

APACHE HILLS PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 30th, 2024

1. Call to Order

President Don Enyart called the meeting to order at 5:32pm
Directors in Attendance: Joe Donovan, Ann Kripichak (5:38pm), Alyssa Mellish,
Tom Roose, Dan Woodhead, Jerry Saylor (Auxiliary Member)

2. Election of new Board member (to fill vacancy)

The 4 candidates were:

Judy Britt
Gary Peterson
Chad Sadosty
Jerry Saylor

Tom made a motion to elect Chad Sadosty, Joe seconded
Six in favor (Ann not in attendance yet) and zero opposed Chad Sadosty is the
new Board member

3. Approval of 1/09/24 minutes

Joe made a motion to approve the minutes of 1/09/24, Dan Woodhead
seconded, Ann abstained.
All in favor, zero opposed. Minutes approved

Recess to call in Chad Sadosty from his residence. He was able to come to the
meeting and attend for the duration of it. The meeting resumed after his arrival.

4. Election of Replacement Secretary

Ann made a motion to elect Alyssa Mellish as Secretary, Dan seconded
All in favor, zero opposed. Alyssa is the new Secretary

5. Legal Issues

Update on the SNC lawsuit

On 1/24/24, Hirzel filed on behalf of our Association recovery of \$66,168
in legal fees and \$4,819 in costs, of which the \$3,000 Bond was paid by
Hirzel for the Association.

A court date is set for 2/23/24 at 9:00am at the Oceana County Circuit
Court in Hart, MI. to determine the amount of monies that we will receive.
If the Judge does not sign off previously to the court date, then additional
monies will be added for the attorney's hourly rate plus travel time.

Enforcement of Covenants

Errol Goldman (Attorney) has sent a cease-and-desist letter to Lot #106 to
stop renting their house short term since it is still being advertised for rent
this winter and they are accepting requests for summer of 2024.

We are also in contact with four other lot owners that have either rented, may
have rented or said they would continue to rent.

Presidents Letter

Don will soon post online the announcement of the new Board Member and
the new Secretary. He will also give an update on the lawsuit with SNC
concerning recovery of legal fees and costs along with any other information
applicable at the time.

6. Financial Committee Report - Joe Donovan

Last week, we deposited \$5,565 collected from our recent 2024 dues & assessments
billing. That constitutes full payment from 15% (21) of our 141 AH lots. This is very
good status report, considering both the recency of the billing and 6 weeks until the
March 15 due date.

7. Grounds/Building Committee - Tom Roose

He Received a Snowplowing bill for 2 plows in November 2023 and 6 in January, 2024. No accumulating snow in December 2023. Tom bought salt for the entrances & gas for tractor to plow slush from roads. He turned in to Joe.

Building Committee Report: Dan stated that the owners of lot # 118 will be moving in by the end of March.

Township Meeting: The cost to fix the platform on the bridge is about \$375,000. The township is working on getting grants to help with the costs. There is a voting box located at the township hall and is monitored with cameras. Ann noticed a large crack on Longbridge Road by the bridge. Tom will let the township know at the next Township meeting.

Village Meeting: There was no Village meeting since last time this Board met.

8. New Business:

Don set up a new G-mail address for the Association. He suggested that the Secretary and Treasurer also have access to it.

Dan needs help with the Association website and Chad offered to help.

Dan stated that a member is having trouble accessing the website and that they are working on it.

Tom stated that the Board should buy a laptop that will hold all of the Associations documents and passes on from one Secretary to the next. Joe suggested that the topic be tabled. It was agreed.

Don bought 10 prepaid envelopes and used 4. He will turn bill in to Joe.

Ann (Social Committee) stated that we have lost one of our members and that another member lost a daughter.

9. Board Meeting Schedule

Tuesday, February 27, 2024 is set for the next Board Meeting.

10. Adjournment

Tom made a motion to adjourn the meeting, Joe seconded, All in Favor.