

**APACHE SHORES PROPERTY OWNERS ASSOCIATION**  
**14919 General Williamson Drive Austin, Texas 78734**  
**Office: (512) 266-2719 Fax: (512) 266-3910**  
**Website: [www.apacheshorespoa.com](http://www.apacheshorespoa.com)**

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 at 14919 General Williamson Drive, on Wednesday, August 17, 2011, at 7:00p.m. All members are invited to attend.

Items on the Agenda

1. Call to order
2. Roll call / Establish a quorum
3. Approve Prior Meeting Minutes
4. Approve any valid absences
5. Directors Reports:
  - a. Presidents Report – Michelle Dent
  - b. Treasurers Report – Wade Kokernot
  - c. Any other Directors reports
  - d. Committee reports
6. Property Management Update - Paul Meisler / Judy Phelps
7. New Business
  - a. Fence for 3012 Chisholm
  - b. Appeal to remove fines pending against 3207 Brass Buttons
8. Members Comments
9. Adjournment

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

**APACHE SHORES PROPERTY OWNERS ASSOCIATION**  
**14919 General Williamson Drive Austin, Texas 78734**  
**Office: (512) 266-2719 Fax: (512) 266-3910**  
**Website: [www.apacheshorespoa.com](http://www.apacheshorespoa.com)**

**MINUTES OF THE REGULAR MEETING**

**August 17, 2011**

- **7:00 PM - Meeting Called to Order** by President Michelle Dent
- **ROLL CALL:** Present: Directors: Coney, Dallas, Dent, Lougee, Saile and Wood;

Absent: Directors Cawthon, Kokernot, Martinez, Nielsen, Stewart

**Established a quorum**

- Motion made by Director Dallas to approve the minutes from the previous regular Board meeting held on July 20, 2011.

Motion second by Director Lougee

Motion Passes: Yes: 6, Absent: 5

- Motion made by Director Dent to approve valid absence of Directors Cawthon, Kokernot, Martinez, Nielsen and Stewart

Motion second by Director Dallas

Motion Passes: Yes: 6, Absent: 5

- **DIRECTOR'S REPORTS:**

- **President's Report:**

President Dent reported that Lake Travis ISD will be attending next month's Board of Directors meeting on Sept. 21 to discuss the Bond election for this fall. President Dent noted that bond elections for Lake Travis ISD and Travis County are separate ballot items.

President Dent also reported that the Seminar for HOA Board Members held to review recent enacted legislation had many changes but that Apache Shores is already compliant with most items. The overall purpose of the legislation was to make the HOA more “transparent” to the members. There are several items that we will hear about from Pioneer Property Management regarding changes that do affect Apache Shores.

7:08 Director Cawthon Arrives

- **Other Director Reports:**

Director Lougee reported on the new Texas Disposal Service contract to provide solid waste pick-up and single stream recycling to Apache Shores. This is a 5 year contract and will include several improvements to our current service contract with TDS including weekly trash pick-up in 96 gal. Containers; the single stream recycling (every 2 weeks); bulk trash pick-ups at residences for a modest monthly increase.

Director Wood, Deed Restrictions Chair, reported that he has distributed copies of the definitions of fines to the Board for review. He hopes they will be posted on the web site and available at the office for distribution.

- **Treasurer’s Report:**

Judy Phelps, Pioneer Property Manager, gave the Treasurer’s Report and reported that income from 2010 (\$9,679) is significantly more than projected in the budget (\$6,500). Overall income is up and expenses are up also, but the finances of Apache Shores are solid.

- **Property Management Report:**

Judy Phelps reported that the legislative reforms are the most comprehensive since 1993. Most will come into effect in January 2012. Pioneer is seeking legal advice on how the changes will impact the different communities that Pioneer services and we will be advised. Judy reported that the community drive resulted in 23 Friendly Reminders, 34 existing violations. She reported that 28 violations were closed in July.

- **NEW BUSINESS:**

- Motion made by Director Dallas to approve fence design for 2012 Chisholm as submitted.

Motion Second by Director Lougee

Motion Passes: Yes:   7    
Absent:   4

- Motion to consider appeal of fines pending on 3207 Brass Buttons.

Motion Tabled – supplicant not in attendance.

- **MEMBERS INPUT:**

Bob White reported that a Friendly Reminder letter was sent to him at an old property address and showed a violation charge of “chickens on property”. Mr. White also cited a violation letter sent to another neighbor regarding “chickens on property”. Mr. White was informed that there were some technical glitches with new software that reported violations to some incorrect property addresses.

Tom Delaney requested information on how to report problems with a Short Term Rental on Brass Buttons.

Peter Lohmann reported that rain water collection is now allowed and asked for Board input for ASPOA participation in a pilot program.

Hilario Vega asked for input regarding property owner request for fence permit at 1404 Shawnee Circle. Director Dallas informed that 2 failed final inspections will have to be resolved before fence permit can be considered.

**Meeting adjourned by President Dent at 7:48 pm.**

**The next Board of Directors Regular meeting will be held on September 21, 2011 at 7 PM**