

ASPOA BOARD OF DIRECTORS MEETING

MINUTES OF REGULAR MEETING
OCTOBER 12, 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 Church at the Apache Shores office complex located at 14919 General Williamson Drive, on Thursday October 12, 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 9/14/06)**
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
8. **Members Input – (maximum of 20 minutes-each member is limited to two (2) minutes per comment/issue**
9. **New Business**
 - a) 3201 Brass Buttons Trl, Glen Clifton appeal on fence height
 - b) 1909 Big Horn Dr., Monica Geick appeal of fines for boat trailer in road
 - c) \$500 for Childrens Park signage
 - d) 14305/07 Cochise Trail, Yuhchyou Chen, waiver of late fees
 - e)
 - f)
 - g)
 - 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.**

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- **7:15pm - Meeting called to order**
- **Roll Call-** Present: Directors Tom Delaney, Jesse Maniccia, Harold Stone, Ron Wood, Teodoro Alvarado, Pam Lougee, Peter Lohmann, Karl Van Nostrand
Absent: Nicki Roberts, Corinna Reed, Tom Kirtz
- **Quorum Established**
- **Motion, By Director Pam Lougee,** to excuse Tom Kirtz from the regular board meetings 9-14-06 and 10-12-06 due to school
Motion Seconded by Director Delaney
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Motion, By Director Lougee,** to excuse Nicki Roberts from the regular Board Meeting on October 12, 2006 due to illness
Motion Seconded by Director Wood
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Motion, By Director Lougee,** to excuse Corinna Reed from the regular Board Meeting on October 12, 2006 due to illness
Motion Seconded by Director Van Nostrand
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Motion, By President Delaney,** to approve the minutes for September 14, 2006
Motion Seconded by Director Van Nostrand
Motion Passed; 8 For, 0 Against, 0 Abstain, 3 Absent
- **Property Management Report by Judy Phelps**
 - Deed Restriction Violation Reports* are beginning to get smaller. The current list has 71 violations and 46 were resolved. Management wants the board to know that the number of violations that are being resolved in the friendly reminder stage is increasing.
 - The new maintenance person, Craig,* is doing a good job, we are pleased with his work. A 60 day employment review will be conducted in the next few weeks.
 - Nancy in the office* is working on the architectural review committee files with Peter Lohmann to get them organized.
 - Architectural Committee Chair* Peter Lohmann has met with Pioneer Management personnel to work on streamlining and assisting with the architectural process in Apache Shores.
 - Apache Shores Financials* look pretty much the same as last month, some categories are over and some are under. The budget is on target for this year. The line item for the 'Roads Maintenance Fee' being charged is listed under Other Income. Director Maniccia thought that the Roads Maintenance Fee income should be much larger based on the number of new construction permits issued to date in 2006. The year to date income under that category is \$18,500.00, but we've issued well over 50 permits, we need to check into this. Pioneer Management will check on this. Some Board Members thought we had possibly received approximately \$12,000.00 in rental income for the parking lot rental to The Villas Condominiums during their recent remediation construction project in 2005. Pioneer Management will check on this. Pioneer Management will break out a line item for Capital

Improvements so that we can see the larger expenses listed as such if they are depreciated.

▪ **Directors' Reports**

▪ **President Report**

President Tom Delaney reported that the Lakeside Park has been cleared out and is now appears much larger than before. Laura, the pool volunteer, had considered working on our pool, but the ex-employer will not allow her to do so under their insurance, so Nancy in the office will pursue bids for this work with various companies.

▪ **Treasurer Report**

Treasurer Teodoro Alvarado reported that the section 5 committee would like to pursue a sign in both Spanish and English to help facilitate communication to the Spanish-Speaking membership.

▪ **Secretary Report**

Secretary Jesse Maniccia reported that she met with James Coney, who had requested to view the deed restriction violation reports in their entirety since inception of the deed restriction drives. Mr. Coney has reviewed those and has no other requests and no pending requests for information at this time.

▪ **Administration Report**

Director Lougee reported that the LCRA easements have been cleared by LCRA and mulched for the community to use for free. The mulch is available at the office. Also, Garden Diva put mulch down at the Greenbelt Entrance on Geronimo Trail and has removed the invasive species cuttings which were left after the recent volunteer work day.

