

APACHE HILLS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday May 19, 2025 7:00pm

Minutes

1. Call to order, rollcall of Board Directors

President Enyart called the meeting to order at 7:06 pm. Tom Roose (in person), Pete Duncan, Joe Donovan, Dan Woodhead, Alyssa Mellish, Chad Sadosty and (Auxiliary Member) Jerry Saylor all in attendance via Zoom.

2. Approval of past board meeting minutes of 5/5/2025 – Alyssa Mellish

Dan made a motion to approve minutes as presented

Joe to Second

All in Favor

Motion Passed

3. Conclusion of Apache Hills vs. SNC lawsuit – Don Enyart

Lawsuit has concluded, completely.

4. Financials – Joe Donovan

- A. 2025 – 2026 Budget Approval

The budget is in the hands of the Finance Committee, and will be available to the Board when approved by committee.

- B. Treasurer's Report

To be finalized in early June for notifying AHPOA

- C. Any other finances/dues information

Notifications sent out to any unpaid dues/invoices.

Cash is \$60,000+ higher than last year at this time.

Audit is set to happen this year (2025).

Discussion on transfer of funds to the Capitol Reserve Fund

Joe has made a motion to relocate \$64,100.00 to the Capitol Reserve Account in full.

Dan has seconded

All in Favor

Motion Passed

5. Building Committee Information/Updates if any – Tom Roose

Bond check was deposited for Lot 68

6. Grounds Committee Information – Tom Roose

A. Seal Coating

Began and finished last week. \$1,063.00 was the original estimate. Tom advised there were more repairs/sealing completed than originally thought necessary.

Joe has made a motion to pay \$1,563.00 in alignment with the Committee Chairman's proposal, to the Crack Seal Coating company

Tom to second

All in Favor

Motion Passed

B. Chip Seal Discussion

Discussion of best practice for using Chip Seal to maintain our roads while the Road Commission is already doing work on Wayne Rd. As well as professional insight from others in the industry, this would give us a significantly reduced cost option.

Joe has made a motion to not exceed \$64,000.00 for the chip seal proposal as brought forward by the Grounds Committee Chair. (Still awaiting date of services)

Pete to Second

All in Favor

Motion Passed

C. Any other grounds issues

None

7. Confirmation of the Annual Meeting on June 28, 2025, 10:00 am

A. Review of Annual Meeting Paperwork

Discussion on paperwork to be sent to AHPOA residents

B. Reminder of dates

1. Closing of books 5/31/25
2. Mailing deadline of meeting paperwork Saturday June 7, 2025
3. Deadline for Board Meeting 7/28/25
4. Deadline of 8/7/25 sending annual meeting draft minutes & committee members

C. Proxy collection

D. Any other issues

8. Any New Business

A. Adopt a highway program – Tom Roose

We have been approved for cleanup of our approved highway and will be participating for a minimum of two (2) years. (Hammet Rd. to Mile Marker 158 on US-31)

9. Schedule next board meeting date, time

Board Meeting (zoom) June 2, 2025 to ratify and approve budget

Board Meeting set for June 23, 2025

10. Adjourn

Joe made a motion to adjourn meeting at 8:10 pm

Dan to Second

All in Favor

Motion Passed