

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday November 15, 2023, at 7:00 p.m.
Via Zoom

BOARD OF DIRECTORS MEETING MINUTES – November 15, 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 7:01 by David Kneeland

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

2. Approval of Minutes

- a. Minutes from October 10th, regular Board Meeting – Motion to approve minutes.
By: Harmony
2nd: Hilary
Result: Approved (Unanimous)

3. Directors Report (s)

Financial Review /Treasures report - Chris discussed our ongoing efforts to refine the budget, ensuring a comprehensive capture of expenses. Our projected 2024 budget aims for balance, although our current cash reserves are limited despite last year's strong sales. Chris highlighted a significant \$35,000 cost reduction achieved over the year. David acknowledged this accomplishment, noting that the annual \$105 per household collected doesn't significantly contribute to our expenses.

Committee Reports and Site Drive – Phillip presented updates regarding our ongoing transition, focusing on site drives and the process for issuing violations. The board is awaiting further details on the management approach derived from these site drives. Emphasizing our commitment, we will solely enforce violations for unimproved improvements. Additionally, we are collaborating with Spectrum to streamline this process.

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Amenities Update – Progress at the lake park remains on schedule, targeting a mid-November completion. The retaining walls have been finished, although recent weather conditions temporarily halted ongoing work. Starting this Thursday, we'll proceed with adding fill rock and soil to the site, prioritizing erosion prevention. Once this phase is complete, we'll provide updates accompanied by pictures. Please note, the installation of hand dryers has been postponed until spring.

Communications – Kiki successfully distributed last month's newsletter. Currently, we're in the final stages of preparing the November newsletter, aiming to complete it within the next 24-48 hours.

Green Spaces – Hilary discussed the upcoming involvement of Lake Way Tree Experts in the children's park project. A community update is scheduled for November 17th to inform residents. The project involves cutting and mulching brush and slash, with a portion designated for mulching in the parking lot for resident use. The remaining material will be utilized for various projects at the lake park.

Dam Report - Saxon Loomis has submitted a report to TECU, but the timeline for their response remains uncertain. Once we receive their feedback, we'll proceed with scheduling the five-year inspection. Our plans for action also include proceeding once the poison ivy has been cleared out.

ARC – Not present

Management update – Tariq, Community Manager, shared some key updates. We're approaching the highly anticipated launch of the reservation system on our portal, all set to go live in the first week of December. Furthermore, proactive measures are underway as we address necessary repairs for the tennis courts; essential parts have been ordered and will be promptly installed upon arrival.

Additionally, our financial team is diligently reviewing and finalizing October's financial reports, ensuring accuracy and clarity. Notably, we've observed a decrease in homeowners experiencing Vizpin access issues, reflecting positive strides in enhancing our community's accessibility and convenience.

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4. **New Business** – New business – There was a vote to approve landscaping not exceeding \$2000. David deferred to Hilary to lead the discussion on this matter. Hilary elaborated on the plans involving Lake Way Tree Experts, highlighting their donated work. However, the challenge lies in their limited capabilities, necessitating the utilization of a secondary vendor for wood chipping. The allocated \$2000 will specifically fund this chipping service.

Hilary outlined the intended use of the mulch, addressing erosion issues, holes, and areas where tree coverage inhibits grass growth at Lakeside Park. She emphasized the prevalence of poison ivy at the lake park and expressed hope that the mulch would adequately cover these affected areas. Hilary noted significant cost savings through volunteer tree trimming efforts.

After inviting homeowner comments, Tom E expressed favor towards approving the vote. With no further comments or concerns from board members, Hilary moved to approve the work at the lake park, seconded by Chris. The motion passed unanimously without any objections.

5. Homeowner Open Forum

- A. In the Homeowner Open Forum, Zach raised concerns regarding the ongoing project at the lake park, specifically mentioning apprehensions about the number of walls constructed. Some community members feel the layout appears fragmented, limiting space for children to move freely. Zach suggested the possibility of removing or adjusting sections to alleviate the issue, citing narrow areas between steps. Robyn responded, highlighting that the project was open for community input before the board proceeded, expressing confidence in the terraces' final appearance and adequate space for children. However, Zach, having been a resident for a long time, felt the space was insufficient. He proposed reviewing and potentially amending one of the walls, especially considering the lower section's grade near the dock. Chris appreciated Zach's input, emphasizing it as one perspective. He suggested a board review of the project and acknowledged the challenge of altering four already constructed retaining walls, entailing additional costs and labor. Chris proposed a preliminary review before the final phase, ensuring transparency and responsiveness to community concerns. David thanked Zach for raising these concerns, committing the board to action by reconvening with the contractor to explore possible revisions to the lake park project.

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- B. Tom brought up concerns about restrictions some individuals face on Facebook and sought resolution. David addressed the Apache post and its operation, clarifying that the board isn't officially involved in social media communications. Official discussions happen via email or phone, not through social platforms, which aren't moderated by the board. David acknowledged the frustration caused by exclusion from certain groups but emphasized that the board isn't accountable for unofficial groups or their moderators. He recommended addressing concerns during board meetings, the designated platform for official dialogue and decisions. Tom inquired about recourse for groups using the Apache Shores name. Kiki explained that if the group's name included ASPOA or Spectrum, there might be concerns, but otherwise, no recourse would be necessary. David suggested reaching out to the Facebook moderators for resolution. Chris noted that individuals can create their own social media groups without restrictions.

- C. In the forum, Zach raised queries about office hours. David Kneeland addressed these concerns, highlighting Spectrum's multiple departments capable of handling various inquiries. He noted an increased support team from Spectrum assisting the community compared to previous times.

- D. Robyn provided an update on the lake park, emphasizing that the walls have already been installed. She cautioned that any alterations or changes at this stage might lead to additional expenses impacting the budget.

- E. David opens the floor once more for residents who have concerns about lake park or comments, no additional questions at this time.

- F. **Adjournment** - David adjourned the meeting at 7:41pm

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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