▪ **Communication Report**

Director Ron Wood reported that the board of directors will get the newsletter for review tomorrow. Lakeway Printing has hinted that because of the quarterly newsletter and advertising issues, that they can't really afford to continue to print our newsletter for free.

▪ **Architectural Report**

Director Peter Lohmann reported that the architectural committee is working on a consensus for a revised building packet. There are 8 regular builders here in the subdivision who all know (generally) the rules. Were trying to complete it correctly, so that we don't have to mess with the building packet again for a while. The soccer field project is moving forward behind the party barn.

PRESIDENT DELANEY also reported that there are community forums which are upcoming on October 25th and December 13th to discuss long-running issues within the community. These dates will be in the newsletter and on the website. Some of the topics to be discussed are:

- Trash Services
- Special Assessment 2007
- Rainwater Collection
- Pedestrian Friendly Issues/ Traffic Reduction

The "Dam" which currently holds Lake Apache is currently not slated to be discussed at the forums, but we do wish to pursue community input on whether to keep the dam or demolish it.

Also, there will be a Deed Restrictions Committee Meeting at 5:30pm at the office on October 19th.

▪ **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, including a motion which will appear this evening for signage.

Roads Committee- Doug Saile, Chair of the Roads Committee, reported that chip seal operations commenced today on Fort Smith. Red Fox is being repaved for free under warranty from last year's work. We are currently, by Doug's calculations, approximately 2-3 years away from completion of all of the roads having paving of some sort. Wheeler Coatings will be contacted regarding the pricing associated with repaving the parking lot at the office/community hall area.

Members' Input

Wade Kokernot wants to verify that construction on Sundays is not permitted within the subdivision and wants to report that BullFrog Builders was working at 3253 Brass Buttons this past Sunday. Mr. Kokernot was give instructions on what action to take when this activity is observed, which is to call the office or the property management company.

Larry Albee wants to follow up on application of chemicals to the bad trees in the greenbelt area. Maybe we could have a work day in November. Also, did we ever resolve the concept of out buildings/accessory buildings on residential lots? In following up on the Soccer Field project, how will irrigation be addressed? Peter answered by suggesting a rainwater collection system from the community facility buildings. We will need to plan that project carefully so as to ensure good growth of turf for soccer.

Doug Saile wants to start discussions on the idea of adding restrooms to the Lakeside Park. Doug feels that \$20,000.00 could allow the construction of a septic and perhaps a restroom building also. Doug is willing to donate his time and labor for the project.

▪ **New Business**

a) 3201 Brass Buttons Trl, Glen Clifton appeal on fence height

Motion, made by Director Delaney, to allow the Clifton's at 3201 Brass Buttons to keep his fence at 7 feet, which is the existing height. Permit fee of \$25.00 is required.

Motion seconded by Director Wood.

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

Motion, made by Director Delaney, to reverse the fines against the Cliftons at 3201 Brass Buttons per his request, for an unapproved fence which exceeded the 6' height allowance.

Motion seconded by Director Van Nostrand.

Motion Passed; 6 For, 1 Against, 1 Abstain, 3 Absent

b) 1909 Big Horn Dr.; Monica Geick appeal of fines for boat trailer in road

Motion, made by Director Maniccia, to waive the fines against Monica Geick (1909 Big Horn) for a boat trailer parked in the right-of-way as per her request in her letter to the Board dated Sept. 25, 2006.

Motion seconded by Director Lougee

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

c) \$500 for Childrens Park signage

Motion made, by Director Maniccia, to allocate \$500.00 for signage at the Geronimo Children's Park

Motion seconded by Director Lougee

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

d) 14305/07 Cochise Trail, Yuhchyou Chen, waiver of late fees

Motion made, by Director Delaney, to waive the collection late fees against 14305/07 Cochise Trail as per their request dated September 26, 2006.

After discussion among board members and review of invoicing documentation, the MOTION was TABLED FOR MORE INFORMATION

h) Mr. Hotnog

Motion made, by Director Lougee, to reduce the fines against Vasue Hotnog at 2680 Crazyhorse Pass to \$150.00 upon receipt of their getting a building permit for their garage.

Motion seconded by Director Lohmann

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

- **Adjournment 8:56 p.m.**