

APACHE HILLS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday April 27th, 2026 @ 6:00 pm @ Don Enyart's residence & Zoom

1. Call to order, rollcall of board directors

President Enyart called the meeting to order at 6:03 pm. Jerry Saylor, Dan Woodhead, Alyssa Mellish, John Harlan and Tom Roose were all in attendance.

2. Any changes to proposed agenda

No changes to be made to the agenda.

3. Approval of past board meeting minutes March 2nd, 2026

Jerry made a motion to approve the Minutes from March 2, 2026.

Dan has Seconded

All in Favor

Motion Passed

4. Installation of Verizon/Frontier fiber cable – Don Enyart

Discussion on the new services available after the approval of Verizon Fiber Optic installations. There are now multiple options available for internet providers in Apache Hills.

5. Grounds Committee Report – Tom Roose

a. Discussion of replacement signs

Dan made a motion to adopt the proposal to put in (5) 18" STOP signs, with a \$500.00 limit

Alyssa to Second

All in Favor

Motion Passed

Jerry made a motion to adopt a proposal to spend up to \$5,000.00 on a new Main Entry sign, including stone and necessary components.

Dan to Second

All in Favor

Motion Passes

b. Boat launch update/replacement

Tom informed us that the boat launch is in dire need of replacement. Sand is being washed out and onto the ramp itself, with a potential for an artisan well being the cause.

The boat launch will be closed after Labor Day, torn out and replaced- Quotes are being

evaluated from multiple contractors.

Jerry made a motion to approve up to \$20,000.00 for the boat launch replacement to be completed after Labor Day.

Dan to Second

All in Favor

Motion Passed

6. Building Committee Information/Updates if any

Discussion on new properties being built in Apache Hills in the Summer of 2027

7. Detailed Financial Review vs Audit/Errol Goldman's legal opinion

Per our Attorney, our Audit Review is detailed and specific enough to fulfill all audit requirements. It satisfies our By-Laws, and is actively in progress with a Detroit area firm.

8. Financials – Jerry Saylor

9. Discussion of "Members in Good Standing" (Bylaws Article II, Sections 2 & 3) a.

Errol Goldman's legal opinion dated April 17, 2023

10. Preparation for the 2026 Annual Meeting to be held July 18th, 2026 @ 10am

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 (6/27/2026)

b. Include **President's letter**

c. Include **Director's Term Expiration list**

d. Include **2026 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. Any other persons running for the Board will be nominated at the annual meeting and does not need to be included in the mailing.

h. Minutes of last year's annual meeting (not sent in 2024 and optional if on website according to Errol Goldman)

i. Treasurer's report (also optional if on website)

j. 2025 Financial Statement

Reimbursement of any printing costs for Secretary & President (5 cents)

First annual meeting of the newly elected Board needs to be held within 30 days of annual meeting (8/17/2026)
Within 40 days of the annual meeting (8/27/2026), the Secretary shall send out to the members a draft of the

minutes of the annual meeting, the year end financial report of the Corporation if not already sent and a list of the Officers and Committee members.

We do not by Michigan law have to have a Zoomed meeting.

Closing of the books (Article III Section 7) “not more than four weeks prior to the meeting The Treasurer Jerry Saylor has selected **June 20, 2026** as the closing of the books for the fiscal year.

11. Organization for proxy collection (discussed)

12. Any New Business

Tom Roose advises speed bumps will be installed on Ottawa Lane next week. The dock will also be installed at the boat ramp.

13. Any Old/Continued Business - none

14. Schedule next board meeting date, time & location

The date of June 1st, 2026 at 6:30pm was selected for the next Board meeting

15. Adjourn

Tom made the motion to adjourn the meeting with a second from Dan, all in favor.