

**APACHE HILLS PROPERTY OWNER'S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Monday March 2<sup>nd</sup>, 2026**

**MINUTES**

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

Tom Roose, Dan Woodhead, Peter Duncan, Alyssa Mellish, Jerry Saylor in attendance. Auxillary Director John Harlan participated via Zoom, Chad Sadosty was absent.

President Enyart called meeting to order at 6:10 pm

**2. Any additions to Meeting Agenda**

No addition items to be discussed requested

**3. Approval of minutes of Board Meeting 12/1/2026**

Jerry has made a motion to approve as presented

Dan has seconded

All in Favor

Motion Passed

**4. Financials – Jerry Saylor**

**- 2025-2026 Dues update**

Discussion on dues and late payments (from 2025) already collected

\$7,000 total is the current snow plowing fee as of March 2, 2026

**- Dues Late Fee Policy**

Reaffirm discussion of one late fee per Lot, not as a whole of the lots that are owned

**- Discuss audit progress**

Section 5 By-Laws discussion to approach at Annual Meeting

Dan made a motion to conduct a Review of our finances, and to consider a process for the Annual Meeting of getting the by-laws changed so a Full Audit Review is not necessary due to high cost associated with the Full Audit.

Peter to Second

All in Favor

Motion Passed

It was recommended that President Enyart discuss this issue with attorney Errol Goldman.

**5. Building committee report- Tom Roose**

Two fences have been inquired about- One lot on Cheyenne and one lot on Iroquois Rd

Waiting on Township Approval prior to Building Committee Approval

**6. Grounds committee report- Tom Roose**

Discussion on request for solutions to prevent mailbox damage

Discussion on possible solutions such as speed limit sign, movement, etc.

Multiple snow plowings have occurred in the last few months

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

Village and Township have settled over the sewer issue

Ice Rink has been built in town!

**8. New business**

**- Interpretation of Covenants letter**

The Board decided to proceed with the Covenants letter of information attachment to help lot owners and future owners understand the short term rental restrictions in Apache Hills. This information should also be distributed to local Realtors so they can inform potential future owners in Apache Hills so they understand the restrictions and prevent future issues. President Enyart will also speak with attorney Errol Goldman for any clarifications for this letter.

**- Annual Meeting date possibilities & info**

Potential for June 20, 2026 or July 18, 2026

**-New Signs**

Discussion of multiple options for new sign designs, as well as road names, speed limits, etc

**9. Next board meeting date, time**

April 27th at 6:00 pm

**10. Adjourn**

Jerry motioned to adjourn meeting at 7:36pm

Peter to Second

All in Favor

Motion Passed