

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, January 26, 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. Assessment
 - b. Assessment Division
 - c. 1500 Remington
 - d. 1404 Shawnee Circle
 - e. 2681 Crazyhorse Pass
 - f. Septic Engineer
 - g. Pool Improvements
 - h. Lakeside Park Improvements
 - 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

January 26, 2011

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

Established a quorum

- Motion made by Director Lougee to approve the minutes from the previous regular Board meeting held on October 27, 2010.

Motion second by Director Martinez

Motion Passes: Yes: 8

- Motion made by Director Lougee to excuse Kurt Nielsen from the Board meeting due to personal obligations

Motion second by Director Saile

Motion Passes: Yes: 8

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

Director Saile informed the membership that maintenance fee bills have been sent out and are due by March 1, 2011. If paid after that date a late fee will be added to the \$35.00 per lot fee for each lot that is paid late. Candidacy forms have been sent out and are due by February 16, 2011. There are 6 open seats and any member interested in running must be a member in good standing with all fees, (including the 2011 maintenance fee) and fines paid. The road work for this year has been temporarily on hold due to equipment failure.

Apache Shores is working with Travis County on sub standard roads, taking over the longer roads first in case the program ends before all Apache Shores roads have been taken over. The first road in this program will be Fort Smith Trail.

- **Treasurer's Report:**

Director Dent informed the membership that Apache Shores is ahead of the proposed budget on the collection of revenue by \$10,000.00 and \$15,000.00 under budget for operating expenses. This is due to resale certificates being above the proposed budget and legal below. Apache Shores has \$175,000.00 in the bank.

- **PROPERTY MANAGEMENT REPORT:**

Paul Miesler explained to the membership that Apache Shores is working on a new system for the Deed Restriction drive reports. Pictures of the actual violation will become part of the violation letter. After the last Deed Restriction drive 48 friendly reminders were sent out, 8 homeowners were sent warning letters, 14 homeowners have been moved into various fine stages and 6 homeowners have been moved into pending for various violations. This is a busy time for the ASPOA from now until the Annual meeting.

- **NEW BUSINESS:**

- Motion made by 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 TCAD (Travis County Tax Office) for the current year to Pioneer Real Estate Services no later than June 1, 2011. The homestead exemption opportunity will terminate after June 1, 2011.

Motion second by Director Martinez

Motion Passes: Yes: 8

- Motion made by Director Lougee to accept the following breakdown of the 2011 Assessment proposal. \$40,000.00 for Operating/General Fund, \$50,000.00 for Road Improvements, and \$50,000.00 for Amenities Improvements.

Motion second by Director Saile

Motion Passes: Yes: 8

- Motion made by Director Coney to allow Julio Vences at 1500 Remington to be issued a building permit. All required paperwork has been completed.

Motion second by Director Dallas

Motion Passes: Yes: 7
No: 1 Director Saile

- Motion made by Director Coney to approve the manufactured home as submitted on the application by Julio Vega to be located at 1404 Shawnee Circle. Issuing the permit is subject to the completion of the permit process, within 60 days from January 27, 2011.

Motion second by Director Lougee

Motion Passes: Yes: 7
Abstain : 1 Director Martinez

- Motion made by Director Coney to approve the manufactured home as submitted on the application by Oscar Longares to be located at 2681 Crazyhorse Pass. Issuing the permit is subject to the completion of the permit process, within 60 days from January 27, 2011.

Motion second by Director Wood

Motion Passes: Yes: 7
Abstain : 1 Director Martinez

- Motion made by Director Cawthon to approve up to \$2,000.00 to hire a septic engineer. All bids to be approved by the Board before work begins.

Motion second by Director Saile

Motion Passes: Yes: 8

- Motion made by Director Nielsen to approve up to \$11,000.00 for improvements to the pool area, these improvements include landscaping, bathroom improvements and a new deck. All improvements and bids to be approved by the Board before any work begins.

Motion second by Director Lougee

Motion Passes: Yes: 8

- Motion made by Director Dent to approve up to \$2500.00 for improvements to the Lakeside Park. Improvements including adding sand and stairs to an area for children.

Motion second by Director Lougee

Motion Passes: Yes: 8

- Motion made by Director Coney to change the septic system building application requirements to include the actual Travis County issued septic system permit. No longer will just the application and receipt from Travis County that a permit was applied for be acceptable.

Motion second by Director Dent

Motion Passes: Yes: 8

- **MEMBERS INPUT:**

Tom Delaney – asked about the Lakeside Park Improvements.

Directors Saile and Cawthon explained that new concrete pads were poured for more picnic tables and the port-o-pottie. Also a concrete footing was poured for a 2' to 3' rock wall behind the existing picnic table area. Concrete was also poured on each side of the boat ramp to help channel water from going under the edges of the ramp and eroding it. Shade structures over some of the picnic tables are also in the plans.

Directors Dent and Lougee will be creating an area upstream from the boat docks with stairs into a sandy area for children to play. The water is shallower in that area and the sand will allow the children to play without danger of hurting their feet.

While the water is lowered Director Lougee will also be cleaning the duckweed and muck between the boat docks and getting the boat docks painted with marine quality epoxy paint.

Stephanie Fitzharris – A property owner in Cardinal Hills that came to speak to the Board and the membership about a businessman in Seattle who is planning on building atop the highest point in Cardinal Hills on Susan Drive, a 8500 square foot dog kennel/retail daycare business. She brought the site plan to the board meeting. Every one in her group is willing to fight them tooth and nail; they are just looking for help/advice/support from ASPOA. She said that they do not expect ASPOA to kick in any money, so don't worry about that. They just feel the environmental impact via the creek system 50 yards away from run off of dog feces and urine, the potential for dogs to escape, the retail traffic jam on Debba Drive at Susan, not to mention the barking that will resonate throughout the neighborhoods 24-7, 365 days a year. Not only undesirable for Cardinal Hills but for Apache Shores also, especially residents in the Debba Drive area. The proposed site is supposed to be single family dwelling. They are going for full commercial retail.

Questions and discussion followed.

Anyone interested in getting more information or helping can contact them at:

cardinalhills@gmail.com

Meeting adjourned by Vice President Saile at 7:49 pm.

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

Meet the Candidates after the Board meeting – Question and answer session with the candidates for the upcoming 6 open positions.