

APACHE HILLS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday May 5th, 2025 @ 7:00 pm @ Don Enyart's residence & Zoom

MINUTES

1. Call to order, rollcall of board directors

President Don called the meeting to order at 7:12 pm. Chad Sadosty, Dan Woodhead, Tom Roose, Alyssa Mellish and Joe Donovan(via Zoom) were all present.

2. Request Motion to go into Executive Session

Dan made a motion to go into Executive Session at 7:12 pm

Tom seconded

ENTER EXECUTIVE SESSION

EXIT EXECUTIVE SESSION

4. Approval of past board Meeting Minutes April 7th & April 21st, 2024

Dan made a motion to approve April 7, 2025 minutes

Tom to second

All in Favor

Motion Passed

Tom made a motion to approve April 21, 2025 minutes

Dan to second

All in Favor

Motion Passed

5. Discussion of lawsuit payment settlement with SNC LLC

Appropriate notification to the lot owners

6. Building Committee Information – Tom Roose

Lot 88 sought and received approval for a solarium addition to the existing deck

Lot 68 to provide a bond for delivery of brick pavers

7. Grounds Committee Information – Tom Roose

Boat launch dock is in and the launch area has been assessed for launching. There is still sand at the end of the concrete pad, with a current 6"-8" drop in water level from this year. The grounds committee does not recommend launching large boats while this is the case.

Snow plowing has concluded for the winter and mowing is set to be regularly scheduled for Friday's moving forward.

Tom recommends that crack seal be applied this month (May), and is set to cost \$1, 063.00

Tom has made a motion to allow crack seal be applied this year.

Chip Seal discussion was had and tabled until we have complete accurate information

Dan to second

All in Favor

Motion Passed

8. Financials – Joe Donovan

Year ending, our Reserve Fund held \$30,000.

There has been an adjusted proposal to move \$59,100 to the Capitol Reserve Fund which would give AHPOA a new balance of approximately \$89,000.

Our account currently holds over \$70,000.00 leaving over \$11,000.00 for operating expenses until dues collection of 2026. Our fiscal year is set to be May 31, 2025.

All transfers are tabled until further discussion.

9. Preparation of paperwork/procedures for the 2025 Annual Meeting/notification process

- a. **Written notice (needs to include place, date, time and purpose)** needs to be given to the Members not less than three weeks before the date of the meeting - deadline (6/7/2025)
- b. Include **President's letter**
- c. Include **Director's Term Expiration list**
- d. Include **2025 Proxy**
- e. **Agenda**
- f. Notice must **include A copy of the budget adopted by the Board for the coming fiscal year**
- g. **The names of the persons that the Board proposed be elected for the coming year with short resumes.**

h. Minutes of last year's annual meeting

i. Treasurer's report

j. 2025 Financial Statement

10. Organization for proxy collection

Discussion

11. President's Letter Update

Discussion of information for the President's Letter

12. Any New Business

Discussion and resolution of a fallen tree on Lot 37.

13. Any Old Business

14. Schedule next board meeting date, time & location

May 19, 2025 at 7:00 pm

15. Adjourn

Tom made a motion to adjourn meeting at 8:24 pm