

APACHE SHORES PROPERTY OWNERS ASSOCIATION
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MINUTES OF THE REGULAR MEETING

July 16, 2014

7:00 PM - Meeting Called to Order by President 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, Mark Rosen, Tom Lappin and Michelle Dent.

Absent: Wendy Martinez and Hector Nava.

A quorum is established. Nine Board Members are present.

Excuse absence of Wendy Martinez

Approval of Minutes:

Motion to approve May 2014 minutes by Nancy LeMieux; second by Sullins Stuart. All in favor; so approved.

The minutes from 6/18/2014 meeting are tabled until the next Board meeting to allow the Secretary time to complete.

President's Report: Michelle Dent

- Approved May minutes will be posted to the web site
- Thank you to Joel Shaw for his hard work and commitment; he went above the call of duty over the Fourth of July cleaning the Amenities. The Board wishes him well.
- New maintenance man is David Murray; say hello if you see him around the community.
- Interviewing and hiring process was brought together by Tom Lappin (ASPOA Board Member) and Hector, Judy and Paul from Pioneer Property Services.
- Community Hall bathrooms have been renovated by Rodrigo Salman; thanks to him for volunteer workmanship and supplies.
- Reserve Study was completed June 12, 2014 and the Board needs one month to review.
- The brush pick up last year was more than the Fire Department had planned for. They have talked about a dumpster for brush only near the office for this year.
- The TDS contract entitles all Apache Shores property owners to one voucher to take brush to the eco depot and/or brush pick up in front of your property. Owners just need to call and arrange for the pick-up. Vouchers can be picked-up at the ASPOA office.
- Estimate for the septic tank lids that are cracked was more expensive than expected. The Board will continue to obtain additional estimates.
- Reserve study questions will be given to Association Reserves by management. List put together by Board.

Treasurer's Report: Wendy Martinez

Financials report presented showing \$304,610.82 checking account and \$308,526.43 the money market account. No outstanding expenses noted.

Amenities Committee: Mark Rosen/Tom Lappin

- New work planned for the Parks and pool.
- Soccer field grass is coming along nicely; the nets should be up soon.
- Work day at the Lakeside Park may be scheduled in the near future.
- The Amenities Committee will host a fence/gate/access system at the Lakeside Park, as well as the concept of a dog park at 6:30pm, July 30, 2014
- Some disc golf holes were relocated to align with the original plan and move away from the service road and new parking. Thank you Joel Day and Ollie Pollard.

Property Management:

- Brief overview of financials is presented, noting \$138,551.78 collected for 2014 annual dues, thru June 30. Financials are on the website monthly.
- Owners are reminded to let Pioneer know if their mailing address changes at any time.
- Violation drive produced 54 friendly reminders, 11 warnings, 64 fine letters and 24 closed violations.
- Boat stickers and pool keys are ahead of schedule, resale certificates are off the charts and new home construction is behind last year.
- The new maintenance man David was put into place as soon as Joel left. The transition was seamless.
- Hector will be on vacation next week July 22 to July 27, 2014. Temporary office staff will train with Hector on Friday July 18, 2014.
- 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.

Architectural:

- Discussion of the new septic policy.

Roads:

- James Coney and Hector Nava will have a meeting to discuss which roads need to be paved and the ones that can wait. Meeting will be right after the regular board meeting August 20, 2014

New Business:

- Motion to approve attached on-site sewage facility policy. Motion made by Anita Dallas, Motion second by Michelle Dent. Motion passes.
9 For 0 Against 2 Absent

Members Input:

- Monica Geick, Will Mitchell and Larry Albee- Each had question about the gate and fence to be installed at the Lakeside Park.

Meeting is adjourned at 7:36pm.