

**APACHE HILLS PROPERTY OWNER'S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Monday , December 1<sup>st</sup>, 2025- 7:00pm @ Zoom Invite**

**Minutes**

1. Call to order, rollcall of board directors

President Don Enyart, Dan Woodhead, Pete Duncan, Chad Sadosty, Treasurer Jerry Saylor, Tom Roose along with Auxiliary Director John Harlan were in attendance. Secretary Alyssa Mellis was absent.

2. Any additions to Meeting Agenda

Dan Woodhead requested that discussing website information be added under unfinished business.

3. Approval of minutes of Board Meeting 10/6/2025

No corrections were suggested the previous meeting minutes. Dan made the motion to approve them with Pete seconding; they were approved unanimously.

4. Financials – Jerry Saylor

-2024-25 dues update

Jerry Saylor advised that all lot owners are current on this year's dues and assessments.

- set amount of dues & assessments for 2025-26 (last year \$173 + \$100)

Jerry Saylor made the motion to raise the current dues 4.6% resulting in the annual payment of \$181 along with an assessment of \$100 for a total of \$281.00 per lot due in 2026. Dan seconded the motion and it passed unanimously.

- dates invoices to be sent, late fees and date of delinquency (last year delinquent date was 3/31/25)

Jerry Saylor stated the invoices for dues and assessments to lot owners should be sent out by mid-January. He then made the motion that those payments should be due by 3/31/2026 and after that date each overdue lot payment should be assessed a \$10 late fee. This motion was seconded by Tom and passed unanimously.

-audit progress

Jerry advises he and the Finance Committee are still in the process of locating an outside agent to conduct an audit of the Association's financial records.

5. Building committee report- Tom Roose

No ongoing construction in the neighborhood.

6. Grounds committee report- Tom Roose

As of this date there has been two snow removals. New signage is still planned for next spring/summer.

7. Township & Village news affecting A.H.P.O.A. – Tom Roose

No new information.

8. Unfinished business

- correspondence concerning possible short-term renters

Possible options were discussed if complaints of any short-term renting is received violating the Covenants.

- President's December letter from the Board

President Enyart plans to send out an informative letter to lot owners on behalf of the Board during the month of December.

- other

Removal of older website information was discussed and the topic will be readdressed at a later date.

9. Next board meeting date, time

Either February 2<sup>nd</sup> or 16<sup>th</sup>, time to be determined.

10. Adjourn

Motion to adjourn was made by Jerry and seconded by Tom, all in favor.

Minutes by Don Enyart - President