

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 –September 18, 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, Reign Clark, Mark Barrera

Result: Quorum Met

Absent: Wendy Martinez

2. Approval of Minutes

- ▮. Minutes from July 10th, Board Meeting – Motion to approve minutes.

By: Harmony Agapetus

2nd: Hilary Brown

Result: Approved (Unanimous)

3. Directors Report (s)

Financial Review /Treasures report – Spectrum AM – Tariq from Spectrum AM presented the Financial Review and Treasurer's Report for Apache Shores. He provided a comprehensive overview of the association's financial status, including detailed information on the current bank balances for both the main operating accounts and the reserve accounts. Tariq then highlighted the top three expenses for the month of August.

Committee Reports and Site Drive – David Kneeland, provided an overview of the current deed restrictions, noting that there were no significant issues or violations to report at this time. He assured the board that the committee will continue to monitor the community closely and address any emerging concerns promptly.

Amenities Update – Doug Ramsey provided the Amenities Update during the meeting. He gave a comprehensive overview of the current state of the

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors

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

Via Zoom

community's amenities. The main focus of his report was on the ongoing issues with the VizPin access system. Doug noted that significant progress has been made in resolving these problems, and most of the VizPin-related concerns that residents had previously reported are now being addressed effectively.

Communications Committee – Reign Clark delivered the Communications Committee report. The focus of his update was to encourage board members and residents to participate in small group activities within the community. Reign emphasized the importance of these groups in helping individuals pursue their goals and contribute to the community's growth.

Green Spaces – Hilary provided the Green Spaces update, noting that there was no formal Vice President's report. She shared some exciting upcoming events for the community's green spaces. An Eagle Scout from the community is planning to install a new feature, though the specific details were not mentioned. This Saturday, there will be a workday where Eagle Scouts will be conducting various improvement projects in the area. The following day, another group of Scouts will be performing cleanup tasks and removing small invasive species. Hilary expressed enthusiasm for these initiatives and mentioned that the committee is looking forward to organizing more trail days in the future. She emphasized the importance of these activities in maintaining and enhancing the community's green spaces, and encouraged resident participation in these upcoming events.

Dam Report – Doug announced that the Texas Commission on Environmental Quality (TCEQ) has officially approved the community's Emergency Action Plan for the dam. Doug emphasized that this approval marks the successful conclusion of a multi-year process, highlighting the dedication and persistence of the board and relevant committees.

ARC – Tom Lappin – Not present

4. New Business

5. Homeowner Open Forum

- . During the open forum, several homeowners raised questions and concerns. There were inquiries about the POA's financial situation, with some residents expressing concern about the association's tight cash flow. This led to further questions about

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors

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

Via Zoom

the overall financial health of the community. The topic of special assessments was also brought up, with some homeowners suggesting it might be a viable option to address financial challenges. There was a general consensus that the board needs to provide a clearer picture of the community's financial standing and explore potential solutions.

- ¶ . Another significant point of discussion was the need to revitalize community engagement and grow committees within the neighborhood. Homeowners noted that pre-COVID, there were more community activities and events, but participation has dwindled over the years. Hilary mentioned the difficulty in getting initiatives off the ground with limited volunteer involvement, highlighting that currently only 5-6 homeowners are actively participating. This sparked a conversation about how to address these concerns and encourage more residents to step up and get involved in community affairs, with the goal of rebuilding the sense of community that has diminished in recent years.

WCID 17 Presentation:

This presentation covers a critical issue facing the Apache Shores community regarding the water infrastructure and fire safety. Here's a summary of the key points:

1. Water District Issue:

- 75% of water lines in Apache Shores provide inadequate or no fire flow.
- 60% of water lines have zero fire flow capability.
- Estimated cost to replace necessary water lines: \$74.5 million.

2. Current Situation:

- Apache Shores is not officially part of Water Control and Improvement District (WCID) 17.
- Residents pay an out-of-district fee but have no representation on the WCID 17 board.

3. Proposed Solutions:

- Option 1: Apache Shores joins WCID 17 as a defined area, allowing for bond sales to fund improvements.
- Option 2: Significantly increase out-of-district fees (potentially up to \$300/month) to fund improvements over time.

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors

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

Via Zoom

- Option 3: Combine one of the above options with pursuing grants and low-interest loans.
4. Financial Impact:
- If joining WCID 17, residents would pay a tax rate based on property value instead of a flat fee.
 - Initial tax rate could be around \$0.69 per \$100 valuation, potentially decreasing over time.
 - Bond repayment period would be approximately 30 years.
5. Decision Process:
- Requires 50% plus one of property owners to vote in favor of joining WCID 17.
 - Multiple town hall meetings and community discussions will be necessary before any decision.
6. Timeline:
- WCID 17 board plans to increase out-of-district fees starting next fiscal year.
 - If joining WCID 17 is pursued, the earliest potential election would be November 2025.
7. Community Concerns:
- Impact on low-income and fixed-income residents.
 - Desire for more independent analysis of options.
 - Questions about the timing and prioritization of improvements.

The presentation emphasized the urgency of addressing the fire safety issue while acknowledging the significant financial impact on residents. Both WCID 17 representatives and the Apache Shores board expressed willingness to continue discussions and explore all options to find the best solution for the community.

Doug Ramsey adjourned the meeting at 9:11 p.m.