

**APACHE SHORES PROPERTY OWNERS ASSOCIATION
14919 GENERAL WILLIAMSON DRIVE
AUSTIN, TEXAS 78734
TEL: 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 Community Hall of the Apache Shores office complex located at 14919 General Williamson Drive, on Thursday February 8, 2007 at 7:00 p.m. All members are invited to attend.

ITEMS ON THE AGENDA

- 1. Call to Order**
- 2. Roll Call/Establish a quorum**
- 3. Approve any director absences**
- 4. Approval of Prior Meeting Minutes (meeting from 01-11-07)**
- 5. Property Management Report-Pioneer Representative**
- 6. Directors Reports**
 - a) President/Maintenance and Amenities – Tom Delaney
 - b) Vice President – Tom Kirtz
 - c) Secretary/Administration-Pam Lougee
 - d) Communications-Nicki Roberts/Ron Wood
 - e) Architectural-Peter Lohmann
- 7. Committee Reports**
 - a) Greenbelt
 - b) Soccer
 - c) Children's Park
- 8. Members Input – (maximum of 20 minutes-each member is limited to two (2) minutes per comment/issue)**
- 9. New Business**
 - a) Proposed 2007 Special Assessment
 - b) Proposed Annual Meeting Items
 - 1) Meeting Date
 - 2) Proposed Assessment
 - 3) TDS Community Bulk Service
 - 4) Assessment Budget-75/25
 - c) Purchasing a/c-heater unit for ASPOA office
 - d) Appeal
 - 1) 2206 Crazyhorse Pass
 - e) Misc.
- 10. Adjournment**

***When addressing the Board of Directors, it is requested you please state your name and issue.**

***As a courtesy to all members, discussion will be limited to two (2) minutes per member, not including possible questions posed to the speaker by individual directors.**

MINUTES OF THE REGULAR MEETING

February 8, 2007

- **7:08 -Meeting called to order** by President Delaney
- **ROLL CALL:** Present: Directors; Delaney, Kirtz, Lougee, Lohmann, Reed, Alvarado, Stone and Wood. Absent: Directors Roberts, and Van Nostrand. Director Maniccia resigned

Established a quorum

- Motion made by Director Delaney to approve the previous meeting minutes from January 11, 2007.

Motion seconded by Director Stone

Motion Passes Yes: 8

- Motion made by Director Lougee to excuse Karl Van Nostrand and Nicki Roberts from the regular Board meeting on February 8, 2007 due to work obligations and illness.

Motion seconded by Director Reed

Motion Passes Yes: 8

- **PROPERTY MANAGEMENT REPORT:**

Pioneer has been working on preparing the Ballot for the annual meeting and guiding Nancy and the Board to prepare for the annual meeting. Since the upcoming newsletter has time sensitive material Pioneer has been working with Lakeway Printing trying to figure out what is taking so long with the newsletter and why it has been taking so long to get out to the membership. Maybe we need to look to an alternative for this upcoming newsletter. The Capital Improvement Fee on the Budget is the \$500.00 fee collected for Roads and/or Capital Improvements from all new construction including on-site built, relocated, modular and manufactured homes. Some discuss has been made about the possibility of increasing this fee and the Board will look into this suggestion. The financial condition of the Association looks good, relevant to the budget.

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Often times the Association hears only from the squeaky wheel and about all the bad things that go on in the subdivision and never hear about all the good things that happen. Two Board Members, the homeowners and Larry Albee spent a Saturday recently cleaning up some trees that the road crew had pushed onto the homeowners' property while repairing the road. The trees were cut up and hauled off to a brush recycler.

- **Vice President's Report:**

A group of volunteers continues to work at the Lakeside Park cleaning up brush that was previously cut. Anyone interested in volunteering time to help are encouraged to join us at the Lakeside Park this weekend. A bobcat will be available to help with the work. Work will begin on Saturday March 10th at 11:00 am.

The Lakeside Park will be surveyed in the coming week.

- **Administration Report:**

Please join the Board for the upcoming meeting on March 8th to meet and ask questions of the candidates that are running for the 6 open positions on the Board.

