

Approved Minutes  
**Apache Hills Property Owner's Association Board of Directors Meeting**  
May 9, 2023

1. Call to order  
In attendance: Ann Krpichak, Tom Roose, Dan Woodhead, Don Enyart, Joe Donovan (via Zoom), Alyssa Mellish, Mark Trierweiler, Jerry Saylor (via Zoom).
2. Adopt/Approve Meeting Agenda  
Joe made a motion to approve the agenda and Tom seconded.
3. Approval of April 11, 2023, Meeting Minutes  
The Draft Meeting Minutes were approved with the addition of Ann Krpichak's name as being attendance and the addition of Alyssa's name in #9, who is also a member of the By-Laws Committee.
4. Old Business
  - A. SNC Application to the Michigan Supreme Court (MSC) -- there is nothing to report, and no one is aware of any action taken by the MSC.
  - B. Harvesting of channel weeds-the harvesting of weeds in the channel may not happen as reported in the April BoD Meeting Minutes. According to Joe Primozich, there are liability concerns about the harvesting process. President Enyart said he did not want AHPOA to take on any potential liabilities, nor the \$400 cost for harvesting, even though it is still preferred over the use of chemicals. For 2023, unless a workaround is found, chemical removal will again be the method of removal.
5. Building Committee Information/Updates if any – Mark Trierweiler  
Per Mark, there is nothing new to report. Dan reported that he has sold lot 118 to Sherri and Pete Duncan who plan to build and live in AH fulltime. Lot 124 also has been sold. Daniel Denton also sold one of his lots.
6. Grounds Committee – Tom Roose
  - a. Tom send out a proposal to directors to spend \$1,250 for crack-seal (hot rubber into ¼ inch cracks, or larger) on AH streets. Joe make the motion and Dan seconded. All directors concurred.
  - b. Grass cutting will resume on May 18.
  - c. The ladder at the boat launch has been repaired and reinstalled.
  - d. The fire chief has not returned calls regarding the use of speedbumps in AH during the high season and the installation of a permanent fire hydrant at the boat launch. Last year, the chief asked that AH remove speed bumps, stating that they slowed down emergency response times. There is a new person in the position this year. Notwithstanding a negative response from the new fire chief, Tom said he will reinstall the speedbumps in time for Memorial weekend traffic.

7. Financials – Joe Donovan

- a. Joe reported that seven owner/members have not paid 2023 dues and assessments. A letter will be sent letting them know that their ability to participate in the Annual Meeting will be curtailed unless they bring their account up to date prior to the closing of the books. Collection efforts will be undertaken if necessary, including the imposition of any collection-costs.
- b. The 2023-24 budget is still under development and will be sent to members of the Finance Committee as soon as it's available.
- c. Hirzel legal bills remain unpaid (all related to SNC Cottages), and the firm has stopped billing us until the Michigan Supreme Court rules on the pending appeal.

8. Current Survey Results – Mark Trierweiler

Mark went over preliminary survey results, which are generally positive. Final survey results will be disseminated after the May 15 close, and the board has had a chance to review them at its May 24<sup>th</sup> meeting.

9. Proposed By-laws Changes

The By-Laws Committee Chairperson, Dan Woodhead, discussed proposed by-law changes being recommended by the committee. The changes, which are attached to these minutes, will be sent to our outside counsel, Errol Goldman, for his comments and approval. The final proposed changes will be discussed and approved on May 24, in time for inclusion in the Annual Meeting Packet.

10. Preparations for the Annual Meeting

The Apache Hills Annual Meeting will be held at 10 a.m. on June 24<sup>th</sup> at Park Place. President Don Enyart went over the requirements and Agenda for the meeting and assigned responsibilities as follows:

- Budget for the coming year adopted by the Board – Joe Donovan
- Proposed By-Law Amendments – Dan Woodhead
- Persons recommended to be elected to the board – Board of Directors
  - Directors Donovan, Roose and Krpichak, whose terms expire in 2023, agreed to be renominated for another two-year term.
- Contacting Joan Carney and Louise Gabbard for assistance – Mark Trierweiler (meeting at 4 p.m. on May 26 at Joan Carney's home).
- Mailing of Annual Meeting Packet by June 3<sup>rd</sup> – Mark Trierweiler
- Development of 2023 **Proxies** – Mark Trierweiler
- Collection of proxies for Annual Meeting – all directors

11. Old Business

None reported.

12. Next Meeting Date

The next meeting will be held on May 24 at 5:30 p.m. at the Enyart home.

13. Adjournment

Tom Roose made a motion to adjourn, and Alyssa seconded the motion.