

**APACHE SHORES PROPERTY OWNERS ASSOCIATION**  
**14919 General Williamson Drive Austin, Texas 78734**  
**Office: (512) 266-2719 Fax: (512) 266-3910**  
**Website: [www.apacheshorespoa.com](http://www.apacheshorespoa.com)**

Official notice is hereby given for the Regular Meeting of the Board of Directors of Apache Shores Property Owners Association at the ASPOA Community Hall at 14919 General Williamson Drive, on Wednesday, June 15, 2011, at 7:00p.m. All members are invited to attend.

Items on the Agenda

1. Call to order
2. Roll call / Establish a quorum
3. Approve Prior Meeting Minutes
4. Approve any valid absences
5. Directors Reports:
  - a. Presidents Report – Michelle Dent
  - b. Treasurers Report – Wade Kokernot
  - c. Any other Directors reports
  - d. Committee reports
6. Property Management Update - Paul Meisler / Judy Phelps
7. New Business
  - a. Substandard Road Program
  - b. Apache Shores Maintenance Truck
  - c. Misc.
8. Members Comments
9. Adjournment

\*As a courtesy to all members, discussion will be limited to (3) minutes per member.  
Thank you.

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**MINUTES OF THE REGULAR MEETING**

**June 15, 2011**

- **6:56 PM - Meeting Called to Order** by President Michelle Dent
- **ROLL CALL:** Present: Directors: Coney, Dallas, Dent, Kokernot, Martinez, Nielsen, Saile, Stewart and Wood;

Arrived after Roll Call: Director Cawthon  
Absent: Director Lougee

**Established a quorum**

- Motion made by Director Dallas to approve the minutes from the previous regular Board meeting held on May 18, 2011.

Motion second by Director Dent

Motion Passes: Yes: 9 Absent: 2

Director Cawthon arrived after approval of minutes

- Motion made by Director Dent to approve valid absences of Director Lougee

Motion second by Director Martinez

Motion Passes: Yes: 8 Absent: 2

Director Cawthon arrived after vote to approve valid absences.

- **DIRECTOR'S REPORTS:**

- **President's Report:**

President Dent reported working on signs for General Williamson. She noted that she had obtained 2 bids to redo sign at General Williamson and was still hoping for at least one more bid.

- **Roads Project:**

Director Saile reported that we are moving forward to participate in the Travis County Substandard Roads project. He said we would vote to allocate additional funds to get Travis County to accept participation of Fort Smith Trail for this program. He will meet with Fort Smith residents regarding the need to deed to Travis County the necessary easements required for this project.

- **Pool Gate:**

Director Coney reported that he is still working with Allied Fence to fine tune some issues with the gate entrance to the pool

- **Land Use:**

Director Nielsen reported that the next land use meeting is scheduled for June 29 at 6:30 PM to discuss some smaller projects. He reported signed approval from property owner to allow access to Apache Dam for maintenance only. He also reported that the cost to participate in the Travis County Substandard Roads project will probably require an additional \$25,000 from ASPOA. He encouraged attendance to the June 30 meeting being held at Lakeway City Hall by Travis County Citizen Bond Advisory Committee to gather public input regarding projects to be included in upcoming bond election.

- **Deed Restriction Committee:**

Director Wood reported attending the June 6 community drive with Paul Leach, Deed Restriction committee member, and Judy Phelps, Pioneer Property Management. Director Wood reports they are still working on finalized wording of Friendly Reminders notification of violations to property owners.

- **Maintenance & Operations:**

Director Cawthon reported that the pool septic system needed recent repairs.

- **Architectural Review Committee:**

Director Dallas reported that ARC is in the process of finalizing some changes to the Definitions of Construction Categories and Permit Fees document to submit for Board approval. These changes are to ensure construction categories for projects are more easily identified and inclusive. Also, finalized checklists for each construction category should be available soon on the ASPOA web site and in the office.

- **Treasurer's Report:**

Director Kokernot reports that we have \$303,000 in POA bank accounts. He also reported that revenues are up and 75% of the 2011 Special Assessments have been paid by property owners.

- **Property Management Report:**

Paul Meisler reported 123 violation letters were sent. He reported that they are considering changing ASPOA office hours to better accommodate community needs, but will still have the office open until 6 PM one day. The proposed change in office hours will be presented to the Board for approval.

- Director Martinez left meeting because of prior engagement.

- **NEW BUSINESS:**

- Motion made by Director Nielsen to allocate an additional \$25,000 from 2011 Special Assessment as additional Apache Shores contribution to Participate in the Travis County Substandard Roads program to bring Fort Smith Trail to Travis County standard.

Motion Second by Director Dent

Motion Passes: Yes:   9    
Absent:   2  

- Motion made by Director Cawthon to allocate up to \$600 to Maintenance budget to paint and reupholster the Apache Shores maintenance truck.

Motion Second by Director Dallas

Motion Passes: Yes:   9    
Absent:   2  

- Motion made by Director Dallas to approve new fence for the property at 14948 Running Deer (corner Osage). Design approved to allow 5'6" wrought iron fencing with 6' limestone pillars on Running Deer frontage and Osage to electric wrought iron gate. Remaining side and back fence to be 6' wood privacy.

Motion Second by Director Dent

Motion Passes: Yes:   9    
Absent:   2

- Motion made by Director Cawthon to allocate up to \$1,800 additional funds from the Operations budget for expanded hours for security at Lakeside park to 10 hrs/day every weekend through Sept. 18, 2011 and 2<sup>nd</sup> security person July 4<sup>th</sup> holiday weekend & Labor Day weekend. 3 days each for 8 hrs. per day.

Motion Second by Director Saile

Motion Passes: Yes:   9    
Absent:   2  

- **MEMBERS INPUT:**

Tom Delaney asked about how recurring violations are handled. Mr. Meisler reported that if there are recurring event violations within a 6 month period, the violation picks up where it left off. He also noted that there will be a form on the web site to submit information on violations.

Bob White reported that a lot on Brass Buttons has been serving as the septic leach field for the house across the street. Mr. White reported that the lot was foreclosed on and the new owner has obtained judicial permission to disconnect the septic pipe from the house.

**Meeting adjourned by President Dent at 7:29 pm.**

**The next Board of Directors Regular meeting will be held on July 20, 2011 at 7 PM**