

APACHE SHORES PROPERTY OWNERS ASSOCIATION
14919 General Williamson Drive
Austin, Texas 78734
Phone: 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 ASPOA Community Hall (Party Barn) at 14919 General Williamson Drive, on Wednesday, Feb. 11, 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 / Approval of Prior Meeting Minutes
3. Approve / Disapprove Absences (If any)
4. Directors Reports:
 - a. President's Report - Doug Saile
 - b. Treasurer's Report - Brian Prehn
 - c. Additional Director's Reports
5. Property Management Update - Paul Meisler / Judy Phelps
6. New Business (as per written motion) and member Q&A per each item only.
 - a. Approve / Disapprove New Fence Policy.
 - b. Approve / Disapprove Additional Plans & Funding of additional \$2200.00 for the Lakeside Park Irrigation System.
 - c. Approve / Disapprove \$1000.00 to upgrade electrical at Lakeside Park
 - d. Announce Annual Meeting Date of March 28th at Noon.
 - e. Approve / Disapprove Hardy Plank Stucco 4x8 sheets with H-Channel is authorized for underpinning of manufactured homes.
 - f. Announce Proposed Dates for Candidacy Forms (2/13) this Friday.
 - g. Announce Maintenance Fees were billed; Call the Office if you have not received your bill
7. Members Comments
8. Adjournment

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

MINUTES OF THE REGULAR MEETING

February 11, 2009

- **7:03 - Meeting Called to Order** by President Saile
- **ROLL CALL:**

Present: Directors: Cawthon, Fleming, Jackson, Lougee, Nielsen, Prehn, Saile, Tobin, and Wood.

Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting held on January 14, 2008.

Motion second by Director Saile

Motion Passes: Yes: 9

- **DIRECTOR'S REPORTS:**

- **President's Report:**

Director Saile explained that we will be adding to the Ballot a change in the Articles of Incorporation and amendment changes in the By-Laws. These changes will be on the back of the Ballot each with an explanation about the changes. These changes are needed so please vote yes on these changes. The closing date for the Candidacy Forms is on Friday the 13th so get those forms in if you want to be a Candidate for the 2009-2011 Board of Directors. Did everyone receive their maintenance bills? If you haven't received it please call Nancy at the office and let her know. Your maintenance fees must be paid by March 1st or a late fee will be applied. If you want to be eligible to vote at the annual meeting your maintenance fees must be paid including any late fees that have incurred by March 13, 2009. The Annual Meeting will be held at 12:00pm (Noon) on March 28, 2009 at the Community Hall. After the next Regular Board Meeting we will have Meet the Candidates and we will also have a short Land Use Committee Meeting.

- **Treasurer' Report:**

Apache Shores is fairly close to our projected budget, except the revenue from Capital Improvements is lower than budgeted. Legal fees are higher than budgeted but now that the old legal cases have been taken care of they should level back out. We have collected \$15,000.00 in annual maintenance fees to date.

- **Land Use Committee's Report:**

Director Nielsen talked about the Land Use Questionnaire, which can be found on www.apacheshorespoa.com under Downloads on the Home Page or a copy can be picked up at the Apache Shores on-site office. Tell your neighbor and friends about the survey. All input is appreciated and welcome. The Land Use Plan has been updated and is posted on the Website also.

Director Nielsen will be holding another general meeting for all residents immediately following the regular Board Meeting on March 11, 2009, after the regular Board Meeting.

- **Secretary's Report:**

The Board of Directors was also approached by Water District #17 to become part of the District. Director Lougee explained that Apache Shores is not part of the WCID #17 District. On your water bill each month you can see an Out of District Fee of \$6.00. Right now \$3.00 of that fee each month is taken out and put aside into what WCID #17 calls the Apache Shores slush fund and that money is being used for repairs and improvements. Many areas in Apache Shores still have 3" pipe installed by Apache Shores Utilities Corp. In order to have fire hydrants the pipe must be 6". Right now if any major repairs or necessary improvements are needed Water District 17 would need to take out a bond and all Apache Shores residents would be required to pay back the bond. If we were members of the District we would be entitled to District monies. Another advantage to being in District would be Apache Shores members would be eligible to vote on all issues concerning the District. If we became part of the District Apache Shores residents will notice that the \$6.00 Out of District Fee would be removed from your monthly bill and you will be billed on your Property Owners Tax bill. The amount billed will be \$0.0575 per \$100 of your property's assessed value and would also be tax deductible.

Director Lougee believes this would be a good move for Apache Shores.

Director Lougee personally, not as a representative of the Board of Directors has a petition that she would like anyone interested in becoming part of WCID #17 district to sign.

After Director Lougee gets 50 signatures it will be put on the Water District agenda and then their Board of Directors will vote to put it on their general election. At that time all Apache Shores residents would have to vote to become part of the District and also the entire District would have to vote to accept Apache Shores into the District.

- **PROPERTY MANAGEMENT REPORT:**

We are still driving the neighborhood twice monthly. On the last drive we picked up 30 new violations these residents will receive a friendly reminder letter. We sent out 16 warning letters and we have 14 members that are in various stages of fines and will be receiving fine letters. We have 12 pending asking for more time to take care of their various violations. Many of these pending violations are for underpinning their trailers and this is a big expensive and requires additional time. We have had increased communication with members when they receive violation letters which is great since compliance is the result we are interested in. If anyone has issues with fines and/or fees please bring these issues to the Board of Directors or Nancy so they can be taken care of.

- **NEW BUSINESS:**

- Motion made to approve a new fence policy is tabled in order to give all the Board Members that hadn't received it a chance to review it.
- Motion made to approve \$2200.00 in additional funds to be added to the donated funds for the Lakeside Park irrigation system is tabled. The members that are volunteering time, labor and their own money will draw up their plans with the location of the sprinklers and equipment for the Board to review. They had hoped to be able to present those plans to the Board in time for this meeting but were unable to have them ready with enough time for the Board to discuss them.
- Motion made to approve \$1,000.00 to upgrade the electrical at the Lakeside Park for the sprinkler system was also tabled until the plans have been approved.

- Motion made by Director Saile to allow 4 x 8 Stucco Style Hardi-Plank with H-Channel seams to be used for underpinning of mobile homes.

Motion second by Director Wood

Motion Passes: Yes: 9

- **MEMBERS INPUT:**

Anita Dallas – wanted some clarification on the roads that Travis County will be taking over.

Five roads in Section 5 have been taken over by Travis County with some of the monies that was allocated to the County to improve the roads in low-income areas in the County.

Francis Clairborne – asked about the water run-off coming off Running Deer and eroding Moeta Drive. She said she contacted the County and they told her it wasn't her responsibility.

Running Deer is a County road and isn't part of the Apache Shores maintained roads. It was suggested that she get the other residents on her road to get a petition to the County.

She said that none of her neighbors were willing to sign a petition.

Kathy Blair – asked about the gun shots she hears in the neighborhood and what could be done about them. She doesn't feel safe & secure in Apache Shores.

It was suggested that she call the Sheriff when she hears gunshots, they have responded quickly when other members have called.

Bob White – asked about problems he had with his bill.

Judy Phelps said that she would take a copy of the letter he wrote, look into the problem and take care of it for him. .

Meeting adjourned by President Saile at 8:27 pm

**Next Board of Directors Regular meeting will be March 11, 2009
at 7:00 pm**