



## APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

### BOARD OF DIRECTORS MEETING MINUTES --July 19th, 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 7:02 pm by David Kneeland.**

Attending: Hilary Brown, Harmony Agapetus, Kristina Mitri, Chris Incremona, Doug Ramsey, Phil Bachus, Wendy Martinez, David Kneeland, Jonathan Smith, Teresa Lamb, Robyn Richardson  
Result: Quorum Met

Absent: None

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

- A. Minutes from June 21<sup>st</sup>, 2023, regular Board meeting – motion to approve minutes.  
By: Harmony Agapetus  
2nd: Teresa Lamb  
Result: Approved (Unanimous)

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

- A. Chris Incremona: We have a little over \$70,000 in past dues that have not been collected yet. Pioneer has done a good job of trying to get past due fees. We have over \$260,000 in our operating account, an additional \$80,000 in our reserves account, and another \$150,000 in our building reserve account. We have a solid foundation of assets that we can allocate across time for projects needed.
- B. Phil Bachus: We need to have one more meeting for community feedback on deed restrictions and that is to be determined. We want any last thoughts from any community members who have new ideas. There have been several Facebook comments about the camper on Debba but unfortunately that is not located in Apache Shores and that is out of our hands. Teresa added that the camper has been moved as of yesterday.
- C. Robyn Richardson: Our final inspection is officially complete. Tony did a walk through to make sure everything was done to his satisfaction. I’m unsure if we have any leftover paint but we do know where to get it. Chris is working on the boat dock and getting quotes to have that repaired and or replaced. Chris responds, I have gotten three quotes to replace the dock and it will be made from galvanized steel and composite decking so it will last a long time. We hope to have that resolved in a few weeks. We also have put signs down at the lake park to please not park in the grassy area where boats pull in and out.
- D. Kristina Mitri: Things that we wanted to let everyone know is that we are going to be starting a mural competition for the back of the pool bathroom building. We think this is going to be a really fun initiative. This will be an opportunity to flex your creative muscles and get artistic. We'll



provide all the details and the guidelines and timelines shortly, so please stay tuned for that. And then lastly, I wanted to thank everyone who jumped in to inform me of all the Apache Shores community events. The rest of 2023 calendar is almost complete and then that will be updated on the Apache Shores website and stay tuned for some emails regarding those events when appropriate.

Hilary Brown: There had been some wood planks on the children's bridge sagging and had those replaced. Please let me know if you see any others that need to be replaced. We are holding off on painting the bridge until it cools down. I am getting bids to have striping done in our parking lots. Hopefully we can vote on that soon. Lakeway Tree Experts have offered their time to our community to help with tree trimming and removal.

Doug Ramsey: As you know we need to get our dam inspected by TCEQ. We have had to submit a new engineering report. They have been reviewing the draft done by Saxon Loomis and have come back with lots of questions. Trying to figure out how much this will cost us but keep it reasonable and still making sure our dam is safe for all downstream residents.

Bob White: Last year for the entire year we had 28 new homes start permits that we approved and then 22 other permits for pools, garage, kitchen, things like that. This year so far, we've only had a total of 17 activities for new projects. Only seven of those were new home starts, about one a month is about what is coming in. So, activity is way down. We still have probably in the neighborhood of 55 or 60 open projects that we're working with homeowners on and builders to get those closed out as quickly as they possibly can with the three inspection reports that are required.

#### IV. **Property Management Report**

- A. Paul Meisler (Management): As Bob noted the building starts have been way down and that also corresponds to resale certificate activity which has also been down. We only processed 6 resale certificates in the month of June, which might be the lowest number in any given month in the past 6 years. Amenity usage quiets down quite a bit by mid-July and that revenue will go down. We are happy that we were able to bring in around \$40,000 in past dues with around \$70,000 outstanding.

#### V. **New Business**

- A. Motion to Approve Spectrum management as new property manager for Apache Shores.  
By: David Kneeland  
2<sup>nd</sup>: Chris Incremona  
(Ney vote by Wendy Martinez) Vote passes

#### VI. **Member Comments**

- A. **Community Member**- I saw the signs at lake park about upgrades, what does that look like?

**Robyn responds**- We are working with a resident of Apache Shores and have several quotes for lake park upgrades. We want to replace sprinklers, build terraces to prevent erosion, replace the side boat



dock, widen the path and a more efficient stair system. The ladders will be fixed as well per community member's request.

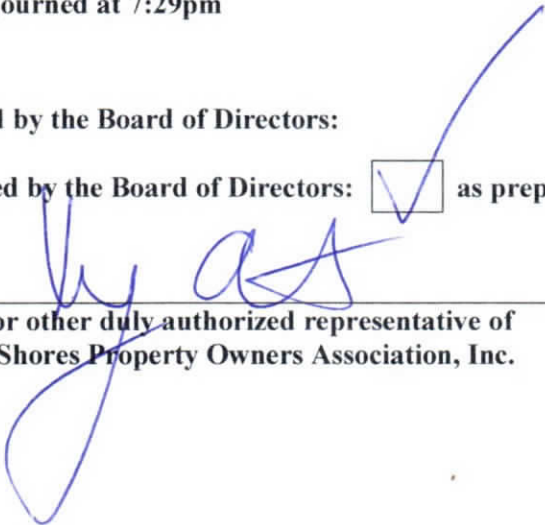
**B. Community Member-** Does that vote mean that Pioneer will no longer represent Apache Shores?

**David responds-** Yes, Spectrum will take over as of September 1st. There is a transition plan from Pioneer to Spectrum and there will be official notices and information on how to do business under the new management company.

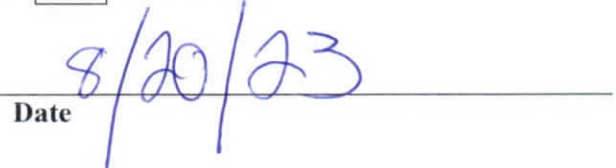
**VII. Adjourned at 7:29pm**

Approved by the Board of Directors:

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.

  
\_\_\_\_\_  
Date