

**APACHE SHORES PROPERTY OWNERS ASSOCIATION**  
**14919 General Williamson Drive**  
**Austin, Texas 78734**  
**Office: (512) 266-2719 Fax: (512) 266-3910**  
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**MINUTES OF THE REGULAR MEETING**

**August 20, 2014**

**7:03 PM - Meeting Called to Order** by Michelle Dent.

It is announced that the meeting is being recorded for the purpose of minutes/note taking.

**ROLL CALL:** Present: Directors James Coney, Anita Dallas, Sullins Stuart, Jody Hogan, Greg Lawrence, Nancy Lemieux, Wendy Martinez, Hector Nava, Mark Rosen, Tom Lappin and Michelle Dent.

**A quorum is established. All Board Members are present.**

**Approval of Minutes:** The minutes from the June 2014 and July 2014 meeting minutes are tabled until the next Board meeting to allow the Secretary time to prepare them.

**President's Report: Michelle Dent**

- Reserve study has been reviewed by the Board of Directors. Reserve studies review and indicate value and life expectancy of all assets of the Association. A list of questions was given to Paul Meisler to go over with Association Reserves. Once questions are answered and study considered complete it will be a good tool for the Board.
- Dumpsters to be set up by the ASPOA office sometime in the fall for brush disposal. Smaller scale than in the past. The Board wants to assist owners who cannot haul of their own brush and/or large debris.

**Treasurer's Report: Wendy Martinez**

Financials report presented showing \$298,763.58 in the checking account and \$308,526.43 the money market account. Total assets \$607,638.69. No outstanding expenses noted.

An audit for 2014 is being arranged.

**Amenities Committee:**

**Tom Lappin:** New maintenance person is doing a great job and is happy with the job; is well organized and is assisting the road committee by taking photos of the roadways. This is very helpful with the roads program.

Lakeside Park-Cohesive design for gate with some electrical work will be required for the lakeside park gate. Gate will likely be installed with little disruption in boat ramp or park access, following Labor Day. Approximately 225 boat tags are sold each year.

Mark Rosen: Water is now being pumped to the soccer field. Project is close to be finalized.

**Property Management:**

- Brief overview of financials is presented, noting \$dues collection for 2014 going well.
- Financials are on the website monthly.
- Owners are reminded to let Pioneer know if their mailing address changes at any time.
- Violation drive produced 14 friendly reminders, 10 warnings, 33 fine letters and 17 closed violations.

- Resale certificates remain over budget thus far.
- The new maintenance man David is working out well. Board and management are pleased with the seamless transition.
- Reserves study questions from the /board has been submitted to Associate Reserves as per the Board of Directors request.
- There is a form on the ASPOA website for owners to report violations. Once the form is received, it will be confirmed. Owners are reminded to include their name and contact info, in case Pioneer needs to contact them. The reports remain anonymous.
- There is a push on legal actions to collect delinquent accounts. Judy Wilcox has been working with the Pioneer collections team regarding collections.

**New Business:**

a. Motion by Anita Dallas to approved height request on new construction at 2415 Big Horn, Height will exceed the 33 feet allowance in ASPOA. Property is located in Austin ETJ and the City of Austin has approved height. The ASPOA ARC feel the height request is reasonable. Motion is seconded by Tom Lappin.

James Coney-yes	Anita Dallas-yes	Sullins Stuart-yes
Jody Hogan-yes	Greg Lawrence-yes	Hector Nava-yes
Nancy Lemieux-yes	Wendy Martinez-yes	Mark Rosen-yes
Tom Lappin-yes	Michelle Dent-yes	

**Vote Results: 11 for; 0 against; 0 abstain; 0 absent**  
**Motion passes.**

b. 2000 White Dove-tabled

c. Motion by Anita Dallas to approve funds, up to \$2000.00, to review/revise/consolidate all ARC docs. Motion is seconded by Stuart Sullins.

James Coney-yes	Anita Dallas-yes	Sullins Stuart-yes
Jody Hogan-yes	Greg Lawrence-yes	Hector Nava-yes
Nancy Lemieux-yes	Wendy Martinez-yes	Mark Rosen-yes
Tom Lappin-yes	Michelle Dent-yes	

**Vote Results: 11 for; 0 against; 0 abstain; 0 absent**  
**Motion passes.**

**Members Comments:**

1. Cary Peel-Lakeside Park issue with owners allowing their dog off leash. Wife was threatened by dog on two occasions by the same individual and same dog.
2. Corrina Reed-Likes to let her dog run loose at the park so it can swim. Wants to see owners cleaning up after their dogs.
3. John Baston-Likes to takes his dogs to the park to run and play. Cleans up behind his dogs but sees owners that do not. Does not go on the weekend due to situation at park with too many loose dogs and rules being broken on the weekend.
4. Tom Lappin states the boat ramp and park area will not have same access once the gate is installed.
5. Ann Schotz-At 3am in the morning recently, a Tahoe speeding down Running Deer crashed through the trees on her property. A police report was filed and clean up has begun.
6. Unidentified owner wants gate details because she forgot to attend the gate meeting.
7. Bob white asks why the Capital Improvement shows 0.00 actuals and why is the road actual \$34,206.00.

**Motion to adjourn meeting at 7:49pm. Meeting is adjourned.**