

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, August 12, 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. Road & Lakeside Parking Improvements Proposal
 - b. Repair and Paint Picnic Tables at the Lakeside Park
 - c. Repair and Paint Pool Area Buildings, Paint concrete wall & coping around pool
 - d. Hire a consultant to design a land use plan for the General Williamson/Office Complex community area.
 - 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
August 12, 2009

- **7:05 - Meeting Called to Order** by President Nielsen
- **ROLL CALL:**

Present: Directors: Cawthon, Coney, Crabtree, Dallas, Fleming, Lougee,
Martinez, Nielsen, Prehn, and Wood.

Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting held on July 8, 2009.

Motion second by Director Nielsen

Motion Passes: Yes: 7
No: 2 Directors Dallas & Martinez
Abstain: 1 Director Prehn was absent at the
July 8, 2009 regular Board meeting.

- Motion made Director Lougee to excuse Brian Prehn from the July 8, 2009 regular Board meeting due to family obligations.

Motion second by Director Dallas

Motion passes: Yes: 9
Abstain: 1 Director Prehn

- Motion made by Director Lougee to excuse the absence of Doug Saile due to family obligations

Motion second by Director Martinez

Motion passes: Yes: 10

- **DIRECTOR'S REPORTS:**

- **President's Report:**

President Nielsen informed the membership that the Board was going to send out questionnaires/applications to various property management companies to see what other management companies might be interested in working with Apache Shores. Questionnaires/applications would be sent out by August 21, 2009 and sealed bids would be sent to the Treasurer, once all the bids have been received the Board of Directors will take a look at them and then interview and prospective companies. He reminded committee members and anyone else that would like to join the Land Use Committee about the upcoming meeting on Wednesday August 19, 2009 in the Apache Shores Office at 6:30 pm.

- **Treasurer' Report:**

Apache Shores' has \$190,000.00 in the bank we are \$32,000.00 over the projected revenue. Resale Certificates have begun to pick up since last month. Expenses are slightly over budget.

- **PROPERTY MANAGEMENT REPORT:**

Many members have continued to complete the required underpinning on their trailers.

We have included new language on the violation letters for underpinning explaining that the Board as of February 11, 2009 Apache Shores Property Owners Association allows 4 x 8 stucco style Hardi-Plank with H-channel seams to be used as underpinning. Hardi-Plank is a masonry product and therefore meets the criteria in the deed restrictions.

On the last deed restriction drive 62 new violations were noted and they were sent friendly reminders, 13 members received warning letters and 20 will be receiving various fine stage letters. We still have 27 violations in pending, most of these are for underpinning which is an expensive undertaking and these members have asked for additional time to come into compliance. Many of the new violations were because of huge piles of dried brush and the fire hazard that they may cause due to the lack of rainfall.

- **NEW BUSINESS:**

- Motion made by Director Nielsen to approve the proposed road improvements and the improvements to the Lakeside Park parking lot.

Roads to be improved with Chip and Seal are:

Tuscola Approach - 300 sq. ft.

Saskatchewan - 311 Linear (Ln) ft. x 16 ft. wide

Broken Bow Trail - 485 ln. ft x 16 ft. wide

Osage Court – 200 ln. ft. x 20 ft. wide

Roads to be improved Hot Mix Asphalt

Spotted Wolf (to be saw cut and patched) – 338 sq. ft.

Lakeside Park parking areas – 3,600 sq. ft. and to re-stripe

Motion second by Director Cawthon

Motion Passes: Yes 9 No: 1 Director Coney

- Motion made Director Cawthon to approve up to \$200.00 to repair and paint the picnic tables at the Lakeside Park. Materials to be furnished by Apache Shores.

Motion second by Director Fleming

Motion passes: Yes: 10

- Motion made by Director Saile to approve up to \$700.00 to repair and paint wood pool equipment building and deck, paint masonry wall and old lifeguard chair, repair rotten wood and paint restrooms (bath) building inside and out, and to paint pool coping. Materials to be furnished by Apache Shores.

Motion second by Director Martinez

Motion passes: 10

- Motion made by Director Crabtree to approve to hire a consultant to design a land use plan for the General Williamson/Office Complex community are not to exceed \$2,000.00.

Motion second by Director Nielsen

Motion passes: 10

- Motion made by Director Lougee to approve to add the following attached enforcement language to the “New Construction Off-Site and On-Site Built Home Policy.”

“An application for a new home construction permit will not be accepted or reviewed unless it first meets the requirements of this policy.”

“Any off-site home brought into Apache Shores without an Apache Shores new construction permit will receive a \$200.00 Stop Work Order and may be subject to legal action.”

Motion second by Director Cawthon

Motion passes: Yes: 8
 Abstain: 2 Directors Dallas and Wood

- Motion made by Director Cawthon to approve up to \$2500.00 to repair rotten wood on pool restroom roof and install a new metal roof to match the roof on the pool equipment building.

Motion second by Director Martinez

Motion passes: Yes: 8 No: 1 Director Dallas and
 Abstain: 1 Director Lougee wanted to see bids not just a guess to make this needed repair

- Motion made by Director Lougee to allow Leah Woods at 14213 Running Deer a 6’ height variance in the front portion of her property.

Motion second by Director Prehn

Motion passes: Yes: 8 No: 2 Directors Martinez & Nielsen

- **MEMBERS INPUT:**

Peter Lohmann – would like to set up a time for Dick Petersen to come and talk about rainwater collection.

R. B. Klug – suggested that the Board bring the plan from the consultant for the General Williamson/Office Complex community area to the community for their input before a final plan is decided on.

Paul Leach - would like to meet with the Architectural Review Committee about a trailer older than 5 years before any recommendations or votes taken by the Board. He would also like to suggest a survey on Osage Court before it is improved with chip and seal.

Meeting adjourned by President Nielsen at 8:04 pm

**Next Board of Directors Regular meeting will be September 9, 2009
at 7:00 pm**