

APACHE SHORES PROPERTY OWNERS ASSOCIATION
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MINUTES OF THE REGULAR MEETING

September 17, 2014

7:02PM – 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
Absent: Director Hector Nava

A quorum is established.

Approval of Minutes: Motion made by Director Dent to approve the minutes from the regular Board Meetings held on May 21, June 18, July 16, and August 20, 2014.

Motion seconded by Director Lawrence.

Motion Passes: Yes: 9 No: 0 Abstain: 0 Absent: 1

President's Report: Michelle Dent

VP Mark Rosen no longer owns property in Apache Shores and therefore cannot remain on the Board. Tom Lappin was voted to replace Mark as Vice President. Tom will assist in overseeing Amenities and Operations projects.

Sullins Stuart has taken over as Secretary. Thank you to Nancy Lemieux for volunteering to be Secretary over the past five months and also to Mark Rosen for his service of over two and half years on the Board.

Ft. Smith Trail is still being prepped by the County for paving but is going very slowly. When it is complete the County will takeover maintaining it.

Directors Coney and Nava have been given the approval to begin numerous paving projects, which will include work on Hunter's Pass, Little Fox, and Broken Bow.

A buoy at the lakeside park disappeared. Many thanks to Lake Services who have offered to replace it for us.

Director Lawrence is making No Trespassing/Private Property signs that will be installed at the end of the boat docks.

Treasurer's Report: Wendy Martinez

We have \$298, 296.48 in the checking account, \$308,526.43 in the money market account, and our total liabilities and equity is \$606,822.91.

Amenities Committee: Tom Lappin

A contractor has been selected for the gate at the boat ramp. We anticipate the physical gate to be in place in the next month, with work on the access cards and controller system to be completed closer to the end of the year.

Property Management: Judy Wilcox

The office will be closed early on Friday at 12pm.

The drive report produced 16 friendly reminders, 9 properties moved to warning stage, 36 are in fine stage, and we closed 15 violations. We also sent numerous collection letters in the past 3 weeks. We are pushing collections now that the Assessment due date has passed. We have collected \$64,000, but budgeted for \$70,000.

Director Dent mentioned the short-term rental property issue in Apache Shores. Legally we cannot stop an owner from renting out their house as a short-term rental unless it's in the deed restrictions, which requires a huge voter turnout. We can, however, send letters to the owners any time there is a policy violation. We need to continue to get reports on anything that is noxious and offensive or affecting your quality of life. Friendly reminder letters turn to warnings and then to fines.

Director Lawrence re-iterated that owners should call the Sheriff for noise complaints, etc.

Judy Wilcox stated that if you have pictures or video of violations, to please send them to her.

Property owner Martha Ruth expressed concern about the short-term vacation rental on Big Horn.

Director Lappin addressed the issue of owners giving their boat passes to renters, which is a violation, and hopefully the boat gate will help with this situation. Violators will have access revoked.

Property owner Martha Ruth stated she has submitted photos of violations for the property on 2105 Big Horn.

Property owner Cody Litkey stated the short-term rental on Hunter's Pass is advertising boat ramp access as a feature to renting the property and the owner is handing their boat ramp pass to renters.

Pioneer is in possession of a photo of the boat pass resting on the dashboard of a vehicle for the Hunter's Pass property and Judy Wilcox is addressing it with the property owner.

Property owner Bob White stated that a pontoon boat was parked in front of the Hunter's Pass property and clearly limited the right of way.

Cody Litkey stated he is seeking legal counsel regarding how to deal with the Hunter's Pass property violations as it is next to his house.

Director Dent stated we may need to review and possibly revise the rules regarding the waiver when an owner relinquishes rights to amenities when they rent their property.

Discussion occurred about the difficulty of changing deed restrictions.

New Business: No new business

Member's Comments:

1. Wes Schevers wanted to discuss the soccer field and a soccer program, but the field is for property owners only. Wes was informed that if there is a property owner who is interested in his proposal, they must come forth to discuss it. Wes was also told he could follow up with Director Lappin.
2. Bob White asked about the financial discrepancy regarding roads and capital improvement that he brought up at the last meeting. He also asked about an audit this year. Director Martinez stated there would be an audit conducted yearly.
3. Anna Culina stated her frustration at having left 4 messages at Pioneer and no one has responded to her. Judy Wilcox will look into this.
4. Martha Ruth re-addressed the short-term rental on Big Horn and wanted to know the time frame between reporting a violation and a letter being sent to

the owner. She wanted to know if the owner or a management company receives a violation letter, or both.

Discussion ensued regarding the short-term rental issue. Director Dent stated that if at all possible, both property owners and their property management companies should receive any applicable violation letters, even if the owners request that we deal only with their property manager. Several Board members re-iterated that the Sheriff can be called for certain violations, and that property owners should continue to report violations to Pioneer as they occur.

Meeting adjourned at 7:44PM.