

Apache Shores Homeowner's Association

Board Meeting Minutes November 17, 2025

BOARD MEETING

LOCATION: Hybrid, Teams & In Person

DETERMINATION OF QUORUM

A quorum of Board members was announced by Doug, and the meeting was called to order at 7:03 PM.

IN ATTENDANCE

- **Board of Directors:** Doug, Hilary, Megan, & Tony (in person); Jeff, Wendy, Justin (online). (Reign & Shawna absent)
- **Managing Agent:** Jeslyann Charriez Tirado - Community Manager and Liz Nading – Community Manager, Spectrum Association Management.
- **Homeowners:** There were 26 homeowners in attendance at the start of the meeting.

APPROVAL OF MINUTES

Meeting Minutes from August/September/October were approved during the executive session.

FINANCIAL REVIEW/TREASURER'S REPORT

- Megan went over the POA financial issues and 2026 budget increases. Explained that a special assessment is still in talks.
- Tony asked about the Apache Club increase and questioned the amount proposed.
- Hilary pointed out that there are aging report discrepancies, specifically with the addresses not showing up in TCAD.
- Homeowners pointed out that the incoming money section on the financial report given in their packet was incorrect. Asked Spectrum to explain this discrepancy.
- The board will hold off on the vote for 2026 budget approval until Spectrum corrects the accounting numbers.

NEW BUSINESS

- **Vote on Mary Russell's resignation**

- Doug motioned to accept, Hilary seconded. Unanimous agreement.
- **Vote on 2 open board positions**
 - 4-month opening - BJ Carpenter
 - Doug motioned to approve, Hilary seconded. Board members in attendance agreed, except for Jeff - he abstained. Position granted.
 - 16-month opening - Sarah Tuttle
 - Doug motioned to approve, Hilary seconded. Board members in attendance agreed, except for Jeff - he abstained. Position granted.

OLD BUSINESS

No old business to discuss.

BOARD AND COMMITTEE REPORTS

- **Amenities:** Jeff thanked CM Jeslyann and BM Reign for removing the deer carcass at the Lakeside Park. Mentioned that the tennis court has been vandalized into a pickleball court without board permission.
- **Green Spaces:** Hilary stated nothing new to report.
- **Fire:** Justin asked if anyone had any suggestions on how to reduce fire fuel in the community. He explained that Lake Travis Fire & Rescue had helped other communities clean up their green spaces with a woodchipper. However, after looking into it for Apache, he was told that it is not available to use at this time, and that it can be driven on streets.
 - Hilary mentioned knowing a group of homeowners that could help with the woodchipper predicament.
- **Communications:** Megan shared that monthly newsletters are still being sent out and that if anyone wants to contribute anything to them to let her know.
- **Buildings/Roads:** Tony said there is a pause on the building improvements until the special assessment is decided on. For the roads, he is putting a list together for the board to drive around and assess possible fixes.
- **Dams:** Doug shared that the January report done on the dam was finally received. It was deemed in fair condition with some erosion concerns.

- **President Report:** Doug announced that new member, Sarah Tuttle, will be taking over the secretary position as well. He also announced that 5 board positions will be open for election in March 2026 for anyone that may be interested in running.
- **Water Committee Update:** Committee volunteers present at the meeting shared that their petition is at 14% on signatures and stated needing more volunteers to collect signatures.

HOMEOWNER FORUM

The meeting was opened to the homeowners, questions and comments included:

- **Questions:**
 - Homeowner asked why they can't comment in the Facebook group anymore?
 - Homeowner (Alison Blake) asked for a Town Hall meeting date to be decided on. She also asked how many signatures the protest petition had right now.
 - Homeowner brought up seeing a message about the \$550,000 reserve study and what that potentially means for the special assessments and work that needs to be done on the community.
 - Homeowner asked about drive reports and if they were still happening. He wants to know how many citations there are currently and asked for this information to be made public again, especially when it comes to construction.
 - Hilary told the homeowner that these are still being done but that the report isn't digestible enough to share at this time.
 - CM gave the homeowner the number of current violations.
 - Homeowner asked when the contract with Spectrum is up.
 - Homeowner asked why our insurance was so expensive and what it even covered.
 - Homeowner online asked why their amenity access hasn't been approved.
 - Doug sent his email to the homeowner and told him to reach out about the issue and he would look into it.
- **Comments:**

- Homeowner pointed out that the agenda for board meetings needs to detail out the new and old business sections.
- Homeowner wants to see a higher-up employee at Spectrum attend a board meeting so they can answer questions and give more information. They would like full access to account info.
- Homeowner was upset that the board had not placed liens on the properties of residents who were delinquent in paying their assessments. He believes this action should be taken immediately and disagrees with the board's decision to propose a special assessment before collecting these funds.

ADJOURNMENT

With no further business, the general session was adjourned at 8:03 PM