

7.23.25 Q3 BOD MEETING

APACHE SHORES POA

Location: ZOOM

Link: <https://spectrumam.zoom.us/j/98322644128?pwd=C8zeolxfoEHZLpXELR4fuh6cWVf0Ls.1>

Password: 696913

Date: Wednesday, July 23, 2025

Time: 7:00 P.M.

OPEN SESSION

I. CALL TO ORDER

The meeting was called to order at 7:09 pm by Doug Ramsey

II. ESTABLISHMENT OF QUORUM

Quorum was established by the attendance of Mary, Megan, Hilary, Doug, Harmony, Reign, Justin, Wendy and Shawna (online). Shannon from Spectrum was also present.

III. APPROVAL OF MEETING MINUTES

Approval of minutes from the previous two meetings was deferred to the next meeting.

IV. JUNE 2025 FINANCIAL REVIEW

Shannon presented a summary of the association's finances:

Veritex Bank Operating Account: \ \$88,651.35

Western Alliance Account: \ \$9,810.46

Western Alliance Building Reserve Account: \ \$137,854.31

Total: \ \$236,316.12

Megan added that there were no major unexpected expenses in June, and the budget is tracking as expected. Upcoming expenses include insurance payments and potential pool maintenance. Budget planning for roads, the water system, and the barn are upcoming.

V. COMMITTEE REPORTS

- Amenities

Hillary reported on the ongoing effort to verify property owner access to amenities. She requested that residents respond to the verification request and noted that the board is working to ensure that only residents in good standing have access.

- Landscape

Doug reported that mowing is underway according to the established schedule, which balances disc golf pathways with natural spaces for pollinators and wildlife.

- Fire

Justin reported on a new fire safety program in partnership with Lake Travis Fire Rescue and Lakeway Tree Experts. The program will offer free fire assessments to homeowners, discounted tree trimming/removal services, and free chipping/hauling of debris. Justin is working on the operational logistics of the program.
- Communications

Megan reported on the new monthly release cadence for communications and the establishment of a connection with the Travis County Sheriff's Office. The committee is working to ensure consistent messaging across all communication channels.
- Building and Roads

Mary presented a proposal to consolidate the POA's two buildings into one, potentially by renovating the party barn to include office space. She suggested fixing exterior issues, adding concrete siding, and painting the building. She also discussed potential uses for the existing office building, such as leasing it out or converting it into an open-air pavilion. Mary outlined potential funding sources, including community labor, donations, assessments, and selling a small portion of POA land.
- Maintenance

Doug reported on the installation of signs at Lakeside Park to deter non-property owners from using the amenities. He also reported on the need for electrical repairs to the pool pumps, with a repair cost of \ \$811. Hillary requested that Doug send the quote from the electrician to the board. Doug also mentioned the need to fix more of the pool deck and the walkway to the pool gate.

VI. NEW BUSINESS

- Emergency Phone Proposal from King III

Hillary presented a proposal from Kings III to provide emergency communication services at the pool for \ \$69.25 per month. The service would provide a dedicated phone line for emergency calls and would address a violation from the fire marshal.
- Motion to approve the Kings III proposal: Hillary
- Second: Doug
- Vote: Unanimous in favor.
 - Board Member Invitation:
- A motion to invite Tony Nordecchio onto the board was made by Doug
- Second: Wendy and Shawna
- Vote: Unanimous in favor.

VII. HOMEOWNER OPEN FORUM

Topics such as amenity access, fees and billing and assessment increases were discussed.

VIII. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:45 pm