

**ASPOA BOARD OF DIRECTORS MEETING**

**MINUTES OF REGULAR MEETING**  
**SEPTEMBER 14, 2006 7:00PM**

**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 Apache Shores Property Owners Association Community Hall at 14919 General Williamson Drive, on Thursday September 14, 2006 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. **Approval of Prior Meeting Minutes (meeting from 8/10/06)**
4. **Property Management Report-Pioneer Representative**
5. **Directors Reports**
  - a) President – Tom Delaney
  - b) Vice President – Tom Kirtz
  - c) Treasurer- Teodoro Alvarado
  - d) Secretary-Jesse Maniccia
  - e) Administration – Pam Lougee
  - f) Maintenance/Amenities – Tom Delaney
  - g) Communications-Nicki Roberts/Ron Wood
  - h) Architectural-Peter Lohmann
6. **Miscellaneous Committee Reports**
  - a) **Children’s Park**
  - b) **Roads**
  - c) **Lake Apache**
8. **Members Input – (maximum of 20 minutes-each member is limited to two (2) minutes per comment/issue)**
9. **New Business**
  - a) Change pool maintenance personnel, schedule
  - b) Laura Smith, 2816 Geronimo Trail
  - c) Betty Lindsey, Performance bond waiver
  - d) 2403 Crazyhorse Pass, legal action required
  - e) 14400 Running Deer, legal action required
  - f) 14932 Running Deer, legal action required
  - g) 1808 Westward Ho, legal action required
  - h) 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.**

## ASPOA BOARD OF DIRECTORS MEETING

### MINUTES OF REGULAR MEETING SEPTEMBER 14, 2006 7:00PM

- **7:07pm - Meeting called to order**
- **Roll Call-** Present: Directors Tom Delaney, Jesse Maniccia, Harold Stone, Nicki Roberts, Ron Wood, Teodoro Alvarado, Pam Lougee, Peter Lohmann  
Absent: Karl Van Nostrand, Corinna Reed, Tom Kirtz
- **Quorum Established**
- **Motion, By Director Delaney,** to excuse Corinna Reed from the board meeting 9-14-06  
Motion Seconded by Director Maniccia  
Motion Passed; 7 For, 1 Against, 0 Abstain, 3 Absent
- **Motion, By Director Lougee,** to excuse Karl Van Nostrand absent at the Board Meeting 9-14-06  
Motion Seconded by Director Stone  
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Motion, By President Delaney,** to approve the minutes for August 10, 2006  
Motion Seconded by Director Lougee  
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Property Management Report by Pam Lougee for Judy Phelps**  
*New Maintenance personnel is going well* routine tasks including trash, restrooms, all amenity inspections, dead animals, grass and rocks. New employee has been with Apache Shores for 3 weeks now.  
*Six Month Review of Nancy* we are pleased with the progress in the office.  
*Sherrif's Report on Monument Signage at subdivision entrance on General Williamson is Complete* no party was found which was responsible for damages.  
*Several properties are to the legal action level with regards to Deed Restriction Violations* and are up for Board votes this evening.  
*Financials:* we are above budget on some categories, 2006 Maintenance Fee category is above-budget. Actual collected income \$265,095.38, Budgeted \$139,750.00.
- **Directors' Reports**
- **President Report**  
President Tom Delaney reported that at the previous board workshop that a review of Nancy, the office personnel, had been discussed and that we think she is doing a good job. Boat season ends about labor day, and Tom will report on that at a later time.
- **Treasurer Report**  
Treasurer Teodoro Alvarado reported that he has been out of town, and will review the General Ledger with Mikus Grinsberg.
- **Secretary Report**  
Secretary Jesse Maniccia reported that the minutes went well this month.
- **Administration Report**  
Director Lougee reported that the Monument Sign at the entrance of the subdivision on General Williamson is scheduled to be repaired on Saturday by The Garden Diva, our landscaping contractor. Norma will also pick up branches at the greenbelt which were cut by volunteers any day now, will mulch the branches and

place the mulch at the entrance of the greenbelt on Geronimo Trail where there is an uneven grade transition from the pavement to the parking area.

▪ **Maintenance/Amenities Report**

President Tom Delaney reported that maintenance items were pretty well covered by others and that the new maintenance person is especially focused on trash on roadsides and vacant lots.

