

APACHE SHORES PROPERTY OWNERS ASSOCIATION

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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 Wednesday; May 09, 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 - Brian Prehn
 - c. Administrations - Brian Prehn
 - d. Communications - Pam Lougee
 - e. Amenities - Tom Kirtz
 - f. Deed Restrictions - Peter Lohmann
 - g. Maintenance & Amenities - Sara Jackson
 - h. Architectural/Building - Ron Tobin
4. Property Management Update-Paul Meisler
5. New Business - and comments pertaining to new business items only.
 - a. Vote to approve/disapprove the Code of Ethics for 2007.
 - b. Vote to approve/disapprove \$33,000 from the 'Building Permit Funds' (\$500 Fee) for Road Paving.
 - c. Vote to approve/disapprove \$24,000.00 to pave ASPOA Parking Lot with Asphalt.
 - d. Vote to approve/disapprove 2007 Road Paving Program road list - 2007 Assessment Funds. \$75,000(\$132,226.50 Total roads & parking lot - items b, c, & d).
 - e. Vote to approve/disapprove \$6,000.00 for WCID #17 Land Purchase.
 - f. Vote to approve/disapprove \$3,000.00 to rent porta-potties at lakeside & children's parks.
 - g. Vote to approve/disapprove fines from C4 Builders.
 - h. Vote to approve/disapprove \$1300 for BBQ's Grills.
 - i. Vote to approve/disapprove C4 fines to improve drainage on Paleface Ct.
 - j. Vote to approve/disapprove 120 day Moratorium on Move-on Homes.
 - k. Vote to approve/disapprove eliminating Category III Mobile Homes over 5 years old.
 - l. Vote to approve/disapprove eliminating the "move-on-permit" for move-on homes.
6. Members Comments
7. Adjournment

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

MINUTES OF THE REGULAR MEETING

May 9, 2007

- **7:04 -Meeting called to order** by President Saile
- **ROLL CALL:** Present: Directors; Fleming, Jackson, Kirtz, Lohmann, Lougee, Prehn, Tobin, Saile, Stone, and Wood. Absent: Director Alvarado.

Established a quorum

- Motion made by Director Lougee to approve the previous meeting minutes from March 8, 2007.

Motion seconded by Director Saile

Motion Passes: Yes: 10

- **DIRECTOR'S REPORTS:**

- **President's Report:**

This is the first meeting of the new Board and we want to try our own ideas. We understand that members are upset in the neighborhood and we would like to try to fix some of the problems we are hearing about. We are going to try a new format for the board meetings. Before each vote to approve / disapprove new business we will open up an 'audience input' session prior to the vote. A short question and answer session to hear what you think.

We are also going to be looking at revising the architectural review procedure. This years roads work is about to take off pending approval from the Board this evening.

I am looking forward to working with this new Board and taking care of business.

- **Treasurer's Report:**

The accounting year has just begun on March 1st and I will be working closely with Pioneer keeping the Association on budget.

- **Amenities Director's Report:**

We are finalizing the security at the boat launch and pool area. Security will begin next weekend May 18, 2007.

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

We are planning to have a meeting soon

- **Architectural Director's Report :**

The goal of the Architectural Committee is to streamline and standardize the Building Packet. During the election many issues came to the forefront and we will be looking into all these issues.

We will be looking into making the processing of the Building Applications easier and the possibility of turning the Architectural Review process over to an independent outside source.

Once we define the system we will take a look at the inspection process. The contract with McCommis is 5 years old. We will be looking at that contract and the possibility of having more than one Inspection Company that Builders may use. Each inspection company would be given guidelines by the Association on what we expect from the inspection companies.

All suggestions from members are welcomed and will be discussed and taken into consideration.

- **PROPERTY MANAGEMENT REPORT:**

Assessment billing has gone out and there has been some confusion about the homestead exemption. When you send in your Special Assessment payment if you are eligible for the homestead exemption you will need to enclose with your payment a copy of your Tax Appraisal for 2007 or the TCAD listing off their website.

On the deed restriction drive it was noted that many members still haven't put up the required house address numbers. This is an Apache Shores policy and we would like to ask the membership to please put those house address numbers up so they will be in compliance.

The deed restriction committee now has a Hispanic member who will be helping the Association in the Spanish speaking community to bring these members into compliance.

- **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.

Many thanks to all the volunteers

- **NEW BUSINESS:**

- Motion made by Director Saile to accept the previous years Code of Ethics for 2007

Motion second by Director Lougee

Motion passes: Yes: 10

No comments, discussion or questions from the members.

- Motion made by Director Saile to approve \$33,000.00 from the roads portion of the permit fee to pave roads in Apache Shores.

Motion second by Director Jackson

Motion passes Yes: 10

Member asked where this money comes from. It was explained by a Director that this was part of the Roads/Amenities fee that was added to the Building Application fee for new construction or moving a home or trailer onto a property in Apache Shores. Any type of building that uses heavy machinery, increase use of the roads or any construction that may damage roads.

- Motion made by Director Saile to approve \$24,000.00 from the General Fund to pave the ASPOA parking lot in Apache Shores.

Motion seconded by Director Lougee

Motion doesn't pass: Yes: 5 No: 5

Tie broken by President Saile with a seconded vote of No

Discussion: Two years ago we rented the parking lot with the sole purpose that the monies collected would be used to pave the parking lot. Last year the paving company had left before the Roads Committee was given the information about this money. Since then prices have gone up and the amount collected isn't enough to cover the cost of the parking lot so the Association would be adding additional monies to the money already collected.

