

# 8.20.25 BOD MEETING MINUTES

## APACHE SHORES POA

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Location: Hybrid, Teams & In Person

Link: <https://spectrumam.zoom.us/j/94250217951?>

Password: 380126

Date: Wednesday, August 20th, 2025

Time: 7:00 P.M.

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### OPEN SESSION

#### I. CALL TO ORDER

Open session was called to order by Doug at 7:01pm.

#### II. ESTABLISHMENT OF QUORUM

Quorum was established by the attendance of Doug, Reign, Megan, Mary, Jeff, Justin, Tony and Wendy and Hilary on Zoom. Shannon from Spectrum was also in attendance.

#### III. APPROVAL OF MEETING MINUTES

Doug motioned to approve the July 9<sup>th</sup> executive meeting minutes, Reign seconded. The motion carried.

Megan Motioned to approve the July 23<sup>rd</sup> meeting minutes, Doug seconded. The motion carried.

Noted that minutes are missing from March 2025.

#### IV. JUNE 2025 FINANCIAL REVIEW

Shannon presented a summary of the association's finances:

Veritex Bank Operating Account: \$73,743.50

Western Alliance Account: \$9,811.71

Western Alliance Building Reserve Account: \$137,883.58

Total: \$221,438.79

Megan added that the budget for 2026 is in the works and will be available for approval soon, as well as the possibility of a special assessment.

#### V. COMMITTEE REPORTS

- Amenities: No major update.
- Green Spaces: No major updates.
- Fire: Discussed "Firewise" assessments plus the plan to arrange with the fire department for haul away then potentially use that mulch for

Apache Shores common areas, including incorporation of microbes to break down chips more quickly.

- Communications: Discussing what is the best approach for the website and whether that should route to particular information. Agreed that documents should be stored in one consistent place.
- Building and Roads: Getting bids for updates to interior and exterior of building updates.
- Deed Restrictions: Looking to better understand deed restriction language in the Declaration of Restrictions.
- Maintenance: Reign replaced the smoke alarms in the barn. He reported solving toilet issues in the office. Noted that pool pumps were working well.

## **VI. NEW BUSINESS**

- Noted the update to the board meeting schedule from Wednesdays to Mondays.
- 2025 Legislative Updates Approval/Signature:  
Annual E-Voting: Proposal to require annual electronic voting, including special assessments. Motion by Megan & Jeff; Second by Doug; Hilary & Justin voted Nay.  
Solar Energy Devices: Approval for use of "solar tiles" in compliance with Texas legislation.  
Water Restrictions: Temporary restrictions noted; no fines for burnt grass.  
Doug clarified these rules are not enforced by the POA but must be added per state law.
- Bylaw Updates: Megan reported that the board was looking to update the Apache Shores Bylaws, and that steps were being taken in this direction.
- 2026 Budget Plan  
Discussed in the financial update
- ASPOA Website Go Forward
- Addition of Board information to website documents.  
Discussed during committee reports

## **VII. HOMEOWNER OPEN FORUM**

Homeowners directed matters of concern and interest to the board such as the matter with the water district, amenities and fire safety.

- Homeowner Decorum: Discussion involving six individuals regarding community standards.

- Fire Safety & Evacuation: Ed Johnson emphasized evacuation planning beyond tree mitigation; suggested Foye Street as a solution.
- Road Access Issues: Misunderstanding over ownership of secondary access road; not a county road. Attorney had suggested a class action lawsuit to compel opening the road, but community interest was minimal.
- Vizpin Access: Reviewed rights and responsibilities for access system.
- Spectrum Billing Issue: Delays in item return caused renter to incur extra \$250 charge.
- WCID Fees: Water Control and Improvement District considering \$300 monthly fee; Doug engaged with Water Council.
- Second Exit Discussion: Steve raised questions on ownership and feasibility of alternate routes; parcel workaround mentioned.

## **VIII. ADJOURNMENT**

With no other business to discuss the meeting was adjourned at 7:59pm.