

# Apache Hills Board of Directors Meeting Minutes

## May 17, 2022, 3:00PM

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### **ATTENDEES:**

Greg Andersen - Director  
Mark Trierweiler – President  
Joe Donovan – Treasurer  
Tom Roose –Grounds Committee  
Bob Spreenbergs –Building Committee  
Ann Krpichak – Secretary

### **APPROVAL OF MINUTES:**

The March 6, 2022, minutes were approved with this correction: Under Action Item: second paragraph, “Mark motioned for the Board of Directors to vote to continue to the Court of Appeals with Hirzel Law Firm representing *us with the 5000.00 net cost including donations*. Joe seconded the motion....”

Approval of Minutes for 4/11/22

### **OLD BUSINESS**

- **NEW BOARD MEMBER** Daniel Woodhead was voted to be on the Board of Directors for the remaining of this year or until the Annual Meeting. Ann motioned to accept Dan as a member of the BOD, Joe seconded the motion. Five approved, one abstained from voting. Greg asked the question of whether Daniel would take Trish’s place as president. The board discussed this and decided that Mark was a better president as he was familiar with all the legal issues going on with the appeal.
- **FINANCIALS** will be available on the Apache Hills Website. Joe read the report that he had written, stating that the association was solvent, and we will continue to monitor dues. The question was how we can stay solvent if we can only incur another 100.00 in assessments for the legal bills this fiscal year. Joe stated we can assess more than 175.00(75.00 already assessed and 100.00 more) if we have a 66% approval from the

Association. The board will continue to do whatever is necessary to remain solvent. He will get the 2022-23 budget out within the next two weeks. Greg asked if the current legal fees that have been incurred should be in the financials. Since there was a legal settlement showing 40,000.00 that we owe. Joe will call the auditors that did last year's audit and ask them how we should proceed since we are in an Appeal status with the lawsuit.

- **THE NEW PROXY** was discussed. The issue was, is it prudent to have a proxy that was unlimited in term. This proxy gives the owner the option to sign it for the ongoing future, until it is revoked. The question was how you would complete the third paragraph when it asks how long the proxy shall remain in effect? Ann (secretary) will write instructions explaining the options for the time limit. There will be a box to be checked so the owner knows the proxy is valid until undersigned revokes it. The proxy was approved with these changes. A copy will be sent to all board members to confirm.
- **NEW EMAIL ADDRESS WILL BE CHANGED** ([AHPOA2@outlook.com](mailto:AHPOA2@outlook.com)) was too similar to the previous one which may cause issues with mass mailing. The new email will be [SEC\\_AHPOA@outlook.com](mailto:SEC_AHPOA@outlook.com) with the comment that it is a new email address for the Association. This is due to the fact that Trish kept the previous email address for her personal use. The question of cost was brought up for outlook and Microsoft Office 365. Ann will check into this and report at next meeting.
- **ANNUAL MEETING DATE** will be July 30, 2022, at 11:00 at Centenary United Methodist Church in Pentwater. Tom motioned that we use this date, location, and time. Joe seconded the motion, Five approved, One abstained.
- **NEW CONSTRUCTION PROCESS** for security deposits was explained and discussed. There was concern that if the check were not cashed, the owner could put a stop payment on it. The board decided to try the new policy of construction projects lasting for less than 3 months. Joe will hold the check until construction is completed and upon the approval of the Building Committee Chairman, unless needed for damages it will return it.  
For construction projects over 3 months, Joe will cash the check and deposit it into the security deposit account until the end of the project upon the approval of the Building Committee Chairman, unless needed

for damages. Joe and Bob will synchronize these two accounts, so they know who gets their money refunded and who gets charged for damages.

## **GROUNDS COMMITTEE**

Tom informed the board that the lawn will be cut the week of 5/23, before Memorial Weekend. They will continue to cut the grounds on Thursday and Friday this year. The dock is in. It is as high as Tom can make it. He also stated there have been no issues with the road crack seal.

Tom will connect with Carlos Alvarado through a Zoom meeting. He will send the information to all that are interested in attending, just let him know.

## **OLD BUSINESS**

The issue of Quorum is still being discussed before the board. The board feels that this would be a good item to take to the new local Lawyer, Carlos Alvarado. If the issues conflicts with Michigan Law, we need to take care of this before the Annual Meeting. How do we proceed?

Joe is still waiting for Trish to hand over the admin rights to Quick Book. Mark will call her and get the admin password. This is a risk to our association.

## **NEW BUSINESS**

- Agenda for the Annual Meeting
  - Resolve quorum issue
  - Review all documents that are going out for the Annual Meeting
  - Who will the board recommend for the open positions?
  - Identify the current board members and their positions
  - Rules of order for the meeting
- Penny's lawsuit against board members will be discussed.
- President for the board for 2022-23 nomination

## **ACTION ITEMS**

- Joe will call the auditors that did last year's audit and ask them how we should proceed since we are in an Appeal status with the lawsuit.

- Ann (secretary) will write instructions explaining the options for the time limit. There will be a box to be checked so the owner knows the proxy of in effect until undersigned revokes it
- The question of cost was brought up for outlook and Microsoft Office 365. Ann will check into this and report at next meeting.
- Joe and Bob will synchronize the two construction accounts, so they know who gets their money refunded and who gets charged for damages.
- Tom will also connect with Carlos to see when he can meet with a team from our board of directors
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**MEETING ENDED: May 17, 2022, 4:35PM**

**NEXT MEEETING: June 23, 2022, 8:00AM**