

**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 (Party Barn) at 14919 General Williamson Drive, on Wednesday, December 9, 2009, 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 – Kurt Nielsen
  - b. Treasurers Report – Brian Prehn
  - c. Any other Directors reports
6. Property Management Update - Paul Meisler / Judy Phelps
7. New Business
  - a. Lake Apache Dam easement request for dam maintenance
  - b. Clearing overgrowth at the Lake Apache Dam area
  - c. Legal action for Deed Restriction violations
  - d. 2647 Crazyhorse Pass (hear new information)
  - e. Misc.
8. Members Comments
9. Adjournment

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

## **MINUTES OF THE REGULAR MEETING**

**December 9, 2009**

- **7:05 - Meeting Called to Order** by President Nielsen
- **ROLL CALL:** Present: Directors: Cawthon, Coney, Crabtree, Dallas, Lougee, Nielsen, Marinez, and Saile  
Absent: Directors: Fleming, Prehn and Wood

### **Established a quorum**

- Motion made by Director Nielsen to approve the previous minutes from the regular Board meeting held on November 11, 2009.

Motion second by Director Martinez

Motion Passes: Yes: 7  
Abstain: 1 Director Lougee was absent at the previous Board meeting

- Motion made Director Lougee to excuse the absence of Kathy Fleming, Brian Prehn and Ron Wood due to work obligations.

Motion second by Director Saile

Motion Passes: Yes: 8

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Director Nielsen announced that the next Land Use meeting would be Wednesday November 16, 2009 at 6:30 pm in the Community Hall. The committee will be discussing what we would like to do next year and how to best use the remaining assessment funds. A finalized plan should be available and we will be able to break down the plan into projects.

- **Treasurer's Report:**

Director Prehn presents the financial report showing \$151,472.26 in total assets. Assessment collections are ahead of schedule with approximately \$130,000.00 being collected. Insurance fees have increased this year.

- **Secretary's Report:**

Clean Sweep was again a success this year. We had more than 60 members take part in removing trash from their properties. TDS did a great job with having the full roll-offs removed and new ones in place with little delay even though R. R. 620 was completely shut down in both directions due to an fatal accident for awhile.

- **Vice President's Report:**

Director Saile reports that the new parking at the Lakeside Park has been completed and we now have 17 parking spots. Pothole patching has begun so please report any streets needing pothole repair to Nancy at the office and she will set up a schedule.

- **PROPERTY MANAGEMENT REPORT:**

On the last Deed Restriction drive Judy Phelps reports 38 new violations which received friendly reminders, 22 received warnings letters, and 17 members received fine letters. 16 owners are still on the pending list needing more time to bring their violation into compliance.

- **NEW BUSINESS:**

- Motion made by Director Nielsen to approve property management to draft a letter to the owner of lots 459-462 Section 1, to place them on notice that the ASPOA asserts its rights to an easement to access the Dam/Lake Apache through these lots as has been the case for over \$0 years, for maintenance. The final letter will have legal approval before mailing.

Motion Second by Director Martinez

Motion Passes: Yes:   6  

Abstain:   2   Director Dallas and Director Lougee  
Director Lougee was unable to attend the workshop  
were this was discussed and didn't feel like she  
had enough information on this issue.

- Motion made by Director Cawthon to approve up to \$7,000.00 for clearing overgrowth at the Lake Apache Dam area. Money to be taken out of the allocated Special Assessment money.

Motion second by Director Nielsen

Motion Passes: Yes: 8

- Motion made by Director Martinez to approve legal action to be taken on three property owners for Deed Restriction violations that have surpassed the limit for legal action.

Motion second by Director Saile

Motion Fails: Yes: 8

- New information came to the Board's attention about John Oliver's appeal last month concerning the trailer that was moved onto the property at 2647 Crazyhorse. The Board allowed John Oliver to clarify that a very old trailer had previously been located on that property and had only been removed for a couple of months before the newer trailer was placed on the property. The electrical has been upgraded and the septic is for a 2 bedroom trailer which is exactly what was removed from the property. A site inspection was performed by McCommis and the trailer was found to be in very good condition and is acceptable for living in. McCommis will require a tie down inspection, smoke detectors to code in each bedroom and provide porch & stairs to code at the entry and a final inspection before a CO could be issued.

- **MEMBERS INPUT:**

**Ron Tobin** – asked about the status of the trailer on Osage.

The owner is being fined and once the \$1100.00 fine level is reached legal action will be discussed.

**Meeting adjourned by President Nielsen at 7:32 pm**

**Next Board of Directors Regular meeting will be January 13, 2010**