

Apache Shores Property Owners Association

Dear Apache Shores Residents,

It is my honor to be able to write the annual letter as your ASPOA President. Let me first start by thanking the current board for all of their hard work and efforts they put towards our rather lofty agenda. Without these individuals and our ability to work with one another our neighborhood would not be in the position that it is today. You had an outstanding group of people serving you this past year and many of them did an exceptional job. Each of these directors deserves our gratitude and appreciation.

Over the past year your board has been busy with numerous projects, some of which were visible, and many that were not. I would like to highlight just a few of these accomplishments in an effort to be transparent and let you know what your board has been doing. Before I do, please let me share something that I have learned while serving you on the board.

Serving on the board for me was placing the neighborhood’s needs above my own. To me there was no power to be had, after all it is very time consuming and often times a thankless volunteer job. Many times, it can place us at the forefront of criticism. Guided by our deed restrictions, by-laws, and procedures I feel that each of us sought to do what was right for our neighborhood. Ultimately, we sought to make our decisions in a consistent manner as not to single any one resident out, no matter what the issue happened to be.

With that I would like to share just a few of the accomplishments your board has managed to achieve. First, we investigated property management companies and ultimately renegotiated a stronger contract with Pioneer Property Management.

We improved and maintained many of our amenities, facilitated numerous repairs, and updates where necessary. We have continued to implement our gate system across the entire property in order to make sure that these amenities are available to you as residents and your accompanied guests. Our roads committee worked tirelessly, overcoming increased costs, and managed to combine two years’ worth of budgets. This allowed us to pave six roads, and do maintenance and drainage work on numerous others.

Our treasurer worked to improve our financial reporting and has worked diligently with Pioneer to improve our processes. Although Apache Shores is still relatively limited when it comes to funding, we uncovered ways to save us money and where possible improve our sources of income. The board has also sought to streamline our processes regarding enforcement of our policies. We have started plans to improve the office complex, and update our existing buildings. Above all we feel that we listened to you, and each director did the best they could while serving.

Of course, each board gets us a little further on our overall agenda, and each subsequent board gets to build upon their predecessor’s successes. It is my sincerest hope that I have left the neighborhood in a better position than what I found it. It has been my pleasure to serve you and I encourage all of our residents to consider becoming active in the neighborhood. There is still a great deal left to do and as with any neighborhood it is only as good as you make it.

Thank you, Chris Scheetz - 2017 -2018 ASPOA President

ASPOA Financial Highlights for Fiscal Year 2017

Many residents have asked, “Where do their fees go, or what does the annual assessment provide them?” In an age of rising costs why is so important to pass the designated assessment?

Below you will find a summary overview of how Apache Shores operated and how your \$100 Assessment was used in 2017:

Income:

- Sold an estimated 111 Boat Tags = \$5,500
- Rented the Community Hall approximately 67 times = \$8,400
- Sold 285 Family Pool Keys = \$11,400.
- Offsetting Expense for maintenance/supplies/repairs = \$13,100
- Loss of (\$1,700)
- Assessment income for 2017 = \$154,500

A total of \$178,100 in income was collected from amenity use fees and the \$100 Assessment in 2017.

Expenses:

- Spent \$17,000 on maintaining the common spaces and providing a porta-potty at the Lakeside Park, pest control, and repairs at the boat docks.
- Spent on Security at the Lakeside Park for \$10,500
- Spent \$115,000 paving and maintenance of roads
- Amenity Cap Funds, spent \$47,000 on improvements at the Lakeside Park, materials for the Disc Golf Course, and new BBQ’s

A total of \$189,500 Expenses was invested in amenities in 2017, not including utilities and properties taxes.

Net Income/Loss:

For 2017 Apache Shores had a loss of (\$11,400) which was subsidized from other ASPOA operating accounts.

Information Regarding 2018 Ballot Items

Designated Assessment

The Board recommends that property owners vote Yes for the proposed Designated Assessment. The 2018 Proposed Designated Assessment requires each member pay \$125.00 per lot. If multiple lots qualify for the Travis County Appraisal District (TCAD) homestead exemption, the member will also qualify for an ASPOA homestead exemption and thereby pay only one assessment fee on those homesteaded, adjacent lots. All lots that are not part of the homestead will require an additional fee of one assessment per lot.

