

APACHE SHORES PROPERTY OWNERS ASSOCIATION
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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 (Party Barn) at 14919 General Williamson Drive, on Wednesday, February 10, 2010, 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 – Kurt Nielsen
 - b. Treasurers Report – Brian Prehn
 - c. Any other Directors reports
6. Property Management Update - Paul Meisler / Judy Phelps
7. New Business
 - a. Deed Restricted Community Signs
 - b. Greenbelt Improvements
 - c. Watercolor Group
 - d. 2909 Geronimo
 - e. Fence Variance – 14617 Branding Iron
 - f. Assessment Fee
 - g. Approve Ballot for printing
 - h. Announce Annual Meeting Date
 - i. Misc.
8. Members Comments
9. Adjournment

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

MINUTES OF THE REGULAR MEETING

February 10, 2010

- **7:03 - Meeting Called to Order** by Vice President Doug Saile
- **ROLL CALL:** Present: Directors: Cawthon, Coney, Crabtree, Dallas, Lougee, Martinez, Prehn, Saile and Wood
Absent: Directors: Nielsen and Fleming

Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting held on January 13, 2009, with the approved change under new business 1st motion a fails not passes.

Motion second by Director Saile

Motion Passes: Yes: 9

- Motion made Director Lougee to excuse the absence of President Nielsen and Director Fleming due to work obligations.

Motion second by Director Martinez

Motion Passes: Yes: 9

- **DIRECTOR'S REPORTS:**
- **Vice President's Report:**

Director Saile reminded residents that they only had a couple more days to get their Candidacy Forms in. They were due in the office by February 12th at 5:00 pm. The Annual Meeting will be held on March 27, 2010 at the Community Hall at noon. Meet the Candidates will be held following the regular Board Meeting on March 10th. The Ballot will be voted on tonight under New Business.

- **Treasurer's Report:**

Director Prehn talked about the completed Audit and the items that the Board will be discussing with management to improve services; such as, having builders possibly paying McCommis directly instead of the ASPOA and the ASPOA paying McCommis. 2010 maintenance fees have been coming in. A letter of intent has been sent to the Marshall Ford Church for the purchase of their property.

- **Deed Restriction Committee:**

Director Martinez explained that homeowners whom had received letters explaining that Apache Shores will be filing in court concerning longtime violations have been responding. We are seeing some action from these homeowners addressing the violations and bringing their property into compliance.

- **Greenbelt Committee Report:**

Director Lougee wanted to thank Brad Crabtree, his wife Angela, Tom Delaney, Greg James, Laura Smith, her 10 year old daughter, Raully Williams, Bill & Kendall Jacobsen and me for coming down to the Greenbelt and volunteering this past Saturday, the 6th. Tom Delaney and one group re-routed the trail off private property onto Apache Shores' property, while another group spread decomposed granite along the trail in some of the muddiest areas. Brad also installed a new bench at what had begun to be known as Fern Falls that he had donated and a lot of trash was removed. Large rocks were place across the creek and creek banks reinforced allowing homeowners to cross more easily.

- **PROPERTY MANAGEMENT REPORT:**

On the last Deed Restriction drive Judy Phelps reports 50 new violations who have been sent friendly reminders, 9 received warnings letters, and 33 members received fine letters. 35 owners are on the pending list needing more time to bring their violation into compliance. Pioneer is working with over a dozen homeowners addressing fines and old dues, setting them up with payment plans and getting them to clean up their properties. Pioneer has collected \$30,000 in past due fees. The office will be closed for the next few days due to illness so if you need help with anything call Pioneer, notices will be put on the office door. Judy also reminded members that the Annual Meeting will be on March 27, 2010.

- **NEW BUSINESS:**

- Motion made by Director Saile to approve up to \$500.00 for signs that can be installed at each entrance of Apache Shores stating that Apache Shores is a Deed Restricted Community.

Motion Second by Director Lougee

Motion Passes: Yes: 9

- Motion made by Director Lougee to approve an additional \$1500.00 for additional improvements to the Greenbelt.

Motion second by Director Saile

Motion Passes: Yes: 9

- Motion made by Director Lougee to allow the Waterloo Watercolor Group to use the Community Hall free of charge for one weekday in June, July and December, to host art days for children living at the Austin Children shelter.

Motion second by Director Wood

Motion Passes: Yes: 9

- Motion made by Director Lougee to remove the 2nd \$200.00 fine from 2909 Geronimo. They have paid the initial \$200.00 stop work order fine.

Motion second by Director Prehn

Motion Passes: Yes: 9

- Motion made by Director Saile to allow a fence variance at 14617 Branding Iron in the front of the residence. The fence will be constructed with 4' concrete wall with an additional 2' wrought iron fence on the top. The ARC recommends passing this variance.

Motion second by Director Wood

Motion Passes: Yes: 9

- Motion made Director Lougee to propose as a Ballot item an assessment that requires each member pay \$85.00 per lot. If you own multiple lots in your homestead, you will qualify for a homestead exemption and pay only one assessment on those lots. All lots that are not part of your homestead will pay the per lot assessment. Each member will be billed \$85.00 per lot initially. To qualify for the homestead exemption, an owner must present homestead verification/proof from the Travis County Tax Office for the current year to Pioneer Real Estate Services, no later than June 1, 2010. The homestead exemption opportunity will terminate after June 1, 2010.

Motion second by Director Saile

Motion Passes: Yes: 9

- Motion made by Director Lougee to approve the Ballot for printing.

Motion second by Director Martinez

Motion Passes: Yes: 9

- **MEMBERS INPUT:**

Mikus Grinsberg – would like the Board to consider asking the membership their opinion on the policies, rules and regulations that are important to them. Are there too many rules, are they specific enough, what would the members like to see in their neighborhoods?

Paul Leach – asked about Juan Rivera’s fence was it permitted.

The Board will look into it.

Gutteriz Luis – asked about fences. He discussed the various fences he has seen in his neighborhood. He explained that he wanted to follow the policies but he does see many different types of fences.

Dennis Bitterlich – asked who/what is McCommis.

Director Saile explained that they are the inspection company that Apache Shores uses.

Jackie Wheeless – asked if vinyl underpinning was allowed, she has seen it used as underpinning.

According to the Deed Restrictions vinyl underpinning isn’t allowed.

Taylor O’Brien – talked about getting the trash cleaned up off Broken Bow that is in the run-off easement that flows into Lake Apache.

The Board will get the maintenance man over there to pick up that trash.

Meeting adjourned by Vice President Saile at 7:55 pm.

Next Board of Directors Regular meeting will be March 10, 2010