

01.19.2026 BOARD MEETING MINUTES

Location: Hybrid, Teams & In Person

Date: Monday, January 19th, 2026

Time: 7:01 P.M. - 7:38 P.M.

Agenda Item No. 1, CALL TO ORDER

Doug Ramsey, ASPOA President, called the meeting to order at 7:01 P.M.

Agenda Item No. 2, ROLL CALL

Doug Ramsey called roll. Also present were Hilary Brown Vice President (online); Megan Sieffert, Treasurer; Sarah Tuthill, Secretary; B.J. Carpenter, Director; Jeff Gross, Director of Amenities; Tony Nardecchia, Director; Justin Robinson, Director of Fire and Safety; Shawna Bently, Director (online); Reign Clark, Director (online); and Wendy Martinez, Director (online).

Agenda Item No. 3, ESTABLISHMENT OF QUORUM

A quorum was established, with 11 board members attending.

Agenda Item No. 4, APPROVAL OF MEETING MINUTES

Sarah Tuthill discussed that a number of meeting minutes had pending corrections and had been deferred for final approval at prior meetings, pending a final review of all minutes in 2024 and 2025 to identify and correct issues. Sarah conducted that in-depth review, compiling a final list requiring approval. Sarah presented the following minutes to the Board for approval:

- ASPOA public meetings:

- o May 21, 2025
 - o June 18, 2025
 - o November 17, 2025
- ASPOA Executive Sessions:
 - o August 13, 2025
 - o September 15, 2025
 - o October 13, 2025
 - o November 10, 2025
 - o December 8, 2025
 - o January 12, 2026

Sarah noted that Hilary caught that the spelling of Shawna's name was misspelled in the January 12, 2026 minutes, asking for approval of the minutes with that correction.

Megan Sieffert motioned to approve the minutes en masse, with a correction to the spelling of Shawna's name in the 1/12/26 executive minutes. Tony Nardecchia seconded. The motion passed unanimously.

Agenda Item No. 5, OFFICERS REPORTS

- President: Doug noted that the Spectrum Community Manager was not in attendance due to holiday. Doug reported that Board elections are coming up in March, with the annual meeting date set as March 28, 2026. Two community-wide events are planned for that same day (Easter egg hunt and Market), with the goal of obtaining maximum community participation and votes. More information and notice about the annual meeting will be provided to the community in the upcoming weeks.
- Vice President: Hilary reported that it had proved to be a very busy season for board members. She discussed the many hours that Board members have

spent working on a variety of issues related to management of the community, the community's financial situation, and planning the 2026 budget.

- Secretary: Sarah reported that in addition to the minutes review, she has been working on a plan for relaunching parts of the Apache website that were taken off-line and routed through Spectrum's portal. Sarah discussed the need for volunteers in this area, to ensure that information is timely, complete, and accurate. She intends to relaunch access to board meeting agendas, minutes, and community newsletters, as a starting point.
- Treasurer: Megan reported on work she and the Finance committee have spent on managing the community's financial situation, taking action to cut expenses, prioritize bills, and preparing the proposed budget for 2026. She and several board members and volunteers on the Finance committee have spent countless hours working on these matters. The proposed budget includes a less than 5% increase to the regular assessment to a to amount of \$120 for sections 1-4 and 6&7 and no increase for Section 5, and increases to the cost of amenities. Statements will be mailed in the coming months.

Agenda Item No. 6, COMMITTEE REPORTS

- Amenities: Jeff Gross tabled his report until discussion of the 2026 budget.
- Green Spaces: Hilary Brown provided there is nothing to report due to winter season and green spaces being dormant.
- Fire: Justin Robinson reported that the Lake Travis Fire Department is forecasting the months of January, February, and March as having above average fire risk, with the summer being forecasted as very hot and dry as well. Justin encouraged homeowners to clear brush and make other fire risk mitigation efforts to prepare. Justin reported that the LT Fire Dept will provide a 2026 Junior Firefighter Academy in July of 2026, with a deadline to apply by March 31st, 2026. The event is open to students aged 12 and 15. More info can be found at <https://www.ltfr.org/junior-firefighter-academy/>.
- Communications: Megan Sieffert reported that work is happening on providing more community information and resources through the Apache website. Monthly newsletters through December 2025 have been emailed to

homeowners. Work will begin with Spectrum on providing notice and information to the community about the upcoming Board elections.

- Building and Roads. The report was tabled until the Board's consideration of the proposed 2026 budget.

Agenda No.7, NEW BUSINESS

- Urgent Funds Reallocation. Megan Sieffert reported that as of the date of the board meeting, the Board's checking account had a balance of approximately \$4,000. She discussed the list of operational expenses canceled, including Spectrum onsite community manager services, landscaping, pest control, pool expenses, and porter services. She has received payment deferrals from a number of vendors, but has a list of payments totaling approximately \$12,000 that will be due in the next upcoming weeks, including taxes. She requested that the Board approve transferring \$12,000 from the Board's reserve account for that list of prioritized operation and maintenance expenses. Justin Robinson recommended that the amount be increased to \$18,000 to avoid needing a second vote for known expenses upcoming for the next month including taxes. Megan Sieffert agreed.

