



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES –June 21st, 2023

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 7:01 pm by David Kneeland

Attending: Hilary Brown, Harmony Agapetus, Doug Ramsey, Phil Bachus, Wendy Martinez, David Kneeland, Teresa Lamb
Result: Quorum Met

Absent: Kristina Mitri, Jonathan Smith, Chris Incremona - excused

II. Approval of Minutes

A. Minutes from May 17th 2023, regular Board meeting – motion to approve minutes.
By: Hilary Brown
2nd: Harmony Agapetus
Result: Approved (Unanimous)

III. Director Report(s)

- A. Chris Incremona: (Paul spoke for Chris) Income and operational has been very, very consistent and steady so far this year and we are well within our targets on expenses. On the income side of the equation, we are running ahead of our projections with a large portion, fortunately, of our dues that are due and should be paid by March collected. We still do have about 20% that remain straggling and uncollected. So, our overall revenue of course is disproportionately up for the year. In terms of our operating expenses, we are very much on target and on schedule with our expectations. So, in that regard, we are doing fine and of course included in that is an expenditure for the restroom improvement and upgrades as a part of our expenditure so far this year.
- B. Phil Bachus: Right now, it's just business as usual. I'm still learning as the transition happens with Chris. I know that there's still a few meetings left to be scheduled to hear the community out and other than that. I don't really have anything else to report.
- C. Robyn Richardson: The bathroom passed its final inspection and everything else with the pool bathrooms is going well. We are waiting for the final walk through before submitting the last payment. The pump has been ordered for lakeside irrigation. The volleyball courts will be done when Reese has a downturn in business because he will be doing the project in his own time. Robert Jackson has been helping us get the soccer fields up to date by having it irrigated, weeded, and watered. Robert has also been getting quotes for our Lake Park remodel.
- D. Kristina Mitri: (David spoke for Kristina) So Kristina is working directly with Pioneer to capture more email addresses of our homeowners in hopes of bettering our communication. We want to have more and better ways to communicate back and forth with our community.



- E. Hilary Brown: So, some things I have on my radar, Lakeway Tree Experts have donated 2 days of labor to the community. They asked me to make a wish list of projects and items I'd like to have done. Also reporting a postponement of the painting of the bridge, which I reported last time. I couldn't coordinate schedules for power washing, and it is 100 miserable degrees outside. So going to wait until we don't all pass out while we're out there painting. I have coordinated with Gary who was the contractor who replaced the bridge decking and there were a few boards that are sagging and he and I are going to meet and address that and have them replaced, I hope, this week. Keep your eye out for some updates of painting of other items and sprucing things up in the community. But again, not while it's excruciatingly hot outside. Then this is just kind of a forward-looking item, Alyson, whose son Will did the Eagle Scout project down at the Indian Creek trailhead, has reached out to me saying that there are a couple of other Eagle Scouts who are really interested in doing sort of complementary projects. One of them is potentially looking to build a Chimney Swift tower sort of modeled after the towers at the sanctuary here. So, Doug Ramsey and I will be coordinating with them. Very grateful.

Doug Ramsey: I want to thank everyone who tuned in to last month's meeting to hear the Firewise presentation. I am still working on getting the power point presentation so it may be readily available for anyone in the community to view. I also look forward to working with the other Eagle Scout candidates to help get their projects coordinated with Hilary!

Bob White: It's clearly been a slow year so far compared to the previous couple of years. Year to date we have approved only six new home constructions. The other permits, including pools, decks, driveways, things of that nature. You got a total of ten of those two in the last week or so. We're working with a number of property owners, specifically three that we're trying to bring up to standards and get a final certificate of completion done on those. One is a property owner that wants to make a significant expansion of his property. So still having a lot of communication with property owners which is always nice.

IV. **Property Management Report**

- A. Paul Meisler (Management): One of the things we've been working on, I guess working on may be too generous, but we've been aspiring and hoping to have more people vote from section 5. At this time, we don't have even half the votes needed. Noted with respect to construction, resales have also been slow in the last several months. Certainly, we're down at least 50% from where we were this time last year in terms of sales. This is important to the community just from a you know general knowledge standpoint and important to the association as a source of revenue. Hector has been very busy in the office; amenities support is the main reason for that. He is doing a great job keeping up with that.

V. **New Business**- no new business

VI. **Member Comments**

- A. **Community Member**- Steve Maxwell and Olivia Nix- Steve and I have partnered together, and we are interested in offering kayak and paddle board rentals to the community. We're really focused on just providing this to Apache residents, but we aren't specifically excluding anyone. Our goal is to provide this at a low cost for our residents to access our private access. Our goal is to get this running by the 4th of July weekend.



Sure. We have different rates for the different equipment. We are charging \$40 for four-hour sessions for Kayaking, \$50 for SUP, and \$60.00 for canoeing.

David responds- Board members have expressed concerns on location, being insured, and is this only for Apache residents?

- B. Community Member-** I am trying to express my concern that we're sending harassing letters, although as David pointed out, we can't fine anybody. So, I don't really understand the point of the letters except to harass people. The letters evidently contained you have 30 days to move the vehicle. So, if there is no penalty, what was the other side of that noncompliance? But more to the point, it started out with an ultimatum. You have 30 days to remove the trash without any effort as I can tell, basis or analysis of whether those oriented vehicles or whether and they were operational or not. Having a flat tire seems a bit extreme that somebody should have to give up with the vehicle while they're trying to make five or \$600 to be able to replace tires. It just feels like harassment and there was a mention somebody got it for having 18 bags of trash. I know there are a lot of these, sole proprietors here who work in the landscaping business, and I know they bring home extra debris and then take it to the dump another day and it may look continual, but it may be moving. My concern is hearing that people feel picked on and I'm concerned there is a movement to try to gentrify or try to upscale Apache Shores when we are a mixed neighborhood. I'm all in favor of health and safety. What are your thoughts, the point of the letter, who chooses who will receive the letters, and why did the 3rd deed restriction meeting get canceled?

David and Phil respond- The 3rd deed restriction meeting was not canceled; it was postponed due to the heavy workload that Phil and Chris have. There has been a process in place for several years, someone from Pioneer drives Apache Shores with a guide to be sure they see every property in Apache Shores. The point of the letter is to make sure the homeowner knows that they are out of compliance with the deed restrictions that are in place. You can ask for a hearing by emailing the board, calling the office, etc. Every resident has the same set of rules.

Hilary responds- This year and last year our top priority was to be fair and just. We have been extremely diligent in ensuring the fact that we are capturing the entire community. We are not targeting anyone and



no one on this board would support anything that leads to gentrification. I feel passionate about this, please do not accuse us of trying to gentrify Apache Shores.

- C. Community member-** When we do resort to legal enforcement do you have a criterion to see when it should be applied or is it just board discretion.

David responds- It is up to the board's discretion; nobody is trying to punitively enforce little things. The things that get turned over to legal counsel are health and safety issues.

VII. Adjourned at 8:06pm

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

7/22/23