▪ **Communication Report**

Director Ron Wood reported that anyone wishing to submit articles for the newsletter may do so by the October 1, 2006 deadline. The Ballot is to come out in January's newsletter for candidacy. There will be an article on candidacy in the October 2006 newsletter. Advertisers can contact Nicki Roberts or Ron Wood with regards to advertising. Advertising fees are dealt with Lakeway Printing directly.

▪ **Architectural Report**

Director Peter Lohmann reported that the architectural committee's prime focus currently is height restrictions and view corridors. Impervious cover ratios are also being considered. The Architectural committee would like to try a forum on rainwater harvesting, considering the lake levels, etc. WCID #17 is OK with Apache Shores collecting Rainwater for irrigation only. Then, possibly eventually we could discuss potable uses. We need help with this issue.

▪ **Miscellaneous Committee Reports**

**Geronimo Childrens Park Committee-** Director Maniccia, Chair of the Childrens Park Committee, reported that the committee is moving forward with various projects.

**Roads Committee-** Director Delaney discussed the ramping up of the 2006 roads projects in the subdivision in the absence of Doug Saile, Committee Chair.

**Lake Apache-** Director Roberts, reported on the status of her work on the Lake Apache project, which included the fact that she will turn over the working file, in duplicate to both the Pioneer office and the Apache Shores office and that information on Lake Apache's status will be in the October 2006 Newsletter. Nicki read a letter from her aloud and asked that the letter be included in the text of the minutes of the meeting. The letter is as follows:

September 12, 2006

Apache Shores Property Owners Association  
14919 General Williamson Dr.  
Austin, Texas 78734

Pioneer Real Estate Co.  
Paul Meisler 447-4496

To Whom It May Concern,

This letter is to notify the Apache Shores Board of Directors and the property management company (Pioneer Real Estate), that all the tasks requested by the TCEQ, before June 2006, have been addressed. A request to Pioneer for them to develop a list with the contact information for each one of the lot numbers provided was submitted in April of 2006. I do not know if this has been completed or not. The emergency numbers portion of this request

has been included in the packet. Once the emergency action plan is complete, the TCEQ should be notified.

After a conversation in May with Mr. Samuelson at TCEQ, he suggested we stop spending money trying to find out where the water is coming from, but instead, to consult with an engineering firm like Halff Associates and R. J. Brandes Company about designing a filter system on the three seepage areas below the Lake Apache Dam which would include a monitoring system for the future. These proposals are only for design and evaluation and do not include the actual cost of installing the filters themselves. Also an estimate to remove the dam has been included, however this possibility would have to be evaluated by an engineer also. This method would leave approximately a 12' deep ravine and a bog, which would fill by the wet weather creek as it originally ran through there. These estimates have been submitted for the use of the Board and community in deciding how to handle the Lake Apache situation.

I feel sure any of these companies would be happy to come and explain their proposal to a committee and/or a forum of interested property owners.

A copy of all the material, including the original correspondence between TCEQ and Lance Hadley and Judy Phelps before me, will be turned over to the management company because some of these maintenance issues are ongoing. Also, someone on staff should monitor and observe the dam until the BOD decides on the next step. This packet also includes the maintenance schedule sent to TCEQ. I have assembled another complete copy for a file in the office, which will be available to enable property owners to become familiar with the issue.

Any of these solutions will also require a sizable amount of money to be spent on restoration to control erosion, if nothing else, not to mention achieving the same esthetic that was there when the owners purchased the effected properties. This will probably require more effort than one would think due to the increase in pollution in the lake over the past year and the probable increase in pollution in the near future effected by development up stream and directly above the lake.

Please be advised that all these estimates are based on having access through lots #460 and 461, as that is where the path and access has always been. Using any other access will only tear up the landscape even further, and will require more extensive remedial efforts to control the resulting erosion.

We may find it necessary to drain the lake, partially or completely, before any concrete estimates of the entire cost to complete the project can be determined.

At this time I consider my job of responding to the TCEQ request to be complete. Please direct any future communication to Pioneer. If the BOD would like my assistance, after a course of action has been voted on, I would be glad to help in any way I can.

