

APACHE SHORES PROPERTY OWNERS ASSOCIATION
14919 General Williamson Drive
Austin, Texas 78734
Phone: 512-266-2719 ~ Fax: 512-266-3910

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, Oct 10th, 2007, at 7:00p.m. All members are invited to attend.

Items on the Agenda

1. Call to order
2. Roll call / Establish a quorum / Approval of Prior Meeting Minutes
3. Approve / Disapprove Absences (If any)
4. Directors Reports:
 - a. Presidents Report - Doug Saile
 - b. Treasurers Report - Brian Prehn
 - c. Communications - Pam Lougee
 - d. Amenities - Tom Kirtz
 - e. Deed Restrictions - Peter Lohmann
 - f. Maintenance & Amenities - Sara Jackson
 - g. Architectural/Building - Ron Tobin
5. Property Management Update - Paul Meisler / Judy Phelps
6. New Business (as per written motion) and member Q&A per each item only.
 1. Approve / Disapprove to rename Children's Park in return for a 25K donation
 2. Approve / Disapprove the On-Site Built Only Policy
 3. Approve / Disapprove to re-allocate \$2.2K and add \$1.8K for continued construction on the Soccer Field. \$4K total.
 4. Approve / Disapprove revised Contractors Hours Policy - Sara
 5. Approve / Disapprove Legal Settlement (if presentable)
 6. Approve / Disapprove ARC proposal to include Home Additions to pay same Permit fees as New Construction Permits require.
 7. Approve / Disapprove Manual Martinez Request to have their Comm. Group meet on Thursday evenings at no charge in the Comm. Hall.
 8. Approve / Disapprove to reduce fines for Cokins Builders
 9. Approve / Disapprove to reduce fines for Powell Builders
7. Members Comments
8. Adjournment

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

MINUTES OF THE REGULAR MEETING

October 10, 2007

- 7:03 -Meeting called to order by President Saile
- ROLL CALL: Present: Directors: Jackson, Lohmann, Lougee, Prehn, Saile, Tobin and Wood.
Directors: Kirtz, Fleming and Stone were absent.

Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting on September 12, 2007.
Motion seconded by Director Saile
Motion Passes: Yes: 7
- Motion made by Director Lougee to excuse Kathy Fleming and Harold Stone from the regular Board Meeting due to scheduling conflicts with work and/or family.
Motion seconded by Director Jackson

Motion Passes: Yes: 7

- DIRECTOR'S REPORTS:

- President's Report:

Clean Sweep was held this past weekend and Apache Shores would like to thank Daniel a resident who rode his bike over to the Community Hall and helped residents unload their trucks and trailers. Also thanks to Directors Fleming, Jackson, Lougee and the Apache Shores staff Nancy Lemuix and Craig for volunteering their time and help.

- Amenities Director's Report:

Apache Shores is continuing to work on completion of the design and the permitting process with the City of Austin on having new boat docks at the Lakeside Park

- Deed Restriction Director's Report:

The Committee will be working with TDS to ensure all residents have trash service with TDS as required in the By-Laws. Additional requirements were added to the procedure of reporting Contractor's Hours violations. A priority of the committee continues to be house numbers on all homes as required by ASPOA Policy.

Click on link below:

<http://www.apacheshorespoa.com/web124/documents/policies.asp?tArticleListId1=28&tArticleId=178>

- Office Complex Committee Report:

We have been in contact with Marshall Ford Church and they are not interested in selling at this time but would be willing to improve their building. They asked that we contact them again when we get our plans together. We will be asking McCommis to help with an inspection to determine what type of work will be needed if we decide to remodel the existing buildings.

- Architectural Director's Report :

The committee continues to work on out sourcing the plan review for various types of construction and they are reviewing TCEQ requirements for run-off and drainage water. The committee is asking the Board of Directors to adopt a new Policy that only allows on-site built homes on all lots in Apache Shores excluding lots the in Sections 5 and part of Section 3 which allow manufactured, modular, move-on or other off site built homes.

- PROPERTY MANAGEMENT REPORT:

We are ahead on receiving assessment payments than last year. The collection of dues and assessment fees will exceed our Budget. We have less revenue coming in from uncollected past due bills as we have fewer outstanding bills. We sent out 225 violation letters including friendly reminders, warnings, fines and litigation this month.

- NEW BUSINESS:

- Motion made by Director Saile to approve to rename the Children's Park on Geronimo to the Marj Whitehead Memorial Park for a minimum donation of \$25,000.00.

Motion Seconded by Director Lougee

Motion Passed: Yes: 7

- Motion made by Director Tobin to approve an on-site built policy.

Motion seconded by Director Saile

Motion passes: Yes: 7

This Policy would allow only on-site built homes in Sections 1, 2, 4, 6, 7, and some lots in Sections 3 and 5. Manufactured, Modular, Move-Ons and all off-site built homes will only be allowed in Section 5 and Section 3 on lots that are plated for Mobile Homes, listed in the Deed Restrictions for each of those sections.

- Motion made by Director Saile to approve to re-allocate \$2,200.00 and to add another \$1,800.00 to complete the Soccer Field.. Total Amount \$4,000.00.

Motion seconded by Director Lohmann

Motion passes: Yes: 7

- Motion made by Director Lougee that the Board of Directors authorizes the Executive Committee to negotiate and enter into a settlement agreement with Toby Tyler through a majority vote of that committee.

Motion seconded by Director Saile

Motion Passes: Yes: 6 No: 1

- Motion made by Director Tobin that the Architectural Review Committee recommends that the Capital Improvement Fee be expanded to include both single story additions and multi-story additions. This will become effective for all permit applications submitted after midnight October 14, 2007.

Motion seconded by Director Lohmann

Motion passes: Yes: 6 No: 1

- Motion made by Director Lougee to deny the appeal to reduce the fines owed by Chris Cokins.

Motion seconded by Director Saile

Motion fails: Yes: 3 No: 4

- Motion made by Director Lougee to deny the appeal offer to settle for \$400.00 from Powell Development for fines owed to Apache Shores POA..

Motion seconded by Director Tobin

Motion passes: Yes: 7

Greg Powell was in the audience and asked if he could speak before the vote was taken. He was denied since the Board of Directors had already heard his appeal at the previous Board Meeting and were just voting on his appeal. Mr. Powell left after hearing that his appeal was denied.

- MEMBERS INPUT:

Martha Ruth - Explained to the Board about her proposal that the watercolor painters that used the Community Hall wanted new light bulbs to be installed in the Community Hall. These bulbs are a different type of fluorescent tube providing better light which is needed for painting by the watercolor painting group. The watercolor group will pay for these bulbs and all new additional bulbs when needed.

Betty Lindsey - Asked about the pothole on Whitebead.

Next Board of Directors Regular meeting will be December 12 at 7:00 pm

Meeting adjourned by President Saile at 8:03 pm