



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES – June 15th, 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, David Kneeland, Wendy Martinez, Teresa Lamb, Harmony Agapetus, Tony Nardecchia, Chris Incremona, Doug Ramsey, Jonathan Smith, Craig Boklage, Robyn Richardson
Result: Quorum Met

Absent: None Absent

II. Approval of Minutes

A. Minutes from May 18th 2022, regular Board meeting – motion to approve minutes.

By: Harmony Agapetus
2nd: Teresa Lamb
Result: Approved (Unanimous)

III. Director Report(s)

- A. Craig Boklage: Deferred to Paul to report due to software migration. Over \$544,000 in total assets at this time. The largest category is the “Building Reserve” for amenity related improvements has \$232,000 and “General Reserve” sits at \$45,000. Revenues are keeping pace with our expectations and our expenses are below expectations, so we are doing fine at this time.
- B. Chris Incremona: We have received several complaints that will need to be discussed with our legal counsel to determine a path forward. We have a lot of work to do to put enforcement policies in place as a board.
- C. Hilary Brown: Plan to ask the board for a chipper to use in combination with other work that has been done in other areas of Apache Shores outside of the Indian Creek Trail. Getting bids on ball moss removal around Community Center, trimming back brush encroaching on boat parking, and trimming trees above boat ramp. We did expand lake park in phase one, and will be seeking bids for a retaining wall and this is a longer-term process.
- D. Robyn Richardson: Picnic tables have been received and need to be assembled for the disc golf course. We are waiting for more community feedback before voting on the dog park. Robyn referenced Teresa Lamb: Spoke with Hector and Joel Day in regards to picnic tables. The disc golf team is handling the set up and removal of old tables. In terms of dog park, we have had 180 people take the survey; 73% in favor 27% against. POA fields are the first choice for location, waiting on bids for electricity, and David is researching insurance and liability. Robyn then referenced Tony for the pool bathroom update. We are slowly moving forward and have submitted



all the information our engineers have asked for. Hoping to get a response from them within the next week. Per David, the money has already been allocated for the bathroom remodel.

- E. Doug Ramsey: Our civil engineering consulting group that works with TCEQ is working to finalize our action plan for safety and dam maintenance. It is important to our community to keep all downhill amenities safe. We are in a holding pattern for brush and tree removal due to burn ban at this time.
- F. Jonathan Smith: Working on better communication with residents of Apache Shores to be more transparent about what the board is working on and also including a calendar of events. Expanding on the methods that we reach out to the community and making it easier to receive feedback is our goal.
- G. Bob White: Activity is brisk at ARC due to new home construction in our community.

IV. Property Management Report

- A. Paul Meisler (Management): Operations in the office are very busy in April, May, and June with lots of resales, permits, and people joining Club Apache. We are working with the drive committee at this time and look forward to the launch of the Section 5 “Vote Yes” campaign.

V. New Business

None

VI. Member Comments



A. Community Member: When will the Section 5 vote take place?

Paul responds: That's a process, once the ballots have been distributed, voting could go on for a year. We hope it starts in the next 30 days.

B. Community Member: What is the plan for replacing picnic tables?

David responds: We have replaced 3 picnic tables on the disc golf course. There was a request to replace tables on the Indian Creek Trail which were washed away in the flood of 2017. The board is putting that on the agenda for a future vote.

C. Community Member: Can we hear more about the pool bathroom situation?

Tony responds: The drawings must be done by a licensed engineer and that will take a while. Bathrooms will not be ready until next summer due to how busy all the engineers are at this time. We don't have a cost on what will be required. We have spent \$10,000 to date on this project and materials.

VII. Adjourned at 7:30pm

Approved by the Board of Directors:

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

Hilary Anne Brown

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

8/5/2022

Date