



**APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES – APRIL 17, 2019**

The following meeting minutes reflect the actions taken by the Board of Directors (the “**Board**”) of Apache Shores Property Owners Association, Inc. at the regular meeting of the Board conducted on the above referenced date at the Community Hall, 14919 General Williamson Drive, Austin, Texas 78734.

**I. Meeting Called to Order 7:02 pm by Bob White.**

Attending: Bob White (Treasurer), Michelle Sain (Secretary), Eric Baham, Mark Barrera, Bob Cawthon, Kathleen Crabill, Catherine David, Gary Finch, Junior Rios, Doug Saile  
Result: Quorum Met

Absent: Excused: Hilary Brown  
Result: Approved (Unanimous)

**II. Approval of Minutes**

A. Minutes from the March 13, 2019, regular Board meeting – motion to approve minutes.

By: Bob White  
2nd: Michelle Sain  
Result: Approved (Unanimous)

**III. Director Report(s)**

A. Bob White (Treasurer): Bob White: ARC update. Year to date in March 2019, 19 applications for new homes starts that have been approved. Overall since 2015, over 140 new home and mobile home projects have been approved over the last 5 years. Apache Shores ARC has processed year-to-date 45 resale certificates or transfer of accounts.

B. Catherine David: There will be a vote tonight for the Board to change the approach on how Apache Shores conducts business by adopting a new Community Manual and Fee Schedule. The Board has been working to simplify the policies for Apache Shores. There are currently 54 policies that were created over many years by past Boards that are hard to make sense of now. The Board will vote tonight to change this so going forward in 2019, Apache Shores will run with a more simple system of only 6 policies. This will take away the complexity of the ARC submittal process and go to a back-to-basics approach of the way the community was run 20 years ago. Owners in Apache Shores would no longer have to dig through the 54 Policies to try determine compliance with policies.

The Board was advised to do away with the special assessment going forward in 2019. There will be no special assessment in this year. Instead, the Board will vote tonight to make an adjustment to change the fees that were already being charged for use of the Pool, rental of the Community Hall, and use of the Boat Launch, and add the Sport Courts to the fee schedule. In order to access those four Community Amenities, there will be a membership fee. If an Owner does not want to use these amenities, he or she will not have to pay a fee. The Community Amenities that are still free to the community are Geronimo Children’s Park, the Lakeside Park, the Volleyball Court, the Soccer Field, the Hiking Trail, and the Disc Golf Course. Most of the Community Amenities will stay the same as the were—free to the Members to use.



We think this simpler approach to our community and taking away the complicated policies is going to be for the benefit of all of our community. Moving forward, we believe that deed restrictions will need to be amended, which can be done by a vote from the community .

#### **IV. Property Management Report**

- A. Paul Meisler: Dues collection is on target (they are being paid by the Members).

#### **V. New Business**

- A. Motion to elect Catherine David President.  
By: Bob White  
2nd: Doug Saile  
Result: Approved (Unanimous)
- B. Motion to elect Bob White Vice President.  
By: Catherine David  
2nd: Doug Saile  
Result: Approved (Unanimous)
- C. Motion to elect Hilary Brown Secretary.  
By: Catherine David  
2nd: Bob White  
Result: Approved (Unanimous)
- D. Motion to elect Kathleen Crabill Treasurer.  
By: Catherine David  
2nd: Bob White  
Result: Approved (Unanimous)
- E. Motion to adopt the Code of Ethics.  
By: Catherine David  
2nd: Michelle Sain  
Result: Approved (Unanimous)
- F. Motion to adopt regular Board meeting schedule on third Wednesday of month.  
By: Catherine David  
2nd: Bob White  
Result: Approved (Unanimous)
- G. Motion to adopt the Community Manual and Fee Schedule.  
By: Catherine David  
2nd: Bob White  
Result: Approved (Unanimous)



**VI. Member Comment(s)**

- A. Steve Maxwell requested the Board to hold a community forum on May 8, 2019 at 7:30 p.m. for an open discussion regarding the special use permit request to allow a convenience store at the southeast intersection of Debba Drive, which was considered at the Lakeway City Council meeting on April 15th
- B. Sarah Tuthill commented on the Lakeway City Council meeting regarding the special use permit and the interest of the community in getting improvements to the intersection of Debba Drive and 620.

**VII. Adjourned at 7:42 pm**

**Approved by the Board of Directors:**

Approved by the Board of Directors:  as prepared or  as corrected.

*Hilary Lane Boon*

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**Officer or other duly authorized representative of  
Apache Shores Property Owners Association, Inc.**

8 August 2019

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**Date**