

Minutes
Apache Hills Property Owner's Association Board of Directors Meeting
June 13, 2023

1. Call to order

In attendance: Tom Roose, Dan Woodhead, Don Enyart, Joe Donovan, Mark Trierweiler, Jerry Saylor; excused: Alyssa Mellish.

2. Approval of May 9 and 24, 2023, draft minutes

- a. Both were approved with the following corrections:
Joe made and motion to approve both with two corrections: Ann's last-name was misspelled in the May 9 draft-minutes.
- b. The closing of the books is May 27, not May 31 as was recorded in the draft minutes.

3. Building Committee-Mark Trierweiler

Chad Sadosty has purchased Lot 37 and wants to build a 10' x 15' shed on the property. Currently lives in WI and plans to retire here in three to five years. This is the Denton property.

Lot 36 also is being looked at, but the potential buyer is concerned about future sanitary sewer hookups.

4. Grounds Committee-Tom Roose

- a. Grass cutting continues.
- b. Road holes have been patched.
- c. Five yards of black dirt have been delivered at the cost of \$187.04 for the entrances.
- d. Dredging of the canal will begin the week of July 1.
- e. Village is considering dedicating space for the 175 registered golf carts.
- f. No complaints were received because of installing speed bumps for the season. Gary Peterson questioned why the third Iroquois Road speedbump was never replaced. He's not necessary in favor of it and said unless there are child safety concerns, three may be too many.

5. Financials-Joe Donovan

- a. The May 31, 2023, financial statements will be ready soon after a bank statement has been reconciled. Joe will send to all BoD members in advance of the Annual Meeting.
- b. Lynn Roose is now an authorized user of Quick Books.
- c. Joe made the point that AHPOA is in compliance with all by-laws.
- d. The owners of Lot 125 complained about not receiving the Annual Meeting Packet.
- e. The largest past due account has paid arrearages in full. Other owners not in good standing have made plans to bring their accounts up to date.
- f. When we receive a ruling from the Michigan Supreme Court, we will be prepared to file a judgment for the full amount.
- g. Dan made a motion to approve the Financial Report and Tom seconded it. All directors approved.

6. Preparations for Annual Meeting

- a. Zooming is not required under Michigan Law, and we will not provide it. If we do decide to offer Zoom at some point, certain criteria will have to be followed. Don went over the rationale for not offering Zoom and all directors agreed that we will not offer it during our Annual Meeting.
- b. Electronic notification to members will not be changed until after the vote on proposed changes to the By-Laws.
- c. Three-minute rule will be put into place at the beginning of the meeting. If needed, Alyssa will be the timekeeper.
- d. If any member attends the meeting who is not in good standing, Mark or another director will explain that they are welcome to attend but cannot vote or participate in the discussion. Any proxies from people not in good standing will not be included.
- e. Last year's proxies were reviewed by attorney Goldman. According to Errol:
 1. If the proxy is undated, the proxy is good for three years (2022, 2023 and 2024). They did not have the check the box. This is effectively a power of attorney.
 2. Any new proxies automatically nullify 2022 proxies, even ones that were deemed good for three years.
 3. Mark will organize 2022 proxies according to how long they are in affect prior to the June 24 Annual Meeting.
- f. Everyone should plan to be at the meeting no later than 9 a.m.
- g. The draft Ballot was reviewed. The one-page ballot (printed on both sides) will be used, and each participant will be given the handout they can follow during the discussion before voting.
- h. Clarification of board policy re: Article Two: If a member is not in good standing, they are not allowed access to any AH facilities, including website content or the boat launch. Tom made the motion, which passed 4-1.
- i. Mark will let the Village Police Chief know that we will not need police support for this annual meeting.
- j. All bios will be posted on the website. All candidates will be given time to present their qualifications at the Annual Meeting.

7. New Business

- a. Mark recently attended a meeting sponsored by Mason-Oceana E-911. The purpose of the meeting was to request updated address information for private communities like AH. Mark has a follow up meeting with the GIS manager on June 26 and will report on the meeting afterward.

8. Next meeting will be held on June 29, 2023, at 5:30 p.m. at Don's home. A zoom bridge also will be available.

9. Adjournment

- Tom made a motion to adjourn the meeting and Joe seconded.