

**APACHE HILLS PROPERTY OWNER'S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**MINUTES**

**July 28<sup>th</sup>, 2025 @ 7:00pm @ Jerry Saylor's Residence**

**1. Call to order, rollcall of board directors**

President Don Enyart called the meeting to order at 7:10 pm

Board Members Chad Sadosty, Peter Duncan, Dan Woodhead, Jerry Saylor, Tom Roose, Alyssa Mellish all in attendance

**2. Approval of minutes of last Board Meeting 6/2/2025**

Tom made a motion to approve 6/2/2025 minutes as drafted

Jerry to Second

All in Favor, motion passed

**3. Election of Officers**

**A. President**

Jerry nominated Don Enyart as President, no other nominations

All in Favor

**B. Treasurer**

Dan nominated Jerry Saylor as Treasurer, no other nominations

All in Favor

**C. Secretary**

Dan nominated Alyssa Mellish as Secretary, no other nominations

All in Favor

**4. Committee Appointments – President**

Jerry Saylor became the Chair of the Budget & Finance Committee per Bylaws. President Enyart appointed Tom Roose as chair of both the Grounds and Building Committees

**Budget & Finance Committee**

Chair Jerry Saylor, Joe Donovan, Lynn Roose

**Grounds Committee**

Chair Tom Roose, Pete Duncan, Chad Sadosty

### **Building Committee**

Chair Tom Roose, Dan Woodhead, Bob Spreenberg

### **Legal Committee**

This committee has been dissolved for the time being. All pertaining matters will be handled by the President and Treasurer and presented to the Board.

## **5. Auxiliary Directors**

Discussion of Auxiliary Member being appointed

Jerry made a motion to ask John Harlan to be an Auxiliary Member

Seconded by Dan

All in Favor, motion passed

## **6. Review & discussion of the Annual Meeting June 28<sup>th</sup>, 2025**

### **1. Draft of the minutes of the Annual Meeting**

Chad made a motion to approve draft minutes as presented

Jerry has seconded

All in Favor, motion passed

**2. Year-end financial report of the Corporation** – distributed to the lot owners prior to the annual meeting

**3. List of the Officers and Committee Members** – to be sent out to lot owners along with the draft minutes of the annual meeting within 40 days of the annual meeting

## **7. Treasurer's Audit needed**

Due to be completed this year and will be handled by the Budget & Finance Committee

## **8. Building Committee Report**

There is nothing to report other than road bond deposits to be returned to lot owners # 119-121 Woodhead and # 47-49, 107 Roose owners

## **9. Grounds Committee Report – Tom Roose**

### **A. Drainage issue on Blackfoot**

Project is pending and will update when being worked on

### **B. Chip & Seal**

No date of completion set as of this meeting (7/28/2025), waiting to be notified with a

date by the Oceana Road Commission

**C. Return of road deposits**

As discussed,- \$750 bond will returned to eligible lots

Other Grounds Committee information included the grass cutting continues as scheduled. In addition, Tom Roose requested a road closure for a July 5<sup>th</sup> party for a limited number of hours and the request was granted by the President. This was approved for a safety issue with children and pedestrians as alternate routes were available for association traffic

**10. New Business**

**A. Donation of funds at First Baptist Church**

It was discussed that a \$250 donation once again was made for the use of the Church during the annual meeting

**B. Trash pickup on U.S. 31**

25 bags of trash were picked up by our volunteers! Thank you to everyone who participated in keeping our community clean!

**C. Rental enforcement**

The President will send a reminder on enforcement to any appropriate parties if needed

**11. Next meeting date & time/ Adjourn**

October 6, 2025 as our next tentative board meeting at 7:00 pm

Jerry made a motion to adjourn meeting at 8:13 pm

Tom has seconded

All in Favor and meeting was adjourned

Prepared by Secretary Alyssa Mellish

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