

APACHE HILLS PROPERTY OWNERS' ASSOCIATION, INC
2024 ANNUAL MEETING MINUTES

First Baptist Church of Pentwater
Fellowship Hall
101 S Rush Street
Pentwater, Michigan 49449
July 27, 2024 10:00 AM

- I. Call to Order- Don Enyart, President
President Enyart called meeting to order at 10:05 AM and welcomed Apache Hills Residents to the Annual Meeting and introduced the current Apache Hills Board Members
- II. Membership Roll Call and Quorum Determination
Ayssa Mellish, Secretary, confirmed the threshold of 25 members (including proxies) required for an official meeting had been met. Owners of 44 lots were present in person and proxies have been submitted for the owners of 59 lots. Accordingly, the owners of 103 lots are present in person or by proxy at this meeting.
- III. Approval of 2023 Annual Meeting Minutes
The minutes were approved with no corrections or objections
- IV. Financial Report
Joe Donovan, Treasurer, reported information for end of year financials. He reported that 95% of dues were paid by the closing of the books, which was June 29, 2024. Cash in the Capital Reserve fund is continually building to reinvest in our assets. In compliance with the by-laws requirement to increase the Capital Reserve account. There will be an audit in the year 2025. Mr. Donovan addressed multiple questions on financials.
- V. Committee Reports
 - a. Grounds Committee
Tom reported that he managed fallen trees due to the storm on Seminole. He mentioned that crack seal is done every other year and was previously done last year. There is an issue with drainage on Blackfoot which he is monitoring and assessing during and after storms. A new section of dock was purchased for the boat ramp as well as solar lights. He has inquired about a new concrete pad with local companies due to low water levels and being hard to launch boats.
 - b. Building Committee
New owners on Shawnee, as well as new construction on Longbridge and a small addition on Sioux. Tom addressed many questions as well as some pertaining to the Township- the Township is working on a plan to work on the roads and manage the drainage issues
- VI. Old Business
 - a. Update on AHPOA vs SNC Lawsuit
President Enyart gave an overall chronological timeline of the lawsuit through the last few years. He explained that the Michigan Court of Appeals and the Michigan Supreme Court had confirmed

that our Association's Covenants as currently written do not allow any short-term rentals less than 30 days. Joe Donovan addressed the financials in relation to the lawsuit as well as our award of full legal fees. President Enyart took on many questions pertaining to the lawsuit and any monetary pledges previously received, as well as being asked to look into punitive damages and arbitration related to the SNC lawsuit. During this topic Judy Britt made a point of order that the agenda for the meeting had not been approved. President Enyart ruled against the point due to the fact it was not made in a timely manner since the meeting had already progressed halfway through the agenda. In addition, while it is customary to adopt an agenda, it is not mandatory which was confirmed by the meetings parliamentarian last year.

VII. New Business

- a. Introduction of Board-Proposed Director Candidates
Candidates Don Enyart, Alyssa Mellish, Chad Sadosty and Daniel Woodhead were introduced and given time to speak on their qualifications and desires to be on the board
- b. Floor Nominations for Director Candidates
One floor nomination was added to the ballot, that being Judy Britt. She was also allowed to speak about her qualifications and desire to be on the Board.
- c. Voting Instructions
Secretary Mellish gave instructions for ballot casting
- d. Tabulation of Ballots
Tom Roose and Jen Perry tabulated the ballots and determined all the Board-Proposed candidates had been re-elected for a new two-year term to fill the four positions.

Election results for the five candidates:

Don Enyart: 77 votes

Alyssa Mellish: 77 votes

Chad Sadosty: 77 votes

Daniel Woodhead: 76 votes

Judy Britt: 26 votes

VII. Open Forum

Apache Hills lot owners and proxy holders were given the opportunity to address the Board with any questions and comments within a three-minute limit in order to give fair time for everyone to speak.

IX. Adjournment

Brian Vilmont made a motion to adjourn the meeting and Jerry Saylor has seconded. All in favor with none opposed. President Enyart adjourned the meeting at 12:05 PM.