

# **Apache Shores Property Owners Association**

Regular Meeting of the Board of Directors

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

Via Zoom

## **BOARD OF DIRECTORS MEETING MINUTES –July 10, 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 David Kneeland**

- ▮. **Attending:** David Kneeland, Phillip Bachus, Harmony Agapetus, Doug Ramsey, Hilary Brown, Jonathan Smith, Teresa Lamb, Phillip Bachus, Reign Clark, Mark Barrera  
**Result:** Quorum Met

**Absent:** Wendy Martinez

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

- ▮. Minutes from April 17<sup>th</sup>, Board Meeting – Motion to approve minutes.  
By: Harmony Agapetus  
2<sup>nd</sup>: Hilary Brown  
Result: Approved (Unanimous)

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

**Financial Review /Treasures report** – Spectrum AM – Tariq provides updates on financial for Apache Shores. He reviewed bank balances for the association as well as reserve accounts. Tariq also went over the top 3 most expenses for the month of August, being pool repairs, pool fence repairs and switching of pool maintenance contracts.

**Committee Reports and Site Drive** – David Kneeland, Philip – David Kneeland and Philip provided an update on the recent site drive and committee activities. David expressed his appreciation for taking on this responsibility and conveyed his willingness to contribute in any capacity. He emphasized his commitment to effective communication and offered his continued support to the committee and the broader HOA community.

**Amenities Update** – Doug Ramsey – Doug Ramsey provided an update on community amenities, reinforcing the points made by David and Hilary that the

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board cannot shoulder all responsibilities in the neighborhood and will actively seek input and assistance from the community. He reported that the railing at the boat ramp has been repaired, although Tariq confirmed there is a broken steel rod, and the board is currently obtaining bids to address this issue as quickly as possible. Doug also mentioned the potential formation of new committees, particularly a policy committee, noting that many attendees on the call expressed interest in contributing to this discussion. Additionally, he announced that security cameras will be installed at the pool next week and expressed appreciation for the board's support in this endeavor. Finally, Doug touched on lake park hours, with Tariq confirming that the lake park remains accessible to residents.

**Communications Committee** – Reign Clark provided an update on the Communications Committee, noting that he has only been in this role for a short time and has no significant reports to share yet. He emphasized that this is a new position aimed at developing effective communication strategies to shape and enhance our community. Reign will be collaborating closely with Teresa to ensure that communication efforts reach all residents in the neighborhood. Together, they aim to foster a strong connection within the community and keep everyone informed.

**Green Spaces** – Hilary Brown provided an update on green spaces, noting that there are no significant developments at this time. She expressed a desire for increased community involvement in future projects. Hilary acknowledged that she has several commitments currently occupying her time but encouraged residents to reach out with any project ideas or initiatives they may have. She is eager to collaborate and enhance the green spaces within the community.

**Dam Report** – Doug Ramsey provided an update on the dam situation. He reported that they are actively working with the engineer to address dam-related matters. Additionally, they are in the process of completing the required TCEQ (Texas Commission on Environmental Quality) inspection. Doug mentioned that they are collaborating closely with the engineers on this project. He also acknowledged Tariq's assistance in updating homeowner information related to the dam, which is an important aspect of maintaining accurate records for regulatory compliance and communication purposes.

Philip touches on lake park parking and making sure all homeowners are in compliance with Apache shores amenities. He let everyone know that towing is in place and working on a 24/4 basis

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**ARC** – Tom Lappin – Not present

## 4. **New Business**

Doug Ramsey provided an overview of the new director roles for the 2024-2025 term:

- New Director Roles for 2024-2025
- President Doug Ramsey
- Hilary Brown VP
- Treasure TBD
- Harmony Agapetus– Treasurer
- David Kneeland Deed Restrictions
- Mark Barerra Board Member
- Reign Clark Communications Director
- Teresa Lamb as community volunteer for communications with Regin Clark.

Doug mentioned that if there are any updates or changes to these roles in the coming weeks, the board will notify everyone. He thanked David for the introduction and expressed gratitude to other board members for dedicating their time. Doug also addressed the current vacancy in the Treasurer role. He stated that this position is open, and they are actively looking to fill it. If they are unable to find someone to take on this role, Doug indicated that they may need to form a committee to handle the treasurer responsibilities.

