

APACHE HILLS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday, August 26th, 2024 @ 7:00pm @ Don Enyart's residence

1. Call to order

President Enyart called the meeting to order at 7:06 PM. In attendance are Peter Duncan, Tom Roose, Chad Sadosty, Joe Donovan, Daniel Woodhead, Alyssa Mellish and Auxiliary member Jerry Saylor

2. Approval of minutes of last Board Meeting 7/14/2024

Tom made motion to approve minutes as presented and Peter seconded, motion passed unanimously.

3. Election of Officers

- President: Dan made a motion to nominate Don Enyart, Tom seconded. Don was elected unanimously.

- Treasurer: Dan made motion to nominate Joe Donovan, Tom seconded. Joe was elected unanimously.

- Secretary: Tom made motion to nominate Alyssa Mellish, Pete seconded. Alyssa was elected unanimously.

4. Committee Appointments – President

- Budget & Finance Committee –

Chairman remains Joe Donovan with continues members Jerry Saylor and Lynn Roose

- Grounds Committee –

Tom appointed as chairman with Peter Duncan and Chad Sadosty as members

- Building Committee

Tom appointed as chairman with Bob Spreenburg and Dan Woodhead as members

- Legal Committee

Alyssa Mellish made the motion to create a Legal Committee and Dan Woodhead has seconded. On the Committee will be board member Don Enyart, Joe Donovan and Peter Duncan

5. Auxiliary Directors

Tom made the motion to accept Jerry as Auxiliary member and Peter has seconded. Passed unanimously

6. Review & discussion of the Annual Meeting July 27th, 2024

Location of the meeting was great as well as the time of meeting. General approval of township style meeting.

As required by the by-laws, within 40 days of the annual meeting (September 5, 2024), the Board is to make available the following documents:

1. Draft of the minutes of the annual meeting

Joe made a motion to approve the Draft of the Annual Meeting Minutes of 2024

Dan has seconded

All in Favor

2. Year-end financial report of the Corporation

3. List of the Officers and Committee Members

7. Treasurer's Report & Summary – Joe Donovan

Joe reported that the Finance Committee met on Friday August 2. All committee members were present, as well as Don as President. Topics discussed included: (1) fixed asset capitalization and depreciation policies, (2) Road Deposit account reconciliation and deposit policy, (3) upcoming compliance work (Federal tax return and Michigan Annual Report), (4) collections on remaining member AR, and (5) planning for the 2025 third party audit. Only item requiring Board action at this time is the Road Deposit policy. Committee recommends a change to the existing Board policy so that we would deposit all future road deposit checks, regardless of the duration of the underlying project.

Joe then made a motion to deposit all road checks immediately for any ongoing building projects to better keep track of all records

Peter Seconded

All in favor- passed unanimously

8. Building Committee Report – Tom Roose

Approval for shed on lot 37, which has already been approved by township

Plans for a shed on property of Lots 55/56/57 have been approved by the building committee as well as the Township.

9. Grounds Committee Report – Tom Roose

Grounds grass is being cut

Discussion on removing hazardous material on the easements on Iroquois

As long as grass stays shoveled on Blackfoot where the issue is, it drains well. The drain is lower than the grass which is the original issue at hand. Discussion had on how to keep vegetation from growing to keep issue at bay

10. SNC Debt Collection Discussion

Discussion to look at multiple recommendations on the lawfirm we would like to use for collecting. Errol Goldman has let us know that debt collection is not his expertise, but has a recommendation for the Board. Looking to interview multiple Law Firms to see if they align with our goals and the best avenue for the Association. The Legal Committee will be contacting Errol Goldman to discuss.

11. New Business

No new business

12. Next meeting date & time/ Adjourn

No date set at the moment / as needed

Tom has made the motion to adjourn the meeting at 8:14PM

Chad has seconded

All in Favor

President Enyart has adjourned meeting