

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday October 18, 2023, at 7:00 p.m.
Via Zoom

BOARD OF DIRECTORS MEETING MINUTES – October 18, 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.

1. Meeting Called to Order at 7:02 by David Kneeland

- a. **Attending:** David Kneeland, Phillip Bachus, Teresa Lamb, Robyn Richardson, Harmony Agapetus Doug Ramsey, Chris Incremona, Wendy Martinez, Hilary Brown
Result: Quorum Met
- b. **Absent:** Jonathan Smith, Kristina Mitri - Excused

2. Approval of Minutes

- a. Minutes from September 27th, regular Board Meeting – Motion to approve minutes.
By: Harmony Agapetus
2nd: Hilary
Result: Approved (Unanimous)

3. Directors Report (s)

Financial Review /Treasures report- As of yesterday 10/17, Pioneer has sent the final funds to Spectrum. There were significant expenses incurred, likely due to delayed bookkeeping updates and purchase verifications. Reserve accounts remain untouched, and we anticipate improved financial standing by next month.

Committee Reports and Site Drive – Phillip provided updates on the first site drive for the neighborhood. Certain courtesy notices were sent out to homeowners. Phillip explains that site drives will be on hold until further notice. Chris updated on deed restrictions and announced a forthcoming meeting with Spectrum.

Amenities Update - Robyn presented updates on lake park renovations. An email blast regarding lake park access during renovations is in progress. Completion is estimated at four weeks. Updates on the pool area were discussed, including the RFP. Start date is pending. David addressed pool-related concerns, including

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plaster and surrounding areas. Concerns were raised about amenity policies. Robyn noted an increase in requests for amenity rentals. The Board will review policies to determine possible revisions. David touched on the party barn rental update.

Communications – David fills in for Jonathan Smith and Kristina Mitri – David reported on the first newsletter, emphasizing the desire for improved communication between the Board and the community. Regular newsletters will be sent out, and resident feedback is encouraged.

Green Spaces – Hilary discussed the timing for tree line trimming and cleanup around the community. Bridge painting will commence once the park cleanup is completed.

Dam Report – Doug provided updates on the dam, stating that there are no new developments at this time.

ARC– Bob White provided updates on ARC. Three new homes have been approved, with more pending approval. He addressed site drives and noted projects without Apache permits. Spectrum has been informed. Issues with Smart Web access are being resolved.

Management update – Tariq provided updates on Vizpin, party barn reservations, Lake Park progress, and upcoming expectations. David emphasized ongoing efforts to streamline party barn rental reservations.

4. **New Business** – Chris presented the reserve study for the community, explaining its purpose and significance. The last study was conducted in 2014. It is essential for assessing property value and maintenance costs. The Board aims to transition from emergency repairs to proactive asset management. Three reserve study options were obtained, and a decision will be made within the next week. A motion not to exceed \$6,600 was made by Chris and seconded by Doug. The motion passed unanimously.

5. Homeowner Open Forum

- a. David opened the floor for community members to voice questions or concerns. Questions were raised about missing financials on the website. David explained

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plans to link the website to the Spectrum portal for centralized document access.

Tariq addressed concerns regarding notifications.

- b. One homeowner brought up concern about the billing policy and resolutions. Chris expressed concerns and highlighted ongoing collaboration with Spectrum to clarify governing documents. Catherine D. kindly offered assistance in understanding the documents.
6. **Adjournment** - David adjourned the meeting at 7:36pm