One member wanted to know why we would put a dime into the parking lot before the roads are all paved. It was explained just because he lived on a road that wasn't paved that many of the members that live on County maintained roads also contribute to the Special Assessment. The majority of the Special Assessment money comes from members that live on County maintained roads and many of those members use the Community Hall and have been asking when the parking lot will be paid. These members don't benefit from any of the roads being paved and would like to see some benefits from their Special Assessment fees.

- Motion made by Director Saile to approve the Roads List for 2007 to be paved in Apache Shores.

Motion seconded by Director Jackson

Motion Passes: Yes: 2 No: 7

No comments, discussion or questions from the members.

- Motion made by Director Saile to approve \$6,000.00 for the purchase of the WCID #17 land adjacent to the office. Part of Lot 474, Section 1 for \$5,000.00 plus closing costs.

Motion seconded by Director Lougee

Motion Passes: Yes: 8 No: 2

No comments, discussion or questions from the members.

- Motion made by Director Saile to approve \$3,000.00 for the rental of Porta-Potties for the parks.

Motion seconded by Director Jackson

Motion Doesn't Pass: Yes: 2 No: 7 Abstain: 1

A member that lives near the area said neither he nor his neighbors would like to see porta-potties at the lakeside park. They felt that they would be unsightly, smell and encourage camping and late night partying.

One member thought a shade structure for the children's park equipment was needed more at the children's park than a porta potty.

- Motion made by Tom Kirtz to reduce the fines against C4 homes to \$3500.00. Upon payment of \$3500.00 the red tag will be lifted. Future non-compliance will result in an immediate red tag until brought back into compliance.

Motion seconded by Director Fleming

Motion Passes: Yes: 7 Abstain: 3

Director Tobin and Director Saile explained they must abstain due to conflict of interest.

- Motion made by Tom Kirtz to approve 1300.00 for the purchase and installation of park grills at the lakeside park.

Motion seconded by Director Saile

Motion Passes: Yes: 10

Director Kirtz explained that grills would be like the grills at local parks and that each grill was double sided.

- Motion made by Director Saile to approve the fines collected from C4 to improve the drainage on Paleface Court

Motion tabled the Board would like more information on the drainage problem

- Motion made by Director Tobin to approve as of 5/9/07 midnight a 120 day moratorium to be placed on Category II (relocated / move-on homes) while a legal opinion is sought to determine their legality.

Motion seconded by Director Kirtz

Motion Passes: Yes: 8 No: 1 Abstain: 1

Members at the meeting who live on Moeta were glad to hear about the moratorium since they had come to the meeting because they were upset that a move-on was allowed on their street.

- Motion made by Director Tobin to approve as of midnight 5/9/07 that the Category III (mobile homes over 5 years old) be deleted from all documentation.

Trailers over 5 years old will be treated on a variance basis.

Motion seconded by Director Jackson

Motion Passes: Yes: 10

Director Tobin explained that trailers over 5 years old may still be moved in and they would still be reviewed and then voted on by the Board on an individual basis but we were just not going to be advertising that we accept older trailers. Many trailers over 5 years old would be assets to there neighborhood; such as the two we have to vote on this evening.

- Motion made by Director Tobin to approve as of midnight 5/9/07 the “Move-On Permit” for move-on homes will be eliminated. All move-on homes will be treated as new construction.

Motion seconded by Director Stone

Motion Passes: Yes: 10

The Move-On Permit allowed a home to be moved on before they received the actual permit with the septic system permit receipt, showing payment had been made to the County and a letter from the septic system engineer that he had designed a system that would pass at the County or he would make all necessary adjustments to get the system passed by the County. All other applicable permits were required. The homeowner had 30 days to apply for an ASPOA permit and no work was allowed until all permits were in place and ASPOA had issued their permit. New construction requires all permits before the builder can begin to build.

- Motion made by Director Tobin to approve the request for an over 5 year old trailer permit at 1803 Crazyhorse Pass. Architectural Review Committee approved this trailer.

Motion seconded by Ron Wood

Motion Passes: Yes: 10

No comments, discussion or questions from the members.

- Motion made by Director Tobin to approve the request at 14703 Colt Dr. for an over 5 year old trailer permit. Architectural Committee approved this trailer.

Motion seconded by Director Jackson

Motion Passes: Yes: 10

No comments, discussion or questions from the members.

- **MEMBERS INPUT:**

Anita Dallas – Designated Co-Chair for Section 5 representation Committee the other Co-Chair is Paul Leach – the committee wishes to be recognized and would like clarification on section representation. She will be working up a list of requests for the next Board meeting giving the Board time to review and discuss the requests.

Robert Fowler – a new resident wants to know the deadline for contributions to the road paving. Doug Saile the roads committee chair will talk to him after the meeting and get all pertinent information. He appreciates all of Doug's hard work.

Bob Cawthon – Seeking an opinion on how the Board stands on run-off on the roads and how the Board intends to enforce run-off from new construction. He suggests having a Civil Engineer take a look at the run-off problem on Paleface Court. He would also like the Board to look into creating a Drainage Policy.

Paul Leach – recommends someone go to the County Commissioners office.

Vickie Clairborne – wants to know how the home that was moved on Moeta was allowed when it doesn't meet the 1200 sq. ft requirement in the Deed Restriction. Director Tobin explained to her that they will be adding additional square footage to meet the required footage.

Next Board of Directors Regular meeting will be June 13th at 7:00 pm

Meeting adjourned by President Saile at 9:05 pm