

APACHE SHORES PROPERTY OWNERS ASSOCIATION
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MINUTES OF THE REGULAR MEETING

February 18, 2015

7:05 PM – Meeting Called to Order by Michelle Dent

Roll Call: Present: Directors Michelle Dent, James Coney, Anita Dallas, Sullins Stuart, Jody Hogan, Tom Lappin, Greg Lawrence

Absent: Nancy Lemieux, Wendy Martinez, Hector Nava

Seven Directors are in attendance. **A quorum is established.**

Approval of Minutes: Motion made by Director Dent to approve the minutes from the regular Board Meeting held on January 21, 2015.

Motion seconded by Tom Lappin.

Motion Passes: Yes: 7 No: 0 Abstain: 0 Absent: 3

President's Report: Michelle Dent

- I met with the General Manager of Water District 17
- WD 17 eventually plans on upgrading pipes on the rest of Geronimo
- I asked WD 17 about potential pipe replacement and fire hydrants running along and on streets in the vicinity of Red Fox Rd.
- The General Manager of WD 17 will attend our annual meeting to discuss member vs. non-member status in the water district as well as other topics
- WD 17's bond debt (to the Texas Water Board for Apache Shores improvements) will not be refinanced right now, but our associated debt service fee should drop as more residents move into Apache Shores.

Reading of January 2015 Motion #1 and Result:

Motion 1: Motion made by Michelle Dent for up to \$150,000 to be allocated immediately from ASPOA's reserves (from savings and collections from prior years, not from current annual budget or current special assessment) to road

paving projects. Individual roads to be paved will be approved by the Board on a case by case basis.

Motion seconded by Sullins Stuart

Motion Passed:

Yes: Directors Dent, Dallas, Stuart, Hogan, Lappin, Martinez, Lawrence

No: 0

Abstain: 0

Absent : Directors Coney, Lemieux, Nava

President's Report: Michelle Dent (continued)

- With the passing of the aforementioned motion, we immediately allocated almost \$75,000 for paving Rain Water and Moeta
- The remaining \$75,000 will be allocated within the next month for roads
- We are currently working with ACE Asphalt on road maintenance

Amenities Report: Tom Lappin

- There was an introductory Neighborhood Watch meeting that was well attended
- The Little Free Library has been completed at the children's park
- The digging for the conduit was completed for the gates at the lakeside park
- The controllers for the gates at the lakeside park will be installed soon
- On February 25 at 6:30pm, there will be an Amenities Meeting at the office.
- Michelle added that we will need to form a broad community subcommittee related to the Capital Improvement Fund to address some renovations regarding the buildings and/or structures in our master plan.

Property Management Report: Paul Meisler

- February is our lowest collection month for the year
- We continue to put away earnings
- We will have a remainder of approximately \$40,000-45,000 at the end of the our 2014 fiscal year as allocated from the 2014 Special Assessment on the ballot which will go into the general fund for roads maintenance and capital reserve fund improvements
- On the 2015 proposed budget, the two Maintenance Income items have the wrong year listed. It should read "Maint 2014 & Prior" and below that "Maint Fee 2015". The financial numbers listed are correct.
- \$80,000 was moved into the SA Allocation because operational costs have risen somewhat and the projections for uncollected money is depleting because we are collecting 85-90% of billable revenue during the calendar year
- The Road Maintenance Fund is \$15,000 which is comprised of road fees associated with new construction permits

- We believe the numbers listed in the budget are as accurate and reliable as we can expect
- Judy will have a drive report on Friday

Michelle Dent:

- New budget includes pay increases for staff (both office manager and maintenance man)
- We may need to cut back a little bit on what goes into the Capital Improvement Fund as minor amenities need some work, like replacing the canopy at the children's park and work on the Apache Lake dam and spillway
- Ballots will go out at the end of February
- Candidacy forms are due Friday at 4:30pm
- Annual Meeting is March 28 at 12pm.
- Meet the candidates will take place immediately following the regular March monthly board meeting (March 18 at 7pm)
- Six board member positions will be up for election

Reading of January Motion #2 and Result:

Motion 2: Motion made by Michelle Dent for up to \$5,000 for the purchase of a new office copier.

Motion seconded by Anita Dallas.

Motion Passed:

Yes: Directors Dent, Dallas, Stuart, Hogan, Martinez, Lappin, Lawrence

No: 0

Abstain: 0

Absent : Directors Coney, Lemieux, Nava

New Business:

Motion: Motion made by Michelle Dent to approve the 2015-2016 Budget.

Motion seconded by Greg Lawrence.

Motion Passed:

Yes: 7

No: 0

Abstain: 0

Absent: 3

Member's Comments:

1. Tom Delaney: Inquired about the status of the website, as well as expressed concerns regarding the lakeside park and motor vehicles.
2. Corinna Reed: Inquired about whether we are considering putting a deck by the docks where it gets quite muddy

Meeting adjourned at 7:40PM.