

APACHE SHORES PROPERTY OWNERS ASSOCIATION 14919 General Williamson
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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 (Party Barn) at 14919 General Williamson Drive, on Thursday, June 13, 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. Directors Reports:
 - a) Presidents Report - Doug Saile
 - b) Treasurers Report - Pioneer
 - c) Communications - Pam Lougee
 - d) Amenities - Tom Kirtz
 - e) Deed Restrictions - Peter Lohmann
 - f) Maintenance & Amenities - Sara Jackson
 - g) Architectural/Building - Ron Tobin
4. Property Management Update-Paul Meisler / Judy Phelps
5. New Business (as per written motion)
 - a) Vote to approve/disapprove \$300.00 for an appraisal on Lot 8. - Sara Jackson
 - b) Vote to approve/disapprove ARC Motions. - Ron Tobin
 - c) Vote to approve/disapprove Newsletter Funds - Pam/Judy Phelps
 - d) 10 minute informative and Vote to approve/disapprove \$3500.00 for matching funds to construct drainage on paleface court - Doug Saile & Bob Cawthon
 - e) Vote to approve/disapprove Boat Docks Repair Funds - Tom Kirtz
 - f) Vote to approve/disapprove Office Staff Procedure - Judy Phelps
 - g) Vote to approve/disapprove Office Building Committee formation - Harold Stone
 - h) Vote to approve/disapprove allowing improvements on lakeside park road. - Doug Saile
 - i) Vote to approve/disapprove Maxwells Semi Trailer variance - Judy Phelps
 - j) Vote to extend Crazyhorse - Judy Phelps
 - k) 10 minute informative and Vote to approve/disapprove Section 5 Reps. - Sec. 5 Reps (if present)
6. Members Comments
7. Adjournment

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

MINUTES OF THE REGULAR MEETING

June 13, 2007

- 7:06 -Meeting called to order by President Saile
- ROLL CALL: Present: Directors; Fleming, Jackson, Kirtz, Lohmann, Lougee, Tobin, Saile, and Wood.

Absent: Director Alvarado, Prehn and Stone

Established a quorum

- Motion made by Director Lougee to approve the previous meeting minutes from May 9, 2007.

Motion seconded by Director Saile

Motion Passes: Yes: 8

- Motion made by Director Saile to approve Director Prehn's absent

Motion seconded Director Kirtz

Motion Passes: Yes: 8

- Motion made by Director Fleming to approve Director Stone's absent

Motion seconded by Director Wood

Motion Passes: Yes: 8

- Motion made Director Lougee to approve Director Alvarado's absent

Motion seconded by Director Wood

Motion Fails: Yes: 4 No: 4 Tie broken by President Saile

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Asphalt paving to begin on Friday, June 15, 2007. Apache Shores will be spending \$87,000 on asphalt paving this year. Apache Shores is scheduled to start paving on Lariat Trail unless a threatened possible injunction to stop paving is filed by a resident of that street. Chip & Seal bids came in today and it will take a couple of weeks to find out if the materials will be available and if available when. Apache Shores will begin filling potholes hopefully by the end of June this will depend on the weather, it needs to be dry. I feel this is one of the best Boards that Apache Shores has had.

- **Treasurer's Report:**

I am working with Pioneer to move Apache Shores to a "lockbox" system for processing receipts and resident's payments. This will move payment processing from Pioneer's office to a central processing facility. We are also working on moving monies that are sitting idle in our checking account to an interest bearing money market account. This will not affect the availability of funds and the money is FDIC insured. This will bring in an estimated \$500.00 or so of interest monthly. I have a long term goal of creating some detailed financial projections in the areas of fees received, assessment, fines, resale certificates, etc. The revenue that is projected will be matched up against projected expense so that we can have a good idea where we stand in the future and in what areas we need to focus our attention and our ability to make investments in amenities. All changes are pending Board approval where necessary.

- **Communication Report:**

We are collecting articles to go out in the July newsletter. Apache Shores is going to go to a paperless newsletter. Newsletters will be available on the website (www.apacheshorespoa.com). A printed copy can be requested by calling the on-site office.

- **Amenities Director's Report:**

Mowing has started back up, we stopped to accommodate resident's requests to follow the LBJ Wildflower mowing to allow the wildflowers to grow during the spring season. Grills for the Lakeside Park should be delivered in the next 4 weeks with installation shortly after. The Children's Park committee is working on a shade structure proposal and should be presenting it at the next Board meeting. I will be meeting with an engineer to review bulkhead requirements. This is a very complex and long process. We are committed to doing it right and having a quality structure that will last for many years. We are aware of the boat dock damage and are taking bids for repairs.

- **Deed Restriction Director's Report:**

We are planning to have a meeting soon

- **Architectural Director's Report :**

The Architectural Review Committee (ARC) has had two (2) meetings and we have had one (1) meeting with McCommis Inspection Company to work on the inspection process. We will be making some changes to the process that is being presented to the Board this evening for approval. We are also talking about the possibility of adopting the IRC (International Residential Code) 2006.