Doug Saile will be holding a roads forum Saturday February 24th at 10:00 am to discuss the needs and future of the roads in Apache Shores including which roads need to be paved, repaired or chip sealed. Doug wants and needs input from the membership and if you are unable to make the meeting please send your requests for road work to the Apache Shores website.

- **Communication's Report:**

The newsletter will go out in February and will include candidate's running for the open Board position information and additional information pertaining to the Annual Meeting in March

- **Architectural Director's Report :**

We will be having another Architectural Committee workshop to work on fine tuning the building packet and addressing new ideas, concerns and criticism received about the present building packet.

- **COMMITTEE REPORT'S;**

- **Greenbelt Committee:**

A couple of trees fell over during the ice storm on the Greenbelt and were cut by someone and will need to be cut better. If while you are enjoying the Greenbelt and you see problems that need to be addressed please call the office or let the website know so we can take care of the problem. We will be looking into the possibility of benches on the Greenbelt in memory of Marge Whitehead.

- **Soccer Field Committee Report:**

Apache Shores is well on the road to having a soccer / playing field.. Volunteers have continued working and they are doing an awesome job. We would like to thank all the volunteers working on the field for their time, hard work and the free use of their equipment. We are still under budget.

- **Children's Park Committee:**

Hopefully March 9th will be the dedication for a bench given in memory of Marge Whitehead. We need to re-establish this committee

- **MEMBERS INPUT:**

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Mikus Grisberg - asked how he would be able to know if his vote for the annual meeting was counted.

Paul Leach - feels like his section is going in the wrong direction. He would like the Board to consider looking at other Property Management Companies such as; O'berg & Freestone. Director Lougee told Mr. Leach that she had just spoken recently with Mr. O'Berg and he wasn't interested. Pioneer explained to Mr. Leach that Apache Shores was in 6 law suits with members on his street. Just because we are in a law suit with a member doesn't mean that the member will clean up his property.

Shannon Carrozza - is excited about all the work that has been getting done in her neighborhood. She and a large group of moms want to see the good work continue and would be interested in helping out on the Children's Park Committee. The pool is looking really good and looking forward to seeing how the pool will look this upcoming year now that we have a new pool company.

Jennifer Brown - is an environmental Specialist for the Balcones Canyonland and she is wondering if the builders are in compliance. She will be a guest speaker at the annual meeting.

- **NEW BUSINESS:**

- Motion made Director Delaney to propose as a Ballot item and assessment of \$65.00 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.

Motion second by Director Woods

Motion passes Yes: 7 No: 1

Director Lougee asked that the following statement be put into the minutes:

I'm requesting that the records show the reason I am voting against the proposed assessment is because in my opinion this proposal doesn't benefit the majority of the membership. Although I do support the special assessment and I will benefit from this proposal it is my opinion that when a majority of the Board will benefit from the proposal it could appear very self serving to the community.

- Motion made by Director Lougee to hold the Annual Meeting on March 31, 2007, beginning at noon.

Motion second by Director Reed

Motion passes Yes: 8

- Motion made by Director Stone to put on the Ballot the Texas Disposal Services Bulk Service Options, (No bulk service, annual clean sweep or annual curbside pick-up)

Motion second by Director Lougee

Motion passes Yes: 8

- Motion made by Director Lougee that the 2007 assessment monies are to be distributed with 75% for paving improvements and maintenance of the roads and 25% for amenity improvements.

Second by Director Delaney

Motion Passes: Yes: 6 No: 2

- Motion made by Director Delaney to purchase a heater unit for the ASPOA office not to exceed \$200.00.

Motion second by Director Lougee

Motion Passes: Yes: 7 No: 1

- Motion made by Director Stone to allow the owners at 2206 Crazyhorse to keep their trailer and reverse the fines.

Motion second by Director Lougee

Motion fails: No: 5 Abstain: 3

- **COMMENTS:**

We will be having a Deed Restriction Meeting soon

- **Meeting adjourned by President Delaney at 8:33**

**Next Board of Directors Regular meeting will be Thursday, March 8,
2007 at 7:00 PM**