

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, Jan. 14, 2009, 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 Officially Naming the Soccer Field Peter Lohmann Field
 - b. Approve / Disapprove Late Fee Appeal for Comm. Hall Renter (if Present)
 - c. Approve / Disapprove \$400.00 for Soccer Field Winter Rye Grass Seed
 - d. Approve / Disapprove 14800 Thunderhead Mobile Home Age Variance
 - e. Approve / Disapprove Proposed 2009 Assessment Expenditures
 - f. Announce Proposed Dates for Candidacy Forms (2/15) & Ann. Mtg. (3/28)
 - g. Announce Maintenance Fees were billed, Call the Office if not recieved
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

January 14, 2009

- **7:02 - Meeting Called to Order** by President Saile
- **ROLL CALL:**

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

Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting held on December 10, 2008.

Motion second by Director Saile

Motion Passes: Yes: 9

- **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 It is obvious that our Deed Restrictions are outdated and that the \$35.00 per lot annual maintenance fee no longer will cover operating expenses.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.

Apache Shores would like to thank the anonymous donor for the donation of \$3,000.00 and Clinton Swisher on using that money as directed by the donor to hire a contractor to level out all the dirt and rocks for the soccer field

- **Treasurer' Report:**

Apache Shores is fairly close to our projected budget, except the revenue from Capital Improvements is lower than budgeted. Legal fees are higher than budgeted due to an old lawsuit that has been ongoing for years that has finally been settled.

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

Director Nielsen talked about the Land Use Questionnaire, which can be found on www.apacheshorespoa.com under Downloads on the Home Page or a copy can be picked up at the Apache Shores on-site office. Tell your neighbor and friends about the survey. All input is appreciated and welcome.

Our committee will look at the surveys we have received and begin to develop a 5 year use plan for our common properties. Anyone interested in joining this committee can give their contact information to Director Nielsen or Nancy at the office or just show up at the upcoming meeting, on January 21, 2009 at 6:30. The focus of this meeting will be the amenity improvements in the upcoming years 2010 to 2014.

Director Nielsen will be holding a general meeting for all residents immediately following the regular Board Meeting on February 11, 2009.

- **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 #17 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 and would also be tax deductible.

Director Lougee believes this would be a good move for Apache Shores. Director Lougee personally, not as a representative of the Board of Directors has a petition that she would like anyone interested in becoming part of WCID #17 district to sign.

After Director Lougee gets 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 38 new violations these residents will receive a friendly reminder letter. We sent out 9 warning letters and we have 12 members that are in various stages of fines and will be receiving fine letters. We have 12 pending asking for more time to take care of their various violations. The number of pending has dropped considerable this past month. Members are bringing their properties into compliance. Many of these pending violations 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. Banks have been contacting Apache Shores about fines that are attached to foreclosure properties. They want to settle these liens that have been outstanding for years.

- **NEW BUSINESS:**

- Motion made by Director Lougee to officially name the new soccer field the Peter Lohmann Field, honoring Peter Lohmann for his many years of dedication and hard work, to finally having the soccer field he has always wanted for Apache Shores become reality.

Motion Second by Director Wood

Motion Passes: Yes: 9

- The member that asked to speak to Board about appealing the additional fee he was charged for being in the Community Hall past midnight did not come to the meeting.

- Motion made by Director Saile to approve an additional \$400.00 plus the \$350.00 raised by the Community BBQ Fundraiser for winter rye for the soccer field.

Motion second by Director Nielsen

Motion Passes: Yes: 9

- Motion made by Director Saile to approve a different 5 year old mobile home than the one that was approved at the previous Board Meeting, to be located at 14800 Thunderhead. This new mobile home is in even better condition than the one approved last month.

Motion second by Director Lougee

Motion Passes: Yes: 9

- Motion made by Director Nielsen to approve the proposed division of monies from the 2009 Special Assessment if pasted as follows: \$30,000.00 for operating expenses
\$25,000.00 for roads,
\$85,000.00 for amenities

Motion second by Director Lougee

Motion Passes: Yes: 9

- **MEMBERS INPUT:**

Tom Kirtz – talked about a group of residents of which he is part of that are willing to donate money, materials and time to install an irrigation system for the Lakeside Park. The group will have a proposal for the Board ready for the next Board workshop. This group feels that they will be able to come up with between 50% and 75% of the money needed for this project. Using water from the lake will be not only beneficial to the landscape at the park because of all the organic material in the water but will be less expensive in the future. During times of drought and water rationing the Lakeside Park will still have the needed water.

Peter Lohmann – asked if there had been any discussion about an agreement with Water District 17 to allowing Apache Shores to put a gate into their property giving the soccer players a way to retrieve their balls if they should go into WCID's fenced property.

Meeting adjourned by President Saile at 7:41 pm

**Next Board of Directors Regular meeting will be February 11, 2009
at 7:00 pm**