

# **Apache Shores Property Owners Association**

Regular Meeting of the Board of Directors

Wednesday January 17, 2024, at 7:00 p.m.

Via Zoom

## **BOARD OF DIRECTORS MEETING MINUTES – January 17, 2024**

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 Hilary Brown**

- a. **Attending:** David Kneeland, Phillip Bachus, Robyn Richardson, Harmony Agapetus Doug Ramsey, Wendy Martinez, Hilary Brown, Jonathan Smith, Kristina Mitri, Teresa Lamb

**Result:** Quorum Met

**Absent:** Chris Incremona - Excused

- Hilary motions to approve absence, Harmony Seconds.

### **2. Approval of Minutes**

- a. Minutes from November 15<sup>th</sup>, regular Board Meeting – Motion to approve minutes.

By: Hilary

2<sup>nd</sup>: Harmony

Result: Approved (Unanimous)

### **3. Directors Report (s)**

**Financial Review /Treasures report** – David - not a ton to report. Currently, our focus is on various initiatives with Spectrum. Specifically, we are actively engaged in identifying candidates for Board Solicitation, a crucial aspect of our ongoing efforts.

**Committee Reports and Site Drive** – Phillip - We are now ready to submit the proposed ideas to the property management company for a thorough review of deed restrictions. Additionally, we are actively collaborating with the PM group to ensure synchronization with ongoing site drives.

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**Amenities Update** – Doug - Lake Park has reached completion, with approximately 97% of the work finalized. The discussion also touched upon the functionality of the sprinkler system, confirming its operational status. Notably, netting has been installed around the grass area to facilitate its growth. Additionally, the ongoing installation of the sprinkler control system was mentioned. Currently, we are in the process of gathering bids for sprinkler upkeep.

**Communications** – Kiki – Progress on this month's newsletter was discussed, and it is expected to be ready for distribution in the next week or two. For those interested in featuring a homeowner in the spotlight section, please direct any inquiries to Teresa or myself.

**Green Spaces** – Hilary - It was announced that a newsletter will be released to provide guidance on safeguarding the trees in our community during freezing temperatures. Hilary also discussed the ongoing efforts of Lakeway Tree Experts in maintaining the trees around the community. We will remain vigilant for any potential new weather-related issues that may arise.

**Dam Report** – Doug - the 6-year inspection by TCEQ is still pending, and we are awaiting their response.

**ARC** – or the Architectural Review Committee, update by Bob White, it was noted as the slowest year in the past 14 years. However, there were 13 new homes approved for 2023, with the majority being in the last quarter. A general comment highlighted that we have approved a total of 469 builds.

**Management update** – Solicitation forms will be sent out to the community by the end of this week. Hilary mentioned that there will be five positions available for the board. If you or someone you know is interested in applying for board candidacy, please encourage them to get involved. Your active participation is highly valued.

#### 4. **New Business** –

- **Approval of the Billing Policy** – The Approval of the Billing Policy was discussed, with Hilary making a motion to table it. The Board deliberated on the decision, expressing the intention to have the attorney review it. Doug

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seconded the motion, and ultimately, the motion to table the Billing Policy was passed.

- **Approval of the Resolutions packet** – In the discussion on the Resolutions Packet, Hilary informed the Board about the recent Texas legislation. She highlighted that Apache Shores currently has fewer restrictions, and Spectrum is urging us to adopt their language. However, considering the absence of existing restrictions or policies, it was emphasized that a more in-depth examination is necessary before presenting this to the community. Hilary made a motion to table this item, and Doug seconded the motion. David concurred with Hilary, expressing the need to collaborate with Spectrum and feeling that approval isn't appropriate at this time. The motion to table the Resolutions Packet passed.
- **Vote to approve to the resignation of Robyn Richardson** - Hilary addressed the vote to approve the acceptance of the resignation. She motioned to approve Robyn's resignation from the board, effective November 30th. David seconded the motion.

### **5. Homeowner Open Forum**

- A homeowner raised questions regarding the Billing Policy. Hilary clarified that it primarily pertains to assessments, but there is ambiguity in its language. The lack of clarity, especially regarding late charges and fees per governing documents, was noted. Dennis pointed out the absence of an attachment with the billing policy and emphasized the need for substantial improvement. David highlighted that the document doesn't solely relate to assessments. The ratification of this policy would empower Spectrum to collect assessments for the Board. However, the Board expressed discomfort in approving the document due to concerns about the broader range of fees and their recipients. Dennis brought attention to a \$20 fee not mentioned in the deed restrictions, which could be perceived as punitive. David stressed the importance of ensuring that the billing policy aligns with the governing documents and proposed consulting with our attorney to validate its appropriateness for implementation by the association.

**Adjournment** – Hilary adjourned the meeting at 7:28 pm.