

APACHE HILLS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday May 20th, 2024 @ 7:00 PM @ Don Enyart's residence

MINUTES

1. Call to order

Tom Roose, Chad Sadosty, Joe Donovan, Peter Duncan, Alyssa Mellish, Dan Woodhead (via Zoom) and Auxiliary director Jerry Saylor (via Zoom) all in attendance

President Enyart called meeting to order at 7:03 PM

2. Approval of past board meeting minutes April 15th & April 22nd, 2024

Tom makes a motion to approved April 15th minutes as amended

Chad seconded

All in Favor

Joe makes a motion to approve April 22nd minutes as presented

Dan has seconded

All in Favor

3. Building Committee Information/Updates if any – Tom Roose

Chad Sadosty has sent in his drawings for his addition, and approval will be going out to Chad for confirmation

4. Grounds Committee Information/Updates if any – Tom Roose

Dock section is in and speed bumps are going in this week prior to Memorial Day

Lawn keeping has started previous week

With Tom's approval solar flood lights will be purchased to be used at the boat launch

Don Enyart has been contacted by Joe Primozych who stated due to costs our channel will not be cleaned by The Lake Improvement Board manually but by use of chemicals if the invasive species are at 20% or more.

5. Financials – Joe Donovan

a. April Financials

We are in good standings with good cash

93% of lots have been paid by mid-May

We have been reinvesting our money back into the Association (such as our new dock section)

b. Proposed 2024-25 Budget

Discussion on Dues and Assessments and will be tabled until the next Board Meeting

6. AHPOA vs SNC case information

There is no further information on this, we should hear within 90 days concerning the award of attorney fees and costs.

7. Laptop Computer/Case/Software/Printer Purchase

Looking to keep our sales local by purchasing at the Ludington Computer store, otherwise Best Buy is an option

Look into the warranty and the cloud data that would be available

Carrying case for the laptop is a necessity

Tom makes the motion to approve a computer purchase of up to \$500, including carrying case and extended warranty

Alyssa Seconded

All in Favor

8. Communications with lot owners:

One lot owner has requested all official correspondence from the Association come via USPS.

Quickbooks has been updated (April 16th) per Joe Donovan, Daniel Woodhead and Alyssa Mellish as they utilize the same database

There should be no further issues on this matter

9. Preparation of paperwork/procedures for the 2024 Annual Meeting

All the paperwork required for the annual meeting was discussed that is required in the Bylaws and it was decided it will be sent out via USPS

Procedural information that was gathered last year from attorney Errol Goldman was also discussed concerning the meeting, it is on file with the secretary

10. Organization for proxy collection

Discussed how to get neighbors involved with our Annual Meeting, or ask if they would like to send in a Proxy with a trusted person

11. President's Letters Update

Need to notify that we have a new Board Member

Dock extension in & floodlights will be installed at the boat ramp

Directory is available on the website

Update on the lawsuit

Removal of weeds from channel will be done chemically

12. Any New Business

Joe is inquiring on the requirements of a lot member being in “good standing”

Board in agreement on what qualifies as “good standing”- All fees paid in full, nothing outstanding per Bylaws

13. Any Old Business

No old business

14. Schedule next board meeting date, time & location

Monday June 17th, 2024 at 7:00 PM

15. Adjourn

Tom made a motion to adjourn

Dan Seconded

President Enyart adjourned meeting 9:00 PM