



**APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES –August 16th, 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 Hilary Brown**

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

Absent: Kristina Mitri-Excused  
David Kneeland-Excused

**II. Approval of Minutes**

A. Minutes from July 19<sup>th</sup>, 2023, regular Board meeting – motion to approve minutes.  
By: Harmony Agapetus  
2nd: Doug Ramsey  
Result: Approved (Unanimous)

**III. Director Report(s)**

A. Chris Incremona: I do not have this month's treasury update; it was not received from Pioneer so I can give everyone a recap of my report last month. As of last month, we had over \$260,000 in our operating account, \$80,000 in our reserve account, and another \$150,000 in the building reserve account. Even with the money we set aside for our lake park renovation and other upkeep to our amenities we are spending very frugally. One of the things we will do with the new management company is to do a reserve study to figure out what the maintenance plan needs to be going forward.

B. Phil Bachus: Doesn't have much of a report on deed restrictions and referenced Chris Incremona to go over the last deed restriction community meeting. Chris responds: tomorrow evening at 7pm we will do the online/call in version for the deed restriction community meeting. It will be more streamlined, and I will list what has already been suggested.

C. Robyn Richardson: Now that the bathrooms are complete, we're just working on the last items. We're going to be working on installing electric hand dryers and toilet paper dispensers.

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 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.  
Doug Ramsey: Every five years we get to go through an inspection by TCEQ on the dam. So, five years ago, 2018 was our last inspection, and at that time the board who was in place



approved up to \$50,000 in expenses for our dam engineering firm, Saxon Loomis. We are up to about 46 grand that we spent so far on the engineering section, and it was sent to TCEQ a few months ago. The newest iteration of the emergency action plan and a couple of other reports, TCEQ basically came back and said it's not ready yet, we're going to need to do some additional work on it. Saxon Loomis said it's going to be about another eight or nine grand. Tonight, I'm going to be basically proposing that we can spend up to \$15,000 on the Apache Dam inspection process.

Bob White: Things have slowed down in the community compared to what they've been over the last five years. And this past month we've got a couple of building extensions, one swimming pool approval and a couple of pre application reviews, which we always appreciate. People that come forward with those in advance in case they have questions that could hold them up in the permitting process. I guess other than that things are moving along quite well. We are also pursuing a number of open contracts, projects that we need to get closed out and the property owners have not configured all their inspections. The things that are really unseen by everybody that we need to know.

Jonathan Smith: Teresa, Kiki, and I have been working on how we will present the bathroom mural competition to the community. We are also working on signage for the bathrooms. Teresa also responded that we do need to set a timeline for when drawings for the mural should be turned in if we are to move forward

#### IV. Property Management Report

- A. Paul Meisler (Management): No one from Pioneer was present at the meeting to give a report. (Hilary gave the following update) A note for anybody who is kind of new to meetings or hasn't maybe read emails recently. We are ending our contract with Pioneer Property Management who's been with us for a number of years. Their contract will end at the end of this month, and we will be moving our property management to a new company called Spectrum. We vetted a number of property management groups and voted nearly unanimously to move forward with Spectrum.

##### Item in a Previous Quorum

- . Vote to Approve \$1,850 for the replacement of ladders at the lake by Austin Aquatic  
By: David Kneeland  
2<sup>nd</sup>: Harmony Agapetus
- . Vote to Approve \$3,750 towards zebra mussel removal at our Lake Park  
By: David Kneeland  
2<sup>nd</sup>: Phil Bachus  
\*\*not unanimous- one nay vote by Doug Ramsey\*\*



**VI. New Business**

- A. Motion to Approve \$600 towards Lake Park repair  
By: Hilary Brown  
2<sup>nd</sup>: Phil Bachus
- B. Motion to Approve Texas Landscape Construction for Lake Park renovations  
By: Hilary Brown  
2<sup>nd</sup>: Phil Bachus
- C. Motion to Approve an amount not to exceed \$15,000 towards Saxon Loomis for expenses on our dam  
By: Doug Ramsey  
2<sup>nd</sup>: Robyn Richardson

**VII. Member Comments**

- A. **Community Member-** As we drive into Apache Shores, we see that the signs for Section 5 voting are still up, I think the sign should come down.  
**Doug responds-** Those signs were removed this morning.
- B. **Community Member-** Will Joel be retained by the board when the new management company takes over?  
**Hilary responds-** The board will be making a decision on that soon.

**VIII. Adjourned at 7:22pm**

Approved by the Board of Directors:

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

*D. Ramsey*

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

*09/27/2023*

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Date