Thanks.  
Nicki Roberts

## **Members' Input**

**Cindy Marabito, 2782 Long Bow Trail** moved here in November 2005. Many people are concerned with wildlife in Apache Shores. Cindy has a 501C3 corporation called Animals First for both domestic and wild animal rescue and placement. The less habitat we develop the better, and Cindy would like to spearhead an unfenced refuge project within the community, which could partner with Balcones Canyonland Preserve. The refuge could be used for education, habitat, and to divert problems which the public are not trained/equipped to deal with. The goal is to obtain 6 contiguous lots, and the Marabitos would contribute some of their own land. Continuous updates would be given to the board of directors and the community. Cindy would love to put an article in the October 2006 Newsletter in this regard.

**Amanda Andreas, Crazyhorse Pass** expressed concern that she cannot walk her dogs/children on her street because of dogs which are aggressive. The board of directors explained the Travis County Animal Ordinance and encouraged Amanda to write a letter to Travis County Commissioner Gerald Daugherty.

**Laura Smith, 2816 Geronimo Trail** has a son who sighted a bobcat on her property and wondered if she should be worried.

**Gus Martinez, Running Deer** explained that Travis County will not come until someone is being attacked. Gus recommends calling the pound because its better than a kid being attacked.

**Maria Morales, 1706 Red Fox** was assessed fees which she believes are the responsibility of the previous owner of her property. \$268.35 in back dues were passed on to her upon her purchase of the property. It should be noted that the Resale Certificate should not have been issued in this instance.

**Mikus Grinsberg, Great Eagle** requested that the financials being reviewed by the board members during the meeting also be available to the membership present at the meeting, which has been the custom for several meetings.

**Mark, Crazyhorse Pass** would like to inquire about the outbuilding issue, and is looking for a definition of accessory building and wants to know about vacating easements. Also, he would like to know if there will be an exit for the greenbelt trail onto Indian Creek where it abruptly ends at the road/new house. Also, he would like to know if anyone knows anything about the 2 helicopters which were searching for something along Indian Creek?

**Sarah Jackson, 3103 Coyote Court** would like information about the roads process for the subdivision, and would like to know who dictates where the mailboxes go? It was explained that USPS decides where they want the mailboxes.

**Resendiz Facundo, 14701 Branding Iron** would like to inquire about deed restriction fines which have been delivered to him under the name of Virginia Torres. Theodoro and Pam checked into the issue and will continue to work with Mr. Facundo.

## ▪ **New Business**

a) Change Pool Maintenance Personnel, Schedule

This item was tabled at the meeting due to lack of information from the volunteer/proposed employee.

b) Laura Smith, 2816 Geronimo Trail, reduction of money owed

Motion, made by Director Pam Lougee, to reduce the amount owed by Laura Smith at 2816 Geronimo Trail from \$3,143.72 to \$2,267.00; for dues, assessments and fees that are past due.

Motion seconded by Director Tom Delaney.

Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent

c) Betty Lindsey, Performance Bond Waiver

Motion, made by Director Tom Delaney, to approve the request made by Betty Lindsey at 2004 Whitebead to waive the \$5,000.00 Permit (Surety) Bond.

Motion seconded by Director Pam Lougee

Motion Did Not Pass; 1 For, 7 Against, 0 Abstain, 3 Absent

d) 2403 Crazyhorse Pass, legal action required

Motion made, by Director Harold Stone, to take legal action against 2403 Crazyhorse Pass.

Motion seconded by Director Tom Delaney

Motion Passed; 6 For, 2 Against, 0 Abstain, 3 Absent

e) 14400 Running Deer, legal action required

Motion made, by Director Harold Stone, to take legal action against 14400 Running Deer.

Motion seconded by Director Tom Delaney

Motion Passed; 7 For, 0 Against, 1 Abstain, 3 Absent

f) 14932 Running Deer, legal action required

Motion made, by Director Harold Stone, to take legal action against 14932 Running Deer.

Motion seconded by Director Pam Lougee

Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent

g) 1808 Westward Ho, legal action required

Motion made, by Director Harold Stone, to take legal action against 1808 Westward Ho.

Motion seconded by Director Tom Delaney

Motion Passed; 4 For, 0 Against, 4 Abstain, 3 Absent

h) Misc.

The board of directors will make contact with Tom Kirtz regarding his absence this evening and take appropriate action/s at the next board of directors meeting.

▪ **Adjournment 8:56 p.m.**