- **Vote to approve pool repair and renovation project.**
- o Doug provided an overview of the current pool maintenance situation and proposed plans, noting that the existing maintenance plan is not yielding the desired results. Tariq has been in contact with potential new vendors, and Doug introduced a new vendor who appears knowledgeable and confident in restoring the pool to its clear water condition. He strongly recommended that the pool be replastered, which is estimated to cost \$30,000, although this will be considered later in the winter. To ensure proper maintenance, Doug proposed switching to the new vendor immediately. During the discussion, David emphasized the importance of the pool and lake park as Apache Shores' two main amenities, supporting the decision to proceed with the new vendor given the minimal price difference and expert recommendation. A homeowner inquired about fixing the pool ladder, which will also be addressed. Doug then made a motion to move

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forward with the new vendor and terminate the current pool vendor contract, which David Kneeland seconded. The board voted unanimously in favor of the motion, with Harmony abstaining. Next steps include transitioning to the new pool maintenance vendor and addressing immediate clarity issues while considering pool replastering later in the winter to restore optimal operational condition.

- David expressed his appreciation for everyone's time and hard work dedicated to the board, acknowledging that there have been many separate initiatives taking place. He emphasized the importance of the feedback received from homeowners, noting that this engagement is a positive sign of community involvement and care. David conveyed his belief that the community is in good hands, highlighting the dedication of all members to improving the neighborhood
- Hilary expressed gratitude for David's eloquent summary and acknowledged the years of experience he has in this role. He appreciated everyone's time and commitment to showing up and encouraged continued support for the community. There was a question raised about the current number of board members, to which Hilary clarified that not all roles have been filled; currently, there are eight active members. She emphasized that eight individuals cannot effectively manage a community of thousands, highlighting the need for more participation and engagement from residents to ensure the board can function effectively.

## 5. Homeowner Open Forum

- ▮ . **Homeowners raised concerns regarding access to the lake park and the desire for it to remain open 24/7. Many expressed their worries about the park's accessibility and voiced their opinions on the matter. Mark mentioned that there had been discussions about the pool, while Hilary clarified that there has never been a closure of the park and that there have been no changes to the pool hours. She pointed out that the sign at the park indicates it is closed from dusk to dawn. David acknowledged that he has been patient with community events at the park, which he believes are wonderful, but noted that people using the park after dark raises concerns. He mentioned that while the lake park gate has not been restricted after 10 PM, the amenity policy explicitly states that the lake park should not be used after dark, aligning with community rules and board expectations. He shared his perspective, noting that there have been very few complaints regarding the current policy or about the gate being open, and emphasized that any**

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changes would require a significant group advocating for such adjustments. Doug added that all amenities are not treated equally; for instance, while the pool is locked at night and access is prohibited after dark, he reiterated that public nuisances must be managed carefully. Reign noted that there was previously no gate or policy in place, emphasizing that if a public nuisance arises, it is essential to recognize property owner rights. He cautioned against locking people in or out of the park, as this could lead to damage. David concluded by reiterating that while all amenities are addressed differently, it is crucial to maintain safety and adherence to established policies.

- . Doug ask if there are any more questions.
  
- . Robyn Richardson raised concerns about the ongoing dog problem in Apache Shores, sharing a personal experience from her walk on the morning of July 5th when she discovered a deceased dog under a bush, which she found very distressing. She recounted her own experience of rescuing a stray dog from Indian Creek two years ago, noting that the dog, now blind and deaf, had undergone several surgeries and she believed it had been abandoned. Robyn highlighted the increasing number of dogs in the community and expressed sadness that residents feel the need to be armed while walking in their own neighborhood due to safety concerns. She proposed that the community work together to address this issue, suggesting the possibility of setting aside funds or collecting additional dues, even though she understood this might not be popular. Robyn pointed out that local shelters are overwhelmed and costly, advocating for board support in raising funds to assist residents in fostering pets. Jeffebertos expressed willingness to initiate a donation fund to help with rehoming and veterinary care for these animals. Robyn emphasized the urgency of the situation, noting that there have been incidents of attacks and injuries caused by stray dogs. Reign supported Robyn's idea and mentioned that there are areas in the neighborhood where dogs roam freely, suggesting that a GoFundMe campaign could be created to raise awareness and funds for this cause. Robyn reiterated her desire for community collaboration on this issue. Hilary acknowledged the challenges but noted that implementing new fees would be a daunting task requiring significant effort, as changing bylaws can be extremely difficult. She encouraged spreading the word to find committed individuals willing to tackle this problem. Reign offered to collaborate with Robyn on setting up a GoFundMe campaign to facilitate fundraising efforts.

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Doug Ramsey adjourned the meeting at 7:50