



APACHE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES- January 18th, 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, Tony Nardecchia, Chris Incremona, Doug Ramsey, Craig Boklage, Robyn Richardson, David Kneeland, Robyn Richardson, Jonathan Smith, Teresa Lamb
Result: Quorum Met thousands

Absent: Excused-Wendy Martinez
Unexcused-none

II. Approval of Minutes

A. Minutes from November 16th, 2022 regular Board meeting – motion to approve minutes.
By: Hilary Brown
2nd: Harmony Agapetus
Result: Approved (Unanimous)

III. Director Report(s)

- A. Craig Boklage: (Paul Meisler speaking) We had ended the year with \$465,000 plus in our bank accounts and out of that \$465,000, \$230,000 is considered encumbered, meaning it's money that's either deposits or allocated specifically for reserves. It's specific spending category so unrestricted funds at the end of the year, roughly \$235,000, and as was noted, just then, that's a \$22,000 gain, net gain in unrestricted funds between last year and this year, so all things considered, we came out fine last year. I would say, largely that was due to the brisk resale market. The first six months of the year, which made a significant difference in that revenue. All of that \$22,000 and then some could be represented alone, just the resell revenue. So, with that revenue dropping by 1/3 or maybe more, probably will make some of the fund balance a little bit different this next year, but again, going into 2023 we did carry forward a \$22,000 additional net revenue, so that's very good.
- B. Chris Incremona: The last drive that we had was completed in October. We sent a fair amount of deed restriction violation letters out, resulting from that drive, and then we're going to have another one coming up here in the next month.
- C. Hilary Brown: When the weather gets a little bit better, by the end of February, we will see some removal of invasive species at the Children's Park and at the trailhead.
- D. Robyn Richardson: We are working on the remodel of the swimming pool bathrooms and we are supplying more information to WCID 17 to get our permits approved. There were three particular areas that the water district required. Tony has been working on that, and that information has been resubmitted to the water district. We are waiting to hear from them and we are hoping that the permit will be accepted. David Kneeland adds that this is a two-part project right now. Item

one is the permit through WCID 17 that Robyn mentioned and item two is deciding on a contractor which we will vote on in new business.

- E. Doug Ramsey: Working with TCEQ state agency to schedule the inspection of the Apache Shores dam. I have some preparation to do in getting some of the past records updated. I am also coordinating with Hilary, our Greenspaces director on some of the brush clearing around the spillway. We will get that coordinated here in the next month or two. Will, our Eagle Scout candidate is plowing ahead with his project. You may have noticed the signs or trail sign which is in place. He expects to fully finish the map sometime in February. I know Jonathan is working on the map and sign with Will as well. If there are community members that want to reach out to me with ideas on Eagle Scout projects, I'm all ears, my e-mail address is on the website and that is my report from the dam director.
- F. Jonathan Smith: We're working on some trail signage with Will for his Eagle Scout project, big trail map. Section 5 "Vote Yes" signage will be going up on General Williamson and Debba as you enter the neighborhood. It is the same thing we did for the original "Vote Yes" campaign. We are trying to get the word out and hopefully that will help. We will be knocking on doors, talking to people and trying to spread the word by my newsletter and on social media.
- G. Bob White: This year 2022 closeout, was a year that dropped significantly from the prior year of new home starts. New home starts a year ago was 47, this year was 28. I think that's the craziness of COVID, and what's happened to the economy and within the last year. From 2010-2022, a span of 13 years, we processed a total of 456 new home starts.

IV. Property Management Report

- A. Paul Meisler (Management): We have our annual meeting coming up so preparations are underway. Candidate forms will be due and people will have from this week until the 10th of February to determine if they are interested in serving on the board. There will be a deed restriction drive this next week, following that up with any letters that will be approved to go out to the community.

V. New Business

- A. Motion to Approve 2023 budget.
By: Craig Boklage
2nd: Doug Ramsey
Vote passes (one absent, one vote no, all others vote yes)
- B. Motion to Approve ACG design as our bathroom remodel contractor.
By: Chris Incremona
2nd: Craig Boklage
Vote passes (Hilary abstains from voting due to her relationship with ICR, one absent vote,)

VI. Member Comments

- A. Community member asked if we have a road budget for 2023?
Paul responded-The board hasn't allocated any money this year so far but we did allocate \$90,000 last year. It would come out of our reserve account and will probably be done after we know the pool bathroom remodel total and after Doug holds the roads committee/community meeting. David adds that we have prioritized pool bathroom remodel and at next month's meeting we will discuss roads and any other Apache Shores projects.

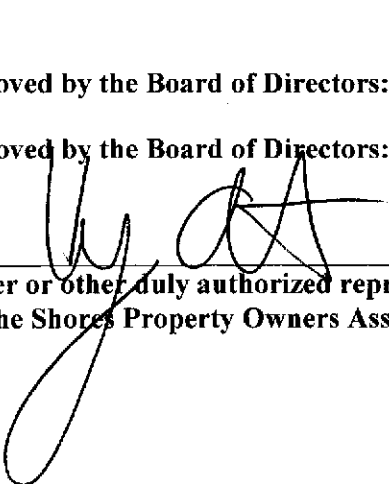


- B. Community member asked what are we doing about non-residents using our amenities?
David responds- We are working on revising our community policies in such a way that gives us more power.

VII. Adjourned at 8:40pm

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

2/18/23