

# **Apache Shores Property Owners Association**

Regular Meeting of the Board of Directors  
Wednesday November 20, 2024, at 7:00 p.m.  
Via Zoom

## **ABOARD OF DIRECTORS MEETING MINUTES - November 20, 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 P.M. by Doug Ramsey**

- Attending: David Kneeland, Harmony Agapetus, Doug Ramsey, Hilary Brown, Phillip Bachus, Reign Clark, Mark Barrera, Wendy Martinez. Maria Ragozina-Singh with Spectrum AM was present as well.
- Result: Quorum Met
- Absent: None

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

Minutes from October 16th, Board Meeting – Motion to approve minutes.

By: Mark Barrera

2nd: Harmony Agapetus

Result: Approved

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

Doug Ramsey reported about the food trucks operations at Apache Shores.

Doug introduced a girl scout who talked about birds’ habitat project in the community.

### **4. Financial Review /Treasures Report – Spectrum AM – Maria Ragozina-Singh from**

Spectrum AM presented the Financial Review and Treasurer's Report for Apache Shores.

She 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.

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5. **Committee Reports and Site Drives** – David Kneeland provided an overview of Spectrum site management role. He assured homeowners that they can reach out to the Board with any concerns about property notices.

6. **New Business – Approval of 2025 Budget**

Community Manager, Maria Ragozina-Singh, presented the proposed 2025 Budget.

Homeowners asked questions about the proposed 2025 Budget. Community Manager, Maria Ragozina-Singh, answered the questions.

As of March 1, 2025, the current annual maintenance fee assessed against each lot (the “Regular Assessment”) for Sections 1,2,3,4,6, 7 will be \$115.50 (One hundred and fifteen dollars and fifty cents). As of March 1, 2025, the current annual maintenance fee assessed against each lot (the “Regular Assessment”) for Section 5 will be \$35.00 (Thirty-five dollars and zero cents).

The total amount of 2025 Budget is \$368,147.25 (Three hundred sixty-eight thousand and one hundred forty-seven dollars and twenty-five cents).

- Motion to approve the 2025 Proposed Budget with a 5% increase in Regular Assessment for Sections 1,2,3,4,6, 7 and no increase in Regular Assessment for Section 5.

By: Doug Ramsey

2nd: Hilary Brown

3rd: Harmony Agapetus

Result: Approved (Unanimous)

Motion passed and the proposed 2025 Budget was approved.

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## **7. Homeowner Open Forum**

During the open forum, several homeowners raised questions and concerns. There were inquiries about the POA's financial situation and the cost of insurance.

Homeowner asked about parking of trailers on public roads. Board Member David Kneeland explained that this is a legal question and the POA attorney has already expressed his opinion in this regard.

## **8. Adjournment.** Doug Ramsey adjourned the meeting at 7:42 P.M.