

Minutes of the Board of Directors
Apache Hills Property Owner's Association
8 a.m. October 17, 2022

IN ATTENDANCE: Via Zoom: Alyssa Mellish: In Person: Dan Woodhead, Don Enyart, Mark Trierweiler, Tom Roose, Ann Krpichak, Joe Donovan.

Absent: None

1. **Meeting Called to Order** at 8 a.m. by President Trierweiler with on-line greeting/introduction of newest member, Alyssa Mellish.
2. Approve Meeting Agenda as written.
3. September 16, 2022-Minutes were approved 7 approve 0 declined, with changes, ready for upload to website.
4. Appointment/Election of Officers:
 - Nominated by Dan Woodhead and seconded by Joe Donovan, Don Enyart was elected president.
 - Nominated by Don Enyart and seconded by Dan Woodhead, Mark Trierweiler was elected secretary.
 - Joe Donovan agreed to be drafted for another year as AH Treasurer.
5. Committee Appointments:

The following members were elected to serve on their respected committees:

Budget Finance Committee
Chair-Joe Donovan; members Lynn Roose, and Jerry Saylor

Grounds Committee
Chair- Tom Roose; members Mike Roose and a third yet to be named

Building Committee
Chair-Mark Trierweiler; members Tom Roose and Bob Spreenberg
6. Discussion about the 2022 Annual Meeting
 - a. The draft minutes were approved to be send to members by 11/3/22
 - b. Director-commitments made to members
 - i. Materials related to lawsuits have been removed from the website.
 - ii. Recent minutes posted to the website.
 - iii. Member directory has been updated and posted on the website.
 - iv. Explanations and answers to members questions about AH financial data is under development by Joe Donovan and will be posted on the AH website in November.

7. Treasurers Report & Summary

- a. Status of Bennett Lawsuit-The Bennett Lawsuit is in the process of being settled with only the e-signature paperwork to be completed by Attorney Tom Greer.
- b. A decision on whether to sue Hirzel Law was briefly discussed and was tabled until after our appeal is heard.
- c. Legal Committee-a three-person legal committee was established. Members will include Mark Trierweiler, Don Enyart, and Joe Donovan.
- d. The legal Committee will interview Mr. Goldman, who previously did legal work for AH, and will determine which law firm to hire for routine legal work. Mr. Alvarado already has been interviewed by Joe and Mark. A recommendation to the Board will be made at the next meeting.
- e. Limiting Legal Costs-A motion was passed to require prior approval by the Legal Committee for any legal expense more than one hour.
- f. A discussion on whether, or not, to raise AH dues and assessments was tabled until the next meeting to allow for more time to develop an outcome-based plan.

8. The deadline for publishing the draft 2022 Annual Meeting Minutes is November 4, 2022. The current year-end financial report and Officers and committee members also is due at the same time.

9. Building Committee Report

There are currently three active projects:

1. Teresa Broemer-wants to build a new shed and will be sending plans.
2. Dan Denton-has submitted plans for other homes in AH but they may be delayed due to market conditions.
3. Kenny Adams-said he would not be moving a home through Apache Hills and has decided to go in another direction.

10. Grounds Committee Report

1. Speed bumps have been removed at the request of the Fire Department, which said they slowed emergency response times.
2. Snow removal-It was agreed to pay Ruggles and Sons \$2,000 at the beginning of the snow-season and the balance at the end of the season.

11. Changes being proposed by Pentwater Township to place a building freeze on new construction in AH has been put on hold while the Township checks with its legal counsel. We will continue to monitor future meetings.

12. Changing to Bylaws and Covenants were briefly discussed. It was decided that we would continue to amass information about bylaws and covenants that need to be changed, culminating with a special meeting to make the changes after our appeal has been heard.

13. Changes to website-Dan reported that several changes have been made to the AH website that represent improvements available through HOA Express. Dan feels the software, which

AH pays \$300 per year to lease, is very robust and should be able to handle almost anything AH could need, including billing, newsletters, surveys, etc.

14. Apache Hills Community Survey-is under development with several members providing input. Mark said he hopes to have the survey ready for distribution by the end of the first week of November. The next zoom meeting is ?? and Zoom invitation will be send???
15. Auxiliary Board Members-According to our bylaws, the Apache Hills Board of Directors can have as many as three auxiliary members. Names for consideration as auxiliary members will include Jerry Saylor, Joan Carney and Louise Gabbard.
16. New AHPOA Social Committee is being created to better serve the needs of our association. Ann and Alyssa will set up an outline for this endeavor and update the BOD at the next meeting

New Business

A Point of Order was nominated by Ann, seconded by Tom Roose, to define the timeline for Agendas, Draft BOD minutes, the approval of BOD minutes and upload to website.

The agenda for the BOD meeting should be delivered no later than 7 days before the BOD meeting unless stipulated as an Emergency Meeting.

The draft minutes should be delivered to the BOD no later than 7 days after the meeting.

The approval of the BOD meeting minutes should be on the agenda for the next BOD meeting.

Frequency and time for BOD meetings were discussed. Our next meeting will be held at 6 p.m. on November 17 at Don's home.

17. Action Items:

1. Mark will send to Joe the notes from the portion of the Annual Meeting held at Centenary UMC.
2. Joe will call Trish about the remainder of the pledge (\$3,700) she made to help defray legal expenses icw the Sears, Nichols Cottages Lawsuit.
3. Ann and Alyssa will be ready to present the outline of a new Social Committee at our November 17 Meeting
4. Mark will determine if Zoom will be needed for our next meeting.
5. Ann will present research on the quorum laws in the State of Michigan for Non-Profit HOA and what other HOAs, are using for quorum numbers.
6. The Legal Committee will interview Attorney Goldman and will be prepared to make a recommendation to the BOD on which secondary law firm they recommend for AH.

Old Business:

The 2021 Annual Meeting Minutes were changed according to the requests of the BOD during the meeting on October 17, 2022, approved 7/0 and are ready to be distributed to the website. They were approved with attachments of financial documents only not to include the audit documents.

18. Adjournment-the meeting was adjourned at 11:25 a.m. with a motion by Joe and second by Dan.