

# **Apache Shores Property Owners Association**

Regular Meeting of the Board of Directors

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

Via Zoom

## **BOARD OF DIRECTORS MEETING MINUTES –April 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 7:00 By David Kneeland**

- a. **Attending:** David Kneeland, Phillip Bachus, Harmony Agapetus, Doug Ramsey, Wendy Martinez, Hilary Brown, Jonathan Smith, Teresa Lamb, Phillip Bauchs, Chris Incremona

**Result:** Quorum Met

**Absent:** n/a

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

- a. Minutes from March 27<sup>th</sup>, Special Board Meeting – Motion to approve minutes.

By:

2<sup>nd</sup>:

Result: Approved (Unanimous)

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

**Financial Review /Treasures report** – Chris – Chris provided an update on the current financial status, indicating that we are maintaining the status quo while awaiting a clearer picture of the budget balance. He mentioned that the budget appears to be balanced at present, but it will require ongoing monitoring as the year progresses. He also reported that the largest building recently incurred some expenses. Additionally, there were minor charges related to the annual meeting mailing and some further maintenance expenses. Chris concluded by stating that it is anticipated we will not generate any surplus revenue by the end of the year.

**Committee Reports and Site Drive** – Phillip provided an update on the committee reports and the recent site drive. He highlighted the collaboration with Spectrum on conducting the site drives, noting the positive impact this partnership has had on the process.

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**Amenities Update** – Doug – Doug began by thanking everyone for their attendance. He reported that there is no new dam report this week. He noted that progress is going well, with the demolition at the pool deck nearly complete. Overall, everything is moving forward smoothly.

**Communications** – During the meeting, we focused on the upcoming early May newsletter, aiming for distribution in the first week of May. The newsletter will showcase a spring edition dedicated to highlighting native plants and flowers in our neighborhood. I reported on my involvement in last weekend's neighborhood cleanup efforts. Additionally, we discussed plans for an upcoming "Meet Your Neighbor" event featuring BJ Carpenter, scheduled for early May. Please keep an eye out for further announcements regarding this event.

**Green Spaces** – Hilary - My apologies for not being able to attend, but I'm grateful to My Apache Day for stepping in and completing the work at Eager. Thank you for your dedication and efforts in my absence.

**Dam Report** – n/a

**ARC** – n/a

**Management update** – Tariq delivered a brief update regarding assessments, emphasizing the importance of settling balances promptly to prevent administrative fees. He also provided updates on amenity access and homeowners registering for the upcoming summer months. Due to increased activity in the office, we kindly request your patience if visiting; we may be assisting other homeowners at that time.

#### 4. **New Business**

**Accept Tereas Resignation from the Board of Directors** – Teresa Lamb has officially resigned from her position on the Board of Directors. She intends to remain involved by volunteering for communications within the Apache community. We anticipate a smooth transition moving forward. David expressed his gratitude for Teresa's contributions to the board and the cohesive support from the entire group. Despite her stepping down, Teresa will continue to serve in some capacity. Personally, I have greatly valued my tenure on the board and am sincerely appreciative of the experiences shared.

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## 5. Homeowner Open Forum

- Steve requested a brief 30-second recap on amenities and pricing from the board.
- We are currently addressing the quorum issue with our attorney. The current Board of Directors remains in place until the new board is established.
- Homeowners participating via phone are encouraged to unmute themselves for questions, with a limit of 3 minutes per question. At this time, there are no questions from homeowners on the phone.
- David confirmed that Vizpin accounts are free for the first household per residence.
- Hilary is investigating the amenities policy for clarification on boat trailer stickers.
- David explained the procedure moving forward in the event of no quorum and no vote.
- David mentioned that clarification is being sought from our attorney regarding the need for another annual meeting or election.
- Hilary provided clarification on the boat ramp at Lakeside Park: homeowners must provide proof of registration for their boat to obtain a permit for the boat ramp. Only homeowners are permitted access to the boat ramp as per our amenities **policy**.

David adjourned the meeting at 7:22pm