Justin Robinson motioned to approve the transfer of \$18,000 from the Board's reserve account to the checking account, for the payment of operation and maintenance expenses outlined by Megan Sieffert. BJ Carpenter seconded. The motion passed unanimously.

- Water Town Hall Meeting 02.04.2026. Doug Ramsey reported that a meeting will be held at the Apache Barn located at 14909 Geronimo Trail, with Water District 17 in attendance on February 4, 2026, at 6:30 P.M. This was an informational item only and no action was taken.

Agenda Item No. 8, OLD BUSINESS

- Amenity Letter Emergency vote 12.09.2025: Sarah provided the following summary of an emergency vote conducted by the Board via email on

December 9, 2025. **On December 9, 2025, Doug Ramsey emailed the Board a motion to approve a homeowner's request to transfer amenities access to a tenant and to communicate the decision to the homeowner. Sarah Tuthill seconded the motion by email, and the motion passed, with Sarah Tuthill, Doug Ramsey, BJ Carpenter, Megan Sieffert, Jeff Gross, and Justin Robinson voting yes by email. There were no additional votes by remaining board members.**

- Legal Budget Emergency vote 12.17.2025: Sarah provided the following summary of an emergency vote conducted by the Board via email on December 17, 2025. **On December 17, 2025, Sarah Tuthill emailed a motion to the Board to approve up to two hours for legal services for ASPOA, for a total of \$600. BJ Carpenter seconded the motion by email, and the motion passed with Hilary Brown, Wendy Martinez, Doug Ramsey, Justin Robinson, Megan Sieffert, and Sarah Tuthill voting yes by email. No further votes were received by remaining board members.**
- 2026 Budget Approval. Megan presented the proposed 2026 ASPOA budget. Megan explained that consideration of the budget was tabled in November 2025, due to various errors in financial reporting by Spectrum. A committee was formed to study the financial and aging reports and obtain more information from Spectrum. Dozens and dozens of hours have been spent by the committee obtaining corrected numbers and making an accurate forecast of possible budget deficits faced by the community. A major expense being studied is the insurance plan covering the community, to review other coverage options and adjusting coverage amounts so that the asset valuation is more accurate. Tony Nardecchia noted that the budget's proposed fee for the Apache Club cost was decreased by \$25, and suggested that the cost should remain the same for 2026, at \$150 for club membership for Section 5. Key discussion points included:
 - A 5% assessment increase (permitted under governing documents)
 - Proposed amenity fee adjustments:
 - Boat Ramp Fee: **\$250**
 - Pool/Key Access: **\$175**
 - Hang Tags/Stickers: **\$30**
 - Projected income: approximately **\$395,000**
 - Continued reliance on volunteer labor due to limited resources

- Significant concern regarding administrative liabilities and potential Spectrum assessments

The budget approval agenda item was tabled for homeowner forum and comments.

Agenda Item No. 9, HOMEOWNER OPEN FORUM

Comment 1: Sam Truong stated that he visited the POA office in 2023 and gave his correct mailing address to the community manager. The address was entered incorrectly, and despite his efforts to correct this on several occasions, his address remains wrong. He has paid his assessments, but his account shows over \$500 in late fees for each property he owns. He has asked that the address be corrected immediately and that the fees be waived. Doug stated concern about the matter and confirmed that he will work with Spectrum to get the issue fixed.

Comment 2: Dennis Crabill asked for a status update on the protest that has been filed with the PUC and Water District 17 on the increased out-of-district fees. Doug explained that 208 signatures have been collected, and the protest was filed January 12, 2026. Doug stated that WCID has 14 days to respond. The homeowner asked about the 189k accounts receivable figure shown in the proposed budget. Megan explained that it represents past due assessments, including collection fees. The homeowner asked about how the funds collected from Section 5 beyond \$35 will be segregated in accordance with the 2020 amendment and Megan confirmed that those will be held in a separate account. The homeowner recommended that the POA be combined into one community and move away from a section-based organization.

Comment 3 – Alex Long asked for an explanation of the costs for certain repairs to the office. Reign provided an overview of the repairs that were made to the office, involving circuit breaker repair. The homeowner asked about possibly ending the Spectrum contract and obtaining the services of a new management company.

Comment 4: Rick Vanhorn (online) asked for details on the planned return of the Apache website as a resource for the community. Sarah confirmed that this is being actively worked on, explaining that the focus was first on ensuring that the 2025 minutes issues were corrected first. Sarah stated that the website is currently a volunteer project, so it will be

brought back online in smaller pieces, to ensure that the information being posted is accurate. Sarah envisions that the website will again provide the community with access to meeting agendas, meeting minutes, and newsletters.

Agenda Item No. 8, 2026 Budget Approval

Doug returned to Agenda Item No. 8 and the proposed 2026 budget. **After further discussion on the proposed budget, Megan Sieffert motioned and Justin Robinson seconded to approve the proposed 2026 budget with an amendment increasing the Section 5 Apache Club Fee to \$150. The motion passed unanimously. Final approved budget to be attached as a separate PDF.**

Agenda Item No. 10, ADJOURNMENT

The meeting adjourned at 7:38 P.M.