

**APACHE HILLS PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday April 15th, 7:00 pm

1. Call to Order

President Enyart called the meeting to order at 7:10pm.

Tom Roose, Dan Woodhead, Joe Donovan, Alyssa Mellish, and Chad Sadosty in attendance. Ann Krpichak in attendance via Zoom, Jerry Saylor was present via Zoom after Executive Session.

2. Approval of Minutes from March 25, 2024

Joe made a motion to approve the Minutes as written

Dan has seconded

All in Favor

3.

Joe has made a motion to go into Executive Session @ 7:20 pm

Tom has seconded

Tom has made a motion to exit Executive Session at 7:25 pm

Joe has seconded

All in Favor

4. Violation of Covenants

Harvey Hollow still appears to have their rental available on the Love Pentwater site

Dan has made a motion to pursue legal action to prohibit short terms rentals if only absolutely necessary

Ann has seconded

All in Favor

5. Appointment of Auxiliary Director

Discussion on Peter Duncan and his history of being a Pentwater resident, whom spent summers at Hill and Hollow since moving away. He is a retired Police Officer (Thank you for your service) who volunteered to be an Auxiliary Director after building his home in Apache Hills

Alyssa made a motion to approve Peter as our Auxiliary Director

Tom seconded the motion

All in Favor

6. Building Committee Updates- Tom Roose

Lot 109 on Longbridge Rd had a large amount of equipment stolen from their building site where a new house is being built. President Enyart did alert the residents of Apache Hills in a Presidential Letter to watch for suspicious activity.

Chad inquired about how to go about a new area pushed out from their house in the existing patio space along with inquiring about adding a garden shed that would match the house and trim. He was advised to submit the plans to Tom for inspection & approval.

7. Grounds Committee Update- Tom Roose

Snowplowing was light this year

Lawn will start May 1, every other weekend and Thursdays as was prior

Lawn Maintenance was not an increase for 2024

- 8. Financials** - Joe reported that the Finance Committee will be reviewing March financial statements soon, after which they will be forwarded to the Board for their collective review. Also, the Finance Committee will be meeting soon to discuss the financial statements and other financial matters: the 2024-2025 budget, scheduling a future financial audit, etc. No Board action needed.

9. Consideration of laptop purchase for the Secretary

Discussion of a computer with Microsoft capabilities (Word, Excel, etc)

Chrome may be less issues and easier to update- Office Works/Google Sheets

Joe made the motion to look into a laptop purchase with the intention of buying, including software and back-up abilities- to be used at meetings and for Apache Hills Board of Director business. Not to be retained by any one person, but for the Association

Tom has seconded

All in favor

10. Preparation for the Annual Meeting

- A. Multiple tentative dates up for discussion, as well as location, for a start time of 10 am
Tom has made a motion to NOT permit Zoom capabilities
Dan has seconded
Dan and Tom will inquire with different locations for an Annual Meeting Space
- B. Joan & Louise are once again graciously offering to help at the Annual Meeting
- C. Deadlines for our Annual Meeting mailings is tabled until we have a set date

11. New Business

- A. Don will look into purchasing a Robert's Rules book for the Board

- B. Lot 92 has asked Board Director Alyssa Mellish to have their e-mail removed and to only receive Official Business via mail. Dan will work to remove them from the Database
- C. New Dock for the Channel- A new dock is greatly needed to work with the shallow waters where boats are launched
Joe has made a motion to spend the amount of money the Committee Chair deems necessary and appropriate. (\$4,050.00 for a 4x16 dock section to extend into the channel- this includes solar lights)
Dan has seconded
All in Favor

12. Old Business

Lien was released on April 4th, 2024 by President Enyart at the Register's Office for lot #112/Kasprzak

13. Date for next Board meeting

Monday May 20, 2024 at 7:00 PM

14. Adjourn

Tom has made the motion to adjourn
Ann has seconded
All in Favor