

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

BOARD OF DIRECTORS MEETING MINUTES –Feb 21, 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 7:02 by David Kneeland

- a. **Attending:** David Kneeland, Phillip Bachus, Robyn Richardson, Harmony Agapetus Doug Ramsey, Wendy Martinez, Hilary Brown, Jonathan Smith, Kristina Mitri, Teresa Lamb
Result: Quorum Met

Absent: Phillip Bauchs

2. Approval of Minutes

- a. Minutes from Jan 17th, regular Board Meeting – Motion to approve minutes.
By: Harmony A
2nd: Teresa Seconds
Result: Approved (Unanimous)

3. Directors Report (s)

Financial Review /Treasures report – Well, let's keep this brief. Up until this point, we have been operating at a deficit. Tonight, we will be voting on a budget. We have smoothed out all the kinks from the transition from Pioneer to Spectrum.

Committee Reports and Site Drive – Phillip (absent)

Amenities Update – The lake park is essentially complete. We have installed a fence to protect it. The sprinkler system performed well throughout the freeze. We are planning to have a grand reopening of the lake park and host a BYOB movie night there. There are a few minor projects on the horizon, but we will address those accordingly. We're also considering getting bids for cameras at the pool to enhance security. Amenity renewal is approaching.

Communications – Firstly, I'd like to express my gratitude to Dave for his insightful interview featured in Patch Issue 3. We're actively seeking more

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

individuals to contribute to the Patch and be featured. Additionally, mark your calendars for the Easter Egg Hunt on March 23rd and the upcoming market in April. We're always eager to welcome new participants and contributors to the patch so please email us directly!

Green Spaces – There isn't much to report at the moment. However, we're considering organizing an 'It's Your Parks Day' to address various tasks such as removing invasive species and clearing fallen debris along the trails. Once we finalize a date, we'll reach out to volunteers to assist with the efforts.

Dam Report – the 6-year inspection by TCEQ is still pending, everything has been sent to Saxin Loomis and we are awaiting their response.

ARC – No updates are provided at this time.

Management update – We discussed updates regarding the amenity's registration process, particularly concerning the ordering of hang tags. We sought input from both the community and board members regarding transitioning parking permit hang tags to windshield stickers for cost-saving purposes. Additionally, I strongly recommend that everyone sets up their SpectrumAM homeowner account. This account will be necessary for paying upcoming assessments and registering for amenities. I understand that some homeowners may have discarded their postcards containing their account numbers. Not to worry – you can visit us at the front office on Mondays, Wednesdays, and Fridays from 9am to 4pm. Myself or Elida will be available to assist you with setting up your account. Alternatively, you can reach out to us via email or phone, and we'll be happy to assist.

4. **New Business**

- a. **Vote to increase Assessments** – The discussion centered on the proposal to raise yearly assessments to \$110. Chris highlighted past challenges, including accounting discrepancies and increased home resales. Transitioning to a new management company revealed significant bookkeeping expenses, exposing our operational deficit. The proposed budget aims to rectify this imbalance, ensuring financial stability. Should we still fall short, we'll utilize reserves to bridge the gap. Homeowners inquired about a modest fee increase of \$50-100. Chris emphasized the importance of securing a steady income stream. Legal constraints

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

prevent us from imposing additional fees, leading to negotiations with Spectrum to maximize revenue. While the resulting \$16,000 contributes to operational expenses, it fortifies our financial footing. Doug underscored the necessity of adapting to rising costs to maintain community amenities. With discussions concluded, Hilary motioned and Harmony seconded the proposal, leading to majority approval, with Chris casting the only vote not in favor.

- b. **Vote to increase Boat Ramp** – David initiated the discussion regarding the proposed increase in boat ramp fees. He elaborated on the rationale behind the adjustment, citing the necessity for funding maintenance tasks such as gate repairs and concrete pouring once the LCRA lowers the water level. Chris emphasized the essential nature of these fee increases to achieve budgetary balance across the board. Frankie questioned the reason behind paying more without apparent improvements, seeking clarity on whether the increase was for enhancement or simply maintenance costs. Chris clarified that the intention wasn't to impose a special maintenance fee but rather an access fee. He emphasized that despite the absence of visible improvements, the adjustment was crucial for maintaining the financial health of the boat ramp. Addressing concerns about cost tracking, Chris explained that any revenue generated would contribute to the operating account. Doug highlighted the challenges stemming from inadequate financial management in the past and stressed the importance of gaining better insights through the new management fee. With no further questions, Harmony motioned to increase boat ramp fees, which was seconded by Doug. The unanimous approval from all board members led to the passage of the increase.
- c. **Vote to increase Pool Access** – David opened the floor for questions or concerns regarding the proposed increase in pool access fees. With no queries raised in the chat, David invited verbal feedback from the board members. Doug underscored the significance of addressing pool-related expenses, considering it one of the major priorities. Harmony supported the notion, emphasizing the reasonable allocation of funds towards pool repairs, resurfacing, and potential enhancements. David reiterated the substantial financial commitment required for pool maintenance, highlighting the necessity of imminent repairs. Chris estimated the repair costs at around \$30,000, acknowledging the considerable financial burden associated with the pool. Frankie echoed the sentiment, advocating for individual budget allocations for each amenity to facilitate effective decision-making. Chris extended an invitation to Frankie to join the board once his term expired. Subsequently, Chris motioned to approve the increase, seconded by Harmony.

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

Following a unanimous vote in favor from the entire board, the motion to raise pool fees from \$50 to \$100 was passed.

