



APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC.

2022 ANNUAL MEMBERSHIP MEETING MINUTES – MARCH 23, 2022

The following meeting minutes reflect the actions taken by the members (the “Members”) of Apache Shores Property Owners Association, Inc. at the annual meeting of its Members conducted on the above referenced date electronically (the “Membership Meeting”).

I. Membership Meeting Called to Order 7:02 pm by Steve Maxwell.

II. Quorum Established – A quorum was established by the presence of Members electronically at the Membership Meeting.

III. Approval of Minutes

A. Minutes from the 2021 Annual Membership Meeting – minutes not present.

IV. Election – The following election was conducted at the Membership Meeting:

A. Election to fill 5 positions on the Board of Directors.

All ballots received by the Association prior to and during the Membership Meeting were tabulated. The results of the election are as follows:

<u>Candidate</u>	<u>Votes Received</u>
Hilary Brown	229
Doug Ramsey	215
Christian (Chris) Incremona	176
Jonathan Smith	144
Boklage, Craig	143
Agapetus, Harmony	143

V. Property Management Report

A. Paul Meisler (Management): It was a normal, but busy year in the community. For those new to the community, Pioneer runs the onsite office, which helps process ARC applications, resale certificates, requests for amenities access and repairs around the community (particularly in the improved areas like the barn, parks and pool). It was extremely busy with respect to resale certificates as over 200 resale certificates were processed last year (an average of 16 or 17 resale certificates a month). This is a time consuming process. There is great appreciation for Hector who does the heavy lifting on most of these activities. Thanks to the outgoing Board members. The results of the election should be posted tomorrow.

VI. Director Report(s)

A. Steve Maxwell: Thanks to Pioneer as it has been a pleasure to work with them. And, thanks to the outgoing Board members and the ARC committee. ARC committee very busy and they perform very important behind the scenes work.



- B. Michelle Sain: Thank you for attending our annual meeting. This is my last night after four years of being on this Board. Community is getting better every year. Speaking of getting better, we went from estimating that we will be in the red and losing money to ending up \$61k in the positive. There has been a lot of great work from people on the Board and the community. In particular, Kathleen Crabill has been working in the background as a treasurer.
- C. David Kneeland: Last year was a good year for making improvements to the ARC committee. We were fairly active with 5 completed community drives and 50 violations or so for each one of those drives. We saw a 10% compliance rate. We will continue the drives going forward on a monthly basis. Drives are conducted once a month and evaluated against an objectively applied policy. For properties not in compliance with the deed restrictions, action is taken.
- D. Robyn Richardson/Tony Nardecchia: We are actively working to complete the pool bathroom project. In the meantime, we plan to improve the portable facilities.
- E. Hilary Brown: This past year there has been a lot of maintenance on our outside spaces. We removed ball moss and raised the canopy on the pool. We lost our big Mulberry tree in the snow storm, but were able to plant other trees (thanks to Katherine W. for the donations and Doug R. for digging the holes). We also expanded the Lake Park to the property line. Next year, we could consider more projects, including additional picnic tables and BBQ pits. Our dam is another area where work is needed next. We are charged by TCEQ to maintain the plants and trees around the space as this can cause cracks. We will work on that area once the burn ban is lifted. Trail days are planned in the near future to educate on invasive species and help with removal. I really enjoyed helping out the past year.
- F. Catherine David: Today, you should have received and/or seen notice that Policy 1 (relating to the procedure for restriction enforcement and ARC appeals) and Policy 7 (relating to the procedure for bid solicitations over \$50,000) have been recorded with the Travis County Clerk. Those policies were adopted by the Board back in January. We've amended the Community Manual to replace Policy 1 and add Policy 7. Tonight is my last night on the Board and I appreciate the privilege that I've had to support this community.

VII. Member Comment(s)

- A. Kathleen C.: Clarified that the results will be posted tomorrow.
- B. Jacob D.: Inquired regarding permanent bathrooms at the lakeside park. No one recalls this being brought up as a proposal (at least in the last six years). It's worth considering. There could be permitting issues because we have to get approval from the City of Austin.
- C. BJC.: Expressed thanks to Board members who have given blood, sweat and tears and time away from families to help and continue to improve the community.

VIII. Adjourned at 7:29 pm



Approved by the Membership:

Approved by the Membership:

as prepared or

as corrected.

[Handwritten Signature]

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

Date

3/22/23