for the bathroom remodel was denied, they want us to add additional information to our plan: including yard lines, pipe sizes, fixture calculations, etc. Once we have this additional information we will resubmit. We are still working on collecting bids.
- E. Doug Ramsey: I'm still working with our engineering firm Saxon Loomis and we're in final drafts of their report that's going over to TCEQ hopefully sometime soon. As mentioned, before we have our five year damn inspection coming up in the spring so still working toward getting ready for that. Working with Hilary we're to clear the spillway and dam. I completed the soccer field repair and am waiting on dryer weather to stripe the fields.
- F. Jonathan Smith: So right now, I am working with Peyton on some website updates and then I am slowly but actually getting some progress on a neighborhood newsletter and hope to be able to share that with everyone of course in the month of December.

**IV. Property Management Report**

- A. Paul Meisler (Management): I just want to comment first about the financial report and the area of the report associated with the past due collections. Two months ago, the board approved sending out some reminder letters and collection notices for the past due amounts. So, the first round of letters was strictly a reminder. We have received about 50% or around 150 payments.

**V. New Business**

- A. Motion to Approve funds not to exceed \$75,000 to finish the pool bathroom renovation.  
By: Robyn Richardson  
2<sup>nd</sup>: Craig Boklage
- B. Motion to Approve increasing our maintenance fee by \$5 per lot from \$100 to \$105.  
By: Craig Boklage  
2<sup>nd</sup>: Hilary Brown

**VI. Member Comments**

**VII. Adjourned at 7:43pm**

Approved by the Board of Directors: Harmony Apapels

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

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

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Date 1/18/23