

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 at 14919 General Williamson Drive, on Wednesday, February 23, 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 – Kurt Nielsen
 - b. Treasurers Report
 - c. Any other Directors reports
6. Property Management Update - Paul Meisler / Judy Phelps
7. New Business
 - a. Approve the Ballot
 - b. Parking Permits
 - c. Amenity Breakdown
 - d. 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 23, 2011

- **7:05 - Meeting Called to Order** by President Kurt Nielsen
- **ROLL CALL:** Present: Directors: Cawthon, Coney, Dallas, Dent, Lougee, Nielsen, Martinez, Saile_and Wood

Established a quorum

- Motion made by Director Lougee to approve the minutes from the previous regular Board meeting held on January 26, 2011.

Motion second by Director Martinez

Motion Passes: Yes: 9

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Meet the Candidates will be held following the Board meeting. The Annual meeting will be held on March 26, 2011 at noon in the Community Hall. We are wrapping up the improvements made to the amenities throughout this past year. Land Use meeting March 1st at 6:30 anyone is welcomed to attend.

- **Treasurer's Report:**

Apache Shores' income continues to be higher than the proposed budget and under budget for operating expenses. This is due to Community Hall rentals, resale certificates being above the proposed budget and legal below. Apache Shores has \$152,000.00 in the bank.

- **Roads Director's Report:**

Roads work has been completed other than road patching for this past year. Improvements were made to the really washed out portion of Crazyhorse, the washed out narrowing bad curve on Broken Bow was repaired, a new culvert installed on Washoe and saw cut repairs and asphalt work was done on Big Horn. Apache Shores is working with the County to take over the roads in Apache Shores beginning with the longest ones first.

- **PROPERTY MANAGEMENT REPORT:**

The new system for the Deed Restriction drive reports is now being used. Pictures of the actual violation will become part of the violation letter. After the last Deed Restriction drive 42 friendly reminders were sent out, 12 homeowners were sent warning letters, 10 homeowners have been moved into various fine stages and 9 homeowners have been moved into pending for various violations.

- **NEW BUSINESS:**

- Motion made by Director Lougee to approve the Ballot and Ballot Information.

Motion second by Director Nielsen

Motion Passes: Yes: 9

- Motion made by Director Lougee to approve to order and issue Parking permits with no charge to the homeowners.

Motion second by Director Martinez

Motion Passes: Yes: 9

- Motion made by Director Nielsen to approve the proposed breakdown of the Assessment, if it passes. \$40,000.00 for Operating Expenses, \$50,000.00 for Roads Improvements, and \$50,000.00 for Amenities Improvements.

Motion second by Director Saile

Motion Passes: Yes: 9

- Motion made by Director Martinez to reduce the fines at 1509 Westward Ho to \$700.00 as requested by Gustavo Canales and his attorney.

Motion second by Director Lougee

Motion Fails: Yes: 0

No: 8

Abstain : 1 Director Lougee

- Motion made by Director Nielsen to reduce the fines for 1509 Westward Ho by 50%

Motion second by Director Coney

Motion Fails: Yes: 3 Directors Coney, Dallas, and Nielsen
No: 4 Directors Cawthon, Dent, Martinez, Saile
Abstain : 2 Directors Lougee and Wood

- Motion made by Director Saile to approve an additional \$2500.00 for work at the Lakeside Park which will include continuing the granite pathway.

Motion second by Director Nielsen

Motion Passes: Yes: 9

- Motion made by Director Coney to allow 1901 Big Horn, Gary Randolph to construct a 8' see through type fence during construction of the home to be removed before the CO will be issued

Motion second by Director Saile

Motion Passes: Yes: 8
Abstain: 1 Director Cawthon

- **MEMBERS INPUT:**

Matt Kerr – asked about paving Washoe Court with asphalt and he would like to construct a basketball Court

Directors Saile explained that if the neighbors wanted to pay to asphalt Washoe Court that they would need to get permission from the County. Any basketball court would need to be of a removable type nothing permanent would be allowed in the right of way.

Daniel Stanley – Would like to have permission to keep a construction trailer on his property while he builds 4 homes.

This is not allowed in the Deed Restrictions.

Enrique Rivera – Asked about the Board’s decision to rent the Community Hall to his church for the remainder of the year on Sundays.

He will need to get with the office manager, Nancy and see if those dates are available.

Meeting adjourned by President Nielsen at 7:43 pm.

**Next Board of Directors Regular meeting will be
March 23, 2011,
at 7:00 pm in the Community Hall**