

**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, Dec. 10, 2008, 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. Additional Directors Reports
5. Property Management Update - Paul Meisler / Judy Phelps
6. New Business (as per written motion) and member Q&A per each item only.
  - a. Approve / Disapprove adding \$85 assessment to 2009 Ballot
  - b. Approve / Disapprove proposed 2009 budget
  - c. Hear Randy Jones Waste Water Plan – If present.
  - d. Approve / Disapprove waive rent for Austin Children’s Shelter Christmas Party
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**

**December 10, 2008**

- **7:05 - Meeting Called to Order** by President Saile
- **ROLL CALL:**

Present: Directors: Cawthon, Fleming, Jackson, Lougee, Nielsen, Prehn, Saile and Wood.

Absent: Director Tobin

**Established a quorum**

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting held on November 12, 2008.

Motion second by Director Nielsen

Motion Passes: Yes:   8  

- Motion made by Director Saile to excuse Ron Tobin due to prior family obligations
- Motion second by Director Lougee

Motion Passes: Yes:   8

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Director Saile explained that our Deed Restrictions were written over 30 years ago and that they don't include any type of provisions to increase the \$35.00 a year per lot annual maintenance fee. The amount of monies collected from these fees is no longer enough to run this Association. Special Assessments have been passed by the membership in the past allowing the association to designate additional monies to special projects or necessary and needed maintenance. It is obvious that our Deed Restrictions are outdated and that the \$35.00 per lot annual maintenance fee no longer will cover operating expenses. What needs to happen is, the members (50% plus 1) need to either change the Deed Restrictions or Incorporate. These are our choices and we need to decide which would be the best for the Association and get the members involved.

- **Treasurer' Report:**

Total Revenue this past month was \$12,600.00 and the Year to Date Revenue is \$287,000.00. This is very close to our projected budget.

- **Land Use Committee's Report:**

Director Nielsen talked about the Land Use Questionnaire, which can be found on [www.apacheshorespoa.com](http://www.apacheshorespoa.com) under Downloads on the Home Page or a copy can be picked up at the Apache Shores on-site office. The next meeting will be held at the Apache Shores Office on December 17, 2008 at 6:30 pm. Our committee will look at the surveys we have received and begin to develop a 5 year use plan for our common properties. If anyone interested in joining this committee can give their contact information to me or Nancy at the office or just show up at the upcoming meeting. Tell your neighbor and friends about the survey and the meeting. All input is appreciated and welcome.

- **Secretary's Report:**

The Board of Directors was also approached by Water District #17 to become part of the District. Director Lougee explained that Apache Shores is not part of the WCID #17 District. On your water bill each month you can see an Out of District Fee of \$6.00... Right now \$3.00 of that fee each month is taken out and put aside into what WCID calls the Apache Shores slush fund and that money is being used for repairs and improvements. Many areas in Apache Shores still have 3" pipe installed by Apache Shores Utilities Corp, in order to have fire hydrants the pipe must be 6". Right now if any major repairs or necessary improvements are needed Water District 17 would need to take out a bond and all Apache Shores residents would be required to pay back the bond. If we were members of the District we would be entitled to District monies another advantage to being in District would be Apache Shores members would be eligible to vote on all issues concerning the District;. If we became part of the District Apache Shores residents will notice that the \$6.00 Out of District Fee would be removed from your monthly bill and you will be billed on your Property Owners Tax bill. The amount billed will be \$0.0575 per \$100 of your property's assessed value. This money would also become tax deductible since it would now be on your property tax statement. I believe this would be a good move for Apache Shores and I personal not as a representative of the Board of Directors have a petition that I would like anyone interested in this to sign. After I get 50 signatures it will be put on the Water District agenda and then their Board of Directors will vote to put it on their general election. At that time all Apache Shores residents would have to vote to become part of the District and also the entire District would have to vote to accept Apache Shores into the District.

- **PROPERTY MANAGEMENT REPORT:**

We are still driving the neighborhood twice monthly. On the last drive we picked up 26 new violations that will be receiving friendly reminders. We sent out 7 warning letters and we have 12 members that are receiving fine letters. We have 51 pending asking for more time to take care of their various violations. Many of these are for underpinning their trailers and this is a big expensive and requires additional time. We have had increased communication with members when they receive violation letters which is great since compliance is the result we are interested in.

The Office will be closed Christmas and the day after. An emergency number is still available.

- **NEW BUSINESS:**

- Motion made by Director Saile to propose as a Ballot Item an assessment of \$85.00 per lot. Multi-lot homesteads will qualify as a single lot owner and pay only one assessment. Multiple lots that are not part of your homestead you will pay per lot. Bills will be sent out with a per lot assessment. Homeowner will be responsible to show proof of homestead from Travis County to apply and the bill will be adjusted at time of payment. To qualify payment and exemption proof must be made by the payment deadline at Pioneer Property Management Company. Deadline for the homestead exemption and payment is June 1, 2009.

Motion Second by Director Lougee

Motion Passes: Yes:   7  

No:   1   Director Wood

- Director Prehn said that based on the expected lost of revenues due to the economy that by allocating \$30,000.00 of the proposed special assessment to operating expenses, next year's projected Budget will remain the same as this year.
- Motion made by Director Prehn to approve the proposed 2009 Budget.

Motion second by Director Lougee

Motion Passes: Yes:   8  

- Randy Jones wasn't present at the meeting
- Motion made by Director Lougee to approve to waive the rent on the Community Hall for a Christmas Party for the Austin Children's Shelter;

Motion second by Director Wood

Motion Passes: Yes:   8

- Motion made by Director Saile to approve a variance of a trailer more than 5 years old to be placed at 14800 Thunderhead.

Motion second by Director Cawthon

Motion Passes: Yes: 8

- **MEMBERS INPUT:**

**Tom Kirtz** – wanted to know if The Twin Towers had been issued a CO. Someone is living in the home on the left. Pioneer will send them a letter.

**Peter Lohmann** – asked if the Board would consider securing the tennis courts off from the basketball courts and have a key available to tennis players for a nominal fee. The tennis courts are being damaged.

**Meeting adjourned by President Saile at 7:55 pm**

**Next Board of Directors Regular meeting will be January 14, 2009  
at 7:00 pm**