

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors

Wednesday July 10, 2024, at 7:00 p.m.

Via Zoom

SPECIAL BOARD OF DIRECTORS MEETING MINUTES – May 15, 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 7:01 By Doug Ramsey

¶. **Attending:** David Kneeland, Phillip Bachus, Harmony Agapetus, Doug Ramsey, Hilary Brown, Jonathan Smith, Teresa Lamb, Phillip Bachus, Chris Incremona

Result: Quorum Met

Absent: Wendy Martinez

2. Approval of Minutes

¶. Minutes from April 17th, Board Meeting – Motion to approve minutes.

By: Harmony Agapetus

2nd: Hilary Brown

Result: Approved (Unanimous)

3. New Business

- Doug presented the current need for an improved landscaping maintenance schedule and enhanced services for the soccer field and lake park. The board considered two vendors for these services, proposing a hybrid approach to optimize costs and quality. Under this plan, Vendor 1 would be responsible for maintaining the lake park, pool area, and soccer field, while Vendor 2 would manage the common POA areas and the children's park. This arrangement is expected to be more cost-effective, as Vendor 1 offers lower rates for the specified common areas. Doug makes a motion to budget up to \$13K for landscaping needs. David seconds and the vote passes unanimously. This decision reflects the board's commitment to improving community aesthetics and recreational areas while maintaining fiscal responsibility.
- Pool Deck Repairs – Doug presented the board with three bids for pool deck repairs, emphasizing the urgent need for action due to the current deck's deteriorating condition, which has become a hazard for the community. Two options were

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors

Wednesday July 10, 2024, at 7:00 p.m.

Via Zoom

highlighted: a wood repair using treated lumber for approximately \$3,700, and a composite material repair for \$5,700. Doug sought board input on the decision. Phillip expressed a preference for the composite material, citing its longer lifespan and durability, especially considering the deck's exposure to full sun and natural elements. He argued that the additional upfront cost would be more cost-effective in the long run, potentially avoiding the need for replacement in 5-10 years. Chris concurred with Phillip's suggestion to use composite material. Doug then made a motion to budget up to \$6,500 for deck repairs, allowing for a cushion to cover any unexpected costs associated with the project. Phillip seconded the motion, and the vote passed unanimously. This decision reflects the board's commitment to long-term durability and safety for the community's pool area.

4. Homeowner Open Forum

- . During the open forum, community members took the opportunity to extend their gratitude to all current board members for their dedicated service. They expressed appreciation for the time and hard work invested in enhancing the community, emphasizing that their efforts do not go unnoticed.

- . In addition, Hilary addressed the issue of open positions on the board, encouraging homeowners to consider taking an active role in shaping the community's future. She emphasized the potential for making a positive impact and urged interested individuals to step forward and join the board to effect meaningful change.

- . Tariq Khogly adjourned the meeting at 8:45 p.m.