

## **Apache Shores Property Owners Association, Inc.**

### **Board of Directors Meeting Minutes**

**Date:** September 22, 2025

**Location:** Hybrid (Teams/In-Person)

#### **Open Session**

##### **1. Call to Order**

- Meeting called to order at 7:02 PM by Doug, BOD President.

##### **2. Roll Call**

- Present: Justin, Doug, Tony, Hilary (Online), Megan (Online), Mary, Wendy (Online),  
Absent, Reign (Online), Jeff (Excused)
- Dave Boggess (SpectrumAM)

##### **3. Quorum**

- Quorum was established.

##### **4. Approval of Meeting Minutes**

- Approval tabled by Doug.

##### **5. Financial Review/Treasurer Report**

- Looking at a net 0 budget.
- Megan discussed the 2026 budget, considering a 5% increase in dues, and a potential to increase amenity fees as well.
- Dave highlighted good budget controls and potential special assessments.
- Estimated \$40K needed for maintenance and renovations.
- Follow-on budget sessions were planned.

##### **6. New Business**

- Doug approved D&O Insurance with cost savings of \$8,332 compared to last year.
  - Motion to approve by Doug, seconded by Justin, Mary, and Hilary. Insurance approved.

- Harmony's resignation from the BOD was unanimously accepted. Doug mentioned discretion to fill the term.

## **7. Old Business**

- Mary discussed bids for barn repairs, recommending Hardy Siding.
- Wide ranges of quotes/ recommendations
- Sourcing three quotes for rehabilitation.
- Window repair in the office was completed on September 19, 2025.

## **8. Committee Reports**

- Amenities: Jeff excused.
- Green Spaces: Hilary reported no new information.
- Fire: Justin noted woodchippers unavailable until March 1st; Lakeway tree experts to be used for fire mitigation.
- Communications: Megan working on a monthly newsletter and relaunching the Facebook page.
  - Fall Market on October 18<sup>th</sup>
  - Legislative updates approved
  - Thank you to community members who have volunteered and will potentially volunteer.
- Building and Roads: Mary sourcing bids for amenity center and office repairs.
- Maintenance: Noted that there was vandalism at the park and that there was damage done to the gate.

## **9. Open Forum - Board**

- Doug praised Megan for managing responsibilities during absences.
- Hilary emphasized better response needed from Spectrum AM. Site management items are being communicated to Geoff.
- Reign requested reporting of maintenance issues with amenities.

## **10. Open Forum - Homeowners**

- Mr. Lawrence requested access to amenities; Doug to provide.
- Homeowner asked about time-phased budgeting; Megan to explore options.

- Steve inquired about new Spectrum team members; Dave introduced Hadley and Jessy.
- Bylaw updates discussed; Megan reviewing with legal.
- WCID progress questioned; Megan and Doug to review with the community.
- Hilary questioned length of time for special assessments; Dave to research and respond.

**Meeting Adjourned at 7:38 PM by Doug**