Each member will initially be billed \$125.00 per lot, due no later than May 31, 2018 (to avoid penalty). To qualify for the ASPOA homestead exemption, property owner must present verification of current year (2018) TCAD homestead exemption to Pioneer Real Estate Services no later than May 31, 2017. The ASPOA homestead exemption opportunity will terminate after May 31, 2018. A late fee will be applied to all special assessment fees that have not been paid by May 31, 2018. YOUR ACCOUNT MUST BE PAID CURRENT TO QUALIFY FOR THE HOMESTEAD EXEMPTION.

If the Designated Assessment is approved, it is projected to provide for the following items:

- \$80,600 to cover shortfalls in Operation and Maintenance (after income from the \$35 per lot mandatory annual fee has been expended). These expenses include but are not limited to full-time office staff; part-time maintenance staff; operation and servicing of amenities; security services; and grounds keeping.
- \$44,400 allocated to Amenities which may include but are not limited to continued work on the lakeside park improvements, the boat trailer parking area, the children's park, upgrades and improvements on the soccer field, and continued work on the disc golf and volleyball areas. Any unspent Amenities funds may be allocated to the Facilities Modernization which combined with savings from several years (past and future), will allow for replacement, reconfiguration and/or restoration of the office building and other structures in the office complex to better accommodate the neighborhood's needs.
- \$75,000 for roads paving, repairs and patching and improvement of drainage as part of the ongoing Road Improvement Program. Approximately half of the ASPOA 20+ miles of roads are maintained by Travis County and the other half are not. Several roads that are built out, which serve a significant number of residents, are still in poor condition and need to be prioritized for paving with ASPOA funds in 2018. Potholes and other minor repairs will be handled by ASPOA as needed and funding allows.

Five Board Positions Open for Election

Five seats on the 11-member ASPOA Board of Directors are open for election at the 2018 Annual Meeting of the Membership. The following are candidates for the 2018 Election of Directors:

Mark Barrera-My wife Jamie and I moved to Apache Shores two years ago after the birth of our first daughter (Harper) and recently had our second daughter (Finley). We love this community and its diverse offerings and I want to be on the Board to serve the needs of this great community. Too often people chime in with ideas or complaints without Taking action and I want to be someone who takes this input and puts it into a plan of action along with the other members of our Board.

Hilary Brown-I have lived in The Patch with my family for four years. I've service as ASPOA Secretary for the past year and look forward to continuing my service and seeing existing projects to completion. Beyond the typical responsibilities I have and will continue to advocate for our natural spaces, maintenance and protection of the environment we share. Removing non-native and invasive species from our trails and waterways is a long-term goal of mine. Please allow me to continue my service to this awesome community!

Bob Cawthon-I would like to continue serving on the Board focusing on our amenities development and maintenance. This past year I was instrumental in getting a much needed paint job and siding replacement for the Party Barn, and, the main building electrical service upgraded when it was condemned by Austin Energy. Apache Shores is a great place to live and play.

Catherine David-I have resided in Apache Shores with my family since July of 2015. After attending the neighborhood watch meeting last year, I was inspired to do more for this community. If elected to the Board, my focus would be continuing to improve the safety and security of Apache Shores. And, as a lawyer for more than 16 years, I bring a legal perspective to the Board.

Michelle Sain-I think Apache Shores is a beautiful community and I am proud of our uniqueness. With the rapid increase in development I would like to volunteer my expertise in Accounting, Finance, and Real Estate and prior years of successful HOA Board experience to support the Apache Shores community. I believe listening to the needs of the community is critical. I have a Bachelors Degree in Accounting and finance and a Masters Degree in Psychology and I am an active volunteer with many charities.

Ginny Sudela-I have lived and owned in Apache Shores for about a year and a half. I am passionate about helping to continue to grow a strong, welcoming community that will be safe and supportive to all of our residents. My background is in technology sales. I have about 20 years of experience building sales teams, and creating corporate partnerships. I believe that experience will help the board to be the best team to support you. Currently, I volunteer at the Lake Travis Thrift Store doing research and online sales for them. I also love to bake and my partner and I dance and study Argentine Tango. Thank you for giving me this chance.

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Mark your calendars to "Meet the Candidates" on February 21, 2018, following a brief Board of Directors meeting.

For reference, here is the complete roster of the current Board of Directors:

Term Expires March 26, 2018

Chris Scheetz Bob Cawthon Jeff Featherston Hilary Brown Vacated Open Seat

Term Expires March 26, 2019

Karen Dixon Gus Martinez Bob White BJ Carpenter Anita Dallas Doug Saile

Este documento esta disponible en Español en las oficinas de ASPOA y en www.apacheshorespoa.com