- d. **Vote to increase Sports Court** – David opened the floor for comments, questions, or concerns regarding the proposed increase in sports court fees. With no feedback from the community, Doug highlighted the modest nature of the increase, emphasizing the necessity of resurfacing and minimal maintenance to ensure the sports court's functionality. Subsequently, Doug motioned to increase the fees, a motion seconded by Harmony. The board unanimously voted to approve the access fee increase for the sports court.
- e. **Vote to increase Party Barn Fee** – David invited comments, questions, or concerns regarding the proposed increase in the party barn fee, but none were raised. Doug proposed approving the increase from \$125 to \$200, noting the party barn's status as one of the top three most expensive amenities. The increase aims to generate additional income and facilitate future updates to the barn. Renting the barn for the entire day would cost \$200. Kiki motioned to approve the increase, which was seconded by Harmony. Upon voting, the entire board unanimously favored raising the party barn fee from \$125 to \$200, resulting in the motion passing unanimously.
- f. **Vote to increase Food Truck Rent** – David inquired if there were any questions, comments, or concerns regarding the proposed increase in food truck rent. Chris clarified that the discussion pertained to Apache food truck prices rather than non-community rates. Paige sought clarification on the rent amount, with Doug confirming it to be \$150. Chris highlighted that renting the spot, inclusive of power and water, could typically cost over \$1000, making the proposed rate highly favorable. Doug emphasized the need to attract additional vendors to the community to defray water-related expenses. Harmony suggested approving all Apache Shores homeowners at \$300, with a higher charge for those outside the community, deemed an incredible deal. David mentioned that additional food truck proposals would be considered in a future meeting. With no further questions, Harmony motioned to approve, seconded by Teresa. The entire board unanimously voted in favor of the increase, resulting in the motion passing unanimously. A homeowner raised queries about Craigos, prompting David to explain his current inability to add a food truck, but he expressed potential interest in a food truck he's building for future consideration.

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

- g. **Vote to approve the 2024 Budget** – The discussion commenced with an acknowledgment of recent votes, signaling an improved standing for the budget. Emphasis was placed on the need for meticulous cost accounting within each profit center to ensure effective financial management. Chris emphasized the necessity of establishing a more permanent setup, with the budget slated for a reserve study conducted by a contracted company. This study involves a comprehensive assessment of infrastructure to devise a forward-looking budget plan. Despite current constraints, maintaining a balanced budget is crucial for sustaining existing infrastructure. David invited questions or concerns from the community, with Rob suggesting minimal additional effort to track per-amenity costs for better decision-making. Addressing concerns about transparency, Chris proposed deferring the vote to a special assessment and urged Spectrum to disseminate the budget to maintain transparency. Subsequently, David motioned to approve the budget, seconded by Hilary. Questions regarding billing and approval were addressed, with Dave underscoring the necessity of ratifying and signing off on the budget for forward movement. Dave motioned to defer the meeting to the following week, with Wendy and Doug voting against, yet a quorum was met with overall approval. Chris emphasized the importance of promptly finalizing the budget and proposed disseminating it via email to foster community engagement, scheduling a meeting for the following Wednesday. David inquired about a grace period post-approval of the budget
- h. **Vote to approve Billing Policy** – During the discussion, Spectrum's negotiation regarding fees was queried. Hilary clarified that while a billing policy was agreed upon when signing the contract, it was not presented during the meeting. Dave

Apache Shores Property Owners Association

Regular Meeting of the Board of Directors
Wednesday February 21, 2024, at 7:00 p.m.
Via Zoom

emphasized that the intention isn't punitive but to ensure fee collection for the association. Chris sought clarification on the board's ability to waive fees, with Dave confirming their discretion in doing so. The cumulative nature of the fees at the end of each billing cycle was addressed. Hilary sought further clarification on the board's authority to waive fees, emphasizing its discretion on an individual basis. Dave suggested homeowners could put their accounts on hold. Concerning auto-pay, Spectrum allows scheduled billing without direct withdrawals. Doug clarified the \$20 fee transferable to the board for absorption. Chris expressed dissatisfaction with the situation but deemed it necessary for the association's welfare. Despite initial reservations, Chris acknowledged the benefits of the proposed policy for fee collection and management. Dave clarified Spectrum's willingness to waive late fees for first-time late payments. Chris emphasized the importance of adopting the policy for the association's benefit, advocating against postponement. Harmony motioned to approve, seconded by Jonathan, with Hilary and Doug opposing the vote. The motion passed unanimously among the remaining board members. The Billing Policy will be signed.

Homeowner Open Forum

- i. **Dam - What is the status of the Dam EAP and O&M manual?** Doug provided an update. He clarified that the Emergency Action Plan (EAP) is still undergoing review by Saxon Loomis and awaits further evaluation by TCEQ before finalization.
- j. Rob makes comments aggreging with Doug on his stance about the billing policy. David thanks him for the comment.
- k. David opened the floor for any final questions or remarks from the board. Harmony emphasized the thoroughness of the discussions, highlighting the serious consideration each board member has given to the matters at hand. Doug brought attention to the upcoming election and the need to promptly send out notices. David acknowledged the challenges of board membership but stressed the profound impact it can have on the community. He encouraged community members to consider joining the board, noting that collective participation strengthens democracy. The upcoming annual meeting, offering both in-person and virtual attendance options, was highlighted as an excellent opportunity for community members to engage with their neighbors and board members alike.

Adjournment – David adjourned the meeting at 8:32 pm.