

APACHE SHORES PROPERTY OWNERS ASSOCIATION  
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**MINUTES OF THE REGULAR MEETING**

**October 15, 2014**

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

**Roll Call:** Present: Directors Michelle Dent, James Coney, Nancy Lemieux, Anita Dallas, Sullins Stuart, Jody Hogan, Wendy Martinez, Tom Lappin, Greg Lawrence Hector Nava

All 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 September 17, 2014.

Motion seconded by Director Lawrence.

**Motion Passes: Yes: 10 No: 0 Abstain: 0 Absent: 0**

**President's Report: Michelle Dent**

- Tom Lappin has signed a contract with a vendor to install gates and fence at the lakeside park.
- Road projects have begun on Fort Smith Trail, Hunter's Pass, Blue Jay Point, and Little Fox. Budget process for next year will begin soon.
- Pioneer has been asked to provide a detailed Roads spending report.
- Greg Lawrence is creating road signs and signs for the park and docks.
- We are awaiting a final revision of the Reserve Study
- The financial audit will be budgeted for on a yearly basis

**Treasurer's Report: Wendy Martinez**

We have \$270,403.58 in the checking account, \$308,526.43 in the money market account. Total current liabilities are \$128,253.14 and total liabilities and equity is \$579,238.69.

Wendy has one audit proposal and is seeking two more. The financial audit will become an annual event.

**James Coney:** Thank you to Clinton Swisher and Hector Quintanilla for helping with the debris and other problems caused by the recent heavy rains.

**Property Management: Paul Meisler/Judy Wilcox**

Paul apologized for the financial report this month not being as it should. There are categories and codes that need to be adjusted and edited.

Paul stated we had fewer violations this past month. We closed 4 open items, we fined 32 people, and sent out 22 fines and warnings on the last drive.

In addition, we have initiated a number of collections over the past 90 days.

**New Business:**

A. Roads

Director Coney has 2 motions:

1. Add \$285,000 from our reserve fund to our budgeted \$80,000 for road repairs to pave the following chip seal roads: Saskatchewan Dr., Rain Water Dr., Moeta Dr., Cochise Trail, parts of Geronimo Trail, and parts of Broken Bow. They need to be repaired in that order.

The directive of the board should not be changed by any one board member. If a change is needed, then it may be voted on by the board in an email or called meeting.

The repairs should be started as soon as our vendor can start.

**Motion did not receive a second, so it fails.**

Director Coney withdrew Motion #2 and stated he wants to revisit Motion #1 next month.

B. Financial Audit

- This is being tabled as Wendy is in the process of obtaining bids and may eventually be settled by discussion and not a vote.

**Member's Comments:**

1. Tom Delaney asked the status of email communications regarding the Board Meetings. President Dent stated that the Agenda and Board Meeting information is posted on the website and the bulletin board as required by law, however the email notification is optional and not legally required.

Tom also inquired as to Travis County tending to the dead tree on Broken Bow. Hector will be asked to call Travis County regarding this issue.

2. Mikus Grinbergs inquired into the financial report and a possible discrepancy in the Capital Improvements column. Paul explained in detail that it was accurate.
3. Stephanie Hoglievina addressed her concerns with the home being built at 14807 Broken Bow, adjacent to her house. She is concerned about the elevation of the property being too high and the drainage issues it may be causing for her property as well as safety issues.

Director Dallas expressed her concern that the building plans may have been altered and red tags have been issued. ARC will continue to monitor the situation and address violations in codes and deed restrictions. Anita also encouraged dialogue between the property owners to assist in resolving this to everyone's satisfaction.

4. Bob White wanted to clarify that the current financial report will not be posted on the website and Paul Meisler confirmed. Bob also inquired as to whether the financial audit will be extensive so that future audits can be quicker and less costly. Director Martinez concurred.

**Meeting adjourned at 7:38PM.**