- **PROPERTY MANAGEMENT REPORT:**

Pioneer is working with the Postmaster trying to figure out what is happening with the mail and why residents aren't receiving their statements. A second mailing of the special assessment has gone out. Pioneer has had good results with the "lockbox" system in our neighborhoods they manage. They are continuing to do deed restriction drives. They have had lots of response from members asking for additional time to bring their properties into compliance. On-Site office is open by appointment only the week of June 11th to June 15th.

- **COMMITTEE REPORTS:**

- **Soccer Committee:**

We would like to get the word out that we need more volunteers to continue to work on the Soccer Field. We are looking forward to getting this work done, working towards completing this project and seeing the community enjoying the field. We still need **CLEAN** fill if anyone has some available or knows of someone needing to get rid of it.

Many thanks to all the volunteers

- **NEW BUSINESS:**

- Motion made by Director Jackson to approve \$300.00 for an appraisal in preparation to sell ASPOA Lot 8 as previously approved.

Motion second by Director Lougee

Motion passes: Yes: 7 No: 1

This is an inventory lot and we are paying taxes on it. The neighbors maybe interested in purchasing this lot.

- Motion made by Director Tobin to approve the attached procedures to the Category I building permit process. This procedure will be effective immediately.

Motion second by Director Fleming

Motion passes: Yes: 8

This process is being changed to streamline the permitting process of Category I. The largest change is in the slab inspection instead of having an engineer and McCommis inspect the slab the builder can have either his engineer or Mccommis. This process will also add an insulation inspection.

- Motion made by Director Lougee for newsletter funds was tabled for discuss. Apache Shores is discussing going paperless. The Board will discuss proposed options including at this time sending out the July newsletter with notification of this change or possible a postcard informing the members about this change. Newsletters will now be available on the website (www.apacheshorespoa.com). A printed copy maybe requested by calling the Apache Shores on-site office.
- Motion made by Director Saile for Apache Shores to take charge of solving the erosion issues on Paleface Court, with Apache Shores re-establishing the cul-de-sac and creating the drainage ditches in the ROW (right-of way). Letters will be sent to the homeowners requiring them to install proper size culverts with recommendations of an engineer. All CO's (certificate of occupancy) to be withheld on 3001 and all other homes on Paleface Court until this issue is solved.

Motion seconded by Director Lougee

Motion Passes: Yes: 7 No: 1

Bob Cawthron gave a report about the drainage issue on Paleface Court. Discussion followed. This motion was established after the discussion.

- Motion made by Director Kirtz to approve up to \$500.00 to repair damage to the boat docks.

Motion seconded by Director Jackson

Motion Passes: Yes: 8 -

The boat docks were hit and needed to be repaired.

- Motion made by Director Prehn to approve the attached office staff procedure and job description was tabled. Committee still working on the procedures.
- Motion made by Director Stone to establish a committee to discuss the future of the Office Complex Area.

Motion seconded by Director Lougee

Motion Passes: Yes: 8

This committee is being formed to get input from the community on what they would like to see happen with the office complex area.

- Motion made by Director Saile to allow Brass Buttons homeowners to repair with dirt and gravel, at their expense, the ASPOA lakeside park road now used as an access road to their lakefront property. These residents will allow ASPOA property management access to these properties for inspection of deed restriction enforcement. All clean-up will be the responsibility of the homeowners. Request letter attached.

Motion seconded by Director Jackson

Motion Passes: Yes: 7 Abstain: 1

Discussion about making the homeowners responsible for any clean-up required to Apache Shores Lakeside Park.

- Motion made by Director Lohmann to approve a variance to the Maxwells on Jacks Pass allowing them to keep a semi truck trailer on their property for the purpose of storage.

Motion seconded by Director Fleming

Motion Fails: Yes: 0 No: 5 Abstain: 3

No discussion or comments.

- Motion made by Director Lohmann to reduce fines and work out a payment plan for monies owed by Benito Gonzalez was tabled. Mr. Gonzalez failed to show up and explain what he was proposing. Director Lohmann will help him draft a proposal letter to be considered at the next Board Meeting.
- Motion made by Director Lohmann to recognize a Section 5 representation Committee with Peter Lohmann as the chair.

Motion seconded by Director Wood

Motion Passes: Yes: 6 No: 2

Discussion between Anita Dallas and the Board about what this committee wants to do in Section 5 and how they feel they would be able to improve their neighborhood.

- **MEMBERS INPUT:**

Larry Albee – wants to know what is happening with poisoning the invasives on the Greenbelt that had been cut by volunteers a long time ago. It was explained that Director Roberts had those chemicals and had had not returned them or given any instructions on how she had been wanting Apache Shores to use them. We will contact her and find out where the chemicals are and if she is still intending to make kits and show either current interested Board Members, members of the Greenbelt Committee or our maintenance man how to apply correctly.

Toby Tyler – wants to know what has happened to his request to see the election results. It was explained to him that we have been instructed to have all contact with him go thru the attorneys since he was in a lawsuit with Apache Shores. Director Lougee agreed to check with our attorney and see if we could mail him those results. If it is ok with our attorney then the results will be sent to him by certified mail.

Mikus Ginsberg – Wish to talk to someone concerning his bill with Pioneer. Judy Phelps is going to look into it and will get back with him.

Next Board of Directors Regular meeting will be July 11th at 7:00 pm

Meeting adjourned by President Saile at 9:14 pm