

**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, Sept 12, 2007, 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. Presidents Report - Doug Saile
  - b. Treasurers Report – Brian Prehn
  - c. Communications - Pam Lougee
  - d. Amenities - Tom Kirtz
  - e. Deed Restrictions – Peter Lohmann
  - f. Maintenance & Amenities – Sara Jackson
  - g. Architectural/Building - Ron Tobin
5. Property Management Update - Paul Meisler / Judy Phelps
6. New Business (as per written motion) and member Q&A per each item only.
  1. Approve / Disapprove \$300.00 for two community picnics.
  2. Approve \$500.00 for Diseased (Oak Wilt) Tree Removal
  3. Approve / Disapprove \$1.50 hr raise for Nancy to help provide health insurance.
  4. Approve / Disapprove \$500.00 for backup office computer tower.
  5. Hear appeal from Powell Builders for fines assessed.
  6. Hear appeal from Cokins Builders for fines assessed.
  7. Approve / Disapprove to reduce Benito Gonzalez' fines.
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

September 12, 2007

- 7:00 -Meeting called to order by President Saile
- ROLL CALL: Present: Directors; Fleming, Jackson, Lohmann, Lougee, Prehn, Saile, Stone, Tobin and Wood.  
Director Kirtz was absent.

### Established a quorum

- Motion made by Director Lougee to approve the previous minutes from the regular Board meeting on August 8, 2007.  
Motion seconded by Director Saile  
Motion Passes: Yes:   9
- Motion made by Director Saile to excuse Tom Kirtz from the regular Board meetings through November 2007 due to conflict with classes.  
Motion seconded by Director Stone  
Motion Passes: Yes:   9

- **DIRECTOR'S REPORTS:**

- **President's Report:**

A couple of the Directors spent today in arbitration concerning a builder trying to move in a manufactured home without following required procedures. The chip & seal portion of the roads program for this year will be finishing on Hunter's Pass, Red Fox, Crazyhorse and Moeta this week. Apache Shores will talk to Stewart Paving and ask them to take a look at the potholes on Whitebead. Apache Shores may need to order another load of road patch since a lot more holes have come up due to all the rain we received this year.

- **Communication Report:**

The first meeting of the Office Complex Committee will be on August 18, 2007 at 6:30. Director Stone would like to invite anyone interested to attend.

- **Amenities Director's Report:**

Apache Shores is still working on completing the design and the permitting process with the City of Austin on the new boat docks at the Lakeside Park

- **Deed Restriction Director's Report:**

The Committee had another meeting. The committee is working on some ideas for articles in the next newsletter. They are also working on the priorities of the Deed Restrictions on the drives. One of the priorities of the committee continues to be to get house numbers on all homes as required by ASPOA Policy.

Click on link below:

<http://www.apacheshorespoa.com/web124/documents/policies.asp?tArticleListId1=28&tArticleId=178>

Clean Sweep (October 6, 2007) information will be include with violation letters.

- **Architectural Director's Report :**

The Title Companies give out copy of the Deed Restriction as part of your packet at closing. Most of the day today was spent in arbitration about trailers vs. modular. It showed us some of the strengths and weaknesses in our Building Packet.

- **PROPERTY MANAGEMENT REPORT:**

Income from resale certificates is about twice what was budgeted for the year. Right now we are still running ahead on revenue and we are also running ahead on expenses. In the months to come those figures should level out. On the last drive report we sent out 44 friendly reminder letters, 20 warning letters, and 40 letters in various fine stages. We red tagged three properties. Many of the violations are for underpinning and do take awhile to bring into compliance.

- **NEW BUSINESS:**

- Motion made by Director Saile to approve \$300.00 for two community picnics; an additional \$100.00 from the picnic held on August 18, 2007 and \$200.00 for an upcoming picnic, on September 22, 2007 at 2:00pm at the Lakeside Park.

Motion Seconded by Director Fleming

Motion Failed: Yes: 8 Abstain: 1

- Motion made by Director Lougee to approve up to \$500.00 to remove a diseased oak with oak wilt disease located behind the Party (Community Hall) Barn.

Motion second by Director Saile

Motion passes: Yes: 9

- Motion made by Director Lougee to approve a \$1.50 per hour raise for Nancy LeMieux to help provide her with insurance.

Motion seconded by Director Saile

Motion passes: Yes: 9

- Motion made by Director Stone to approve up to \$500.00 for a computer tower for the backup computer in the office.

Motion seconded by Director Lougee

Motion Passes: Yes: 9

- Motion made by Director Tobin to approve the permit application for an over 5 year old trailer (manufactured home) to be placed at 1409 Shawnee Circle. The permit will be issued when all documentation is complete and in accordance with the current requirements.

Motion seconded by Director Lougee

Motion passes: Yes: 10

- Motion made by Director Tobin to approve changes to the building permit application process. These changes will standardize documentation. Changes attached on file with original motion.

Motion seconded by Director Jackson

Motion passes: Yes: 9 No: 1

- At this point the Board of Directors listened to an appeal from Greg Powell. Greg Powell of Powell Development asked the Board to reduce his fines to \$400.00 and to release his building permit.

The Board of Directors listened and will get back to Mr. Powell with their decision at the next Board Meeting in October 2007.

- The next appeal that the Board of Directors listened to was from Chris Cokin to remove his fines for working outside of established builders hours

The Board of Directors listened and will get back to Mr. Cokins with their decision at the next Board Meeting in October 2007.

- Motion made by Director Lohmann to reduce the fines against Benito Gonzales to \$160.00.

Motion seconded by Director Fleming

Motion passes: Yes: 9

- **MEMBERS INPUT:**

**Mikus Ginsberg** – would like all financials available to members at the meetings.

**Jackie Wheeless** – would like to know what the status of the abandoned trailer on Osage. Judy Phelps is working with the Travis County Health Dept on this trailer. Jackie also wants to know do we still have a Travis County Health Dept liaison. She would also like a number for reporting loose dogs to Travis County. Judy will be sending her that information via email.

**Tom Delaney** – asked about the maintenance on the Greenbelt concerning the invasives that had been cut down by a group of volunteers. He was also concerned about some cut debris that hasn't been picked up from the Greenbelt near the Indian Creek end. He wanted to also report that the silk fence between 3207 & 3209 Brass Buttons was full and the drainage runoff after the latest rain flooded his property. He wants to make sure that McCommis is checking all silk fencing.

**Bob Cawthron** – has filed a lawsuit about the runoff onto his property and suggests that the Board set up a procedure to handle these types of complaints immediately.

**Boyd Graves** – lives on Hunters Pass and has a serious problem with neighbors storing materials and parking in the right of way creating a real safety hazard as well as being unsightly.

**Michael Wright** – would like to see more signs posted informing members about the Board Meetings.

**Scott Peckham** – wants to know to know what is happening with the violation on the home on Saskatchewan

**Aldo Schipper** – wants to know why recycle is so expensive

**Bob White** – would like to know about the right of way mowing. we have contacted the County to mow these.

**Paul Leach** – would like to know if the Board of Directors are soliciting bids from other management companies and will the Board be holding any member forums to discuss property management options. He indicated that he has been approached by a few members in his section that they are unhappy with the current management company.

The Board meeting was stopped at 8:30 pm and all members were asked to step outside for an executive session.

Meeting reconvened at 8:45

- Motion made Director Tobin to accept the terms of the settlement proposal negotiated with Will Newton at mediation held on September 12, 2007.

Motion seconded by Director Saile

Motion passes: Yes:   9  

**Next Board of Directors Regular meeting will be October 10 at 7:00 pm**

**Meeting adjourned by President Saile at 8:48 pm**