

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

Wednesday October 11th, 2023 @ 5:30pm at Don Enyart's Residence

1. Call to order, rollcall of board directors
 - a. In attendance: Tom Roose, Dan Woodhead, Ann Krpichak, Jerry Saylor, Alyssa Mellish, Don Enyart, Mark Trierweiler, Joe Donovan (via Zoom)

2. Approval of Minutes at last meeting of July 18, 2023-The July 18, 2023, Meeting Minutes were approved. Joe made a motion to approve, and Dan seconded it. Mark will double check the size of the shed Broemer's want to build in their front yard and include it with these minutes.

3. Grounds Committee Report - Tom Roose reported that speed bumps have been removed for the season and the dock will be removed by the end of the month.

4. Building Committee Report – Mark Trierweiler reported that three owners have requested approval for building plans or had questions about their property
 - a. Daniel Denton (lot 105) asked for assistance on a shed and fence that are on his property without his permission. Trierweiler visited the property and confirmed that a shed and fence exist on the vacant lot, which was purchased by Mr. Denton in July 2023 with both shed and fence already on the property. No action was taken by the Building Committee.

 - b. Judith Calhoun (lot 5) submitted extensive plans to rehab the exterior of her home, which was damaging two years ago in a storm. The Building Committee is reviewing the plans, which should be no

problem if the necessary approval is granted from Pentwater Township.

- c. Jim and Theresa Broemer (combined lots 55,56 and 57) have submitted a detailed drawing for a 14' x 20' shed they would like to locate in the front-yard, inside the required setbacks. According to the Pentwater Township Ordinance, sheds cannot be in a front yard unless the lot-depth is 250' or greater. The AH Building Committee denied the request after confirming with the Township that the lot lacks the required depth for a front-yard shed.
5. Apache Hills Property Owners Association V Sears Nichols Cottages- President Enyart notified directors that the Michigan Supreme Court (MSC) has denied Sears Nichols' request for reconsideration of the court's decision to uphold the Appeals Court (AC) decision/affirmation that existing AH Covenants do not permit short-term rentals of less than 30 days.
- a. Enyart asked that the written AC and MSC decisions be posted on the AH website and Facebook-Page with a letter written by him announcing the decision and its impact on our community.
 - b. Due the precedent-setting nature of the ruling, and for the benefit of future AH Boards, in addition to posting the rulings on the official-AH website and AH-Facebook Page, Enyart asked for a motion for his suggested actions. Tom made the motion and Dan seconded it; all directors approved.
 - c. Existing short-term renters will be notified of the MSC final decision and will be given 14 days to remove advertising to comply with AH By-Laws. Directors voted to take whatever action is required to ensure compliance with reaffirmed AH By-laws.
 - d. Relatedly, Joe made a suggested change to the Hirzel-payment plan discussed during the July 18, 2023, BoD meeting. His suggestion: pay

\$1,000 per month until the Association's balance is cleared. Ann made a motion and Tom seconded it. All directors concurred.

6. Auxiliary Directors-In anticipation of departing directors whose terms expire in 2024, Grey Jaeb will be invited to join the Board of Directors as soon as possible as an auxiliary director with the hope that he will stand for election at the next Annual Meeting.
7. The date and time for next meeting will be determined by President Enyart as needed.