

Meeting Minutes
Apache Hills Property Owners Association Board of Directors
December 19, 2023

In Attendance: Mark Trierweiler, Don Enyart, Joe Donovan, Tom Roose, Ann Kripichak, Jerry Saylor, Dan Woodhead, Alyssa Mellish

1. President Don Enyart called the meeting to order at 5:30 p.m.
2. Tom Roose made a motion to approve the Agenda with Dan Woodhead seconding the motion.
3. The draft minutes of the November 17, 2022, meeting were approved with one modification, with Dan making the motion and Alissa seconding.
 1. Item #17 should have read that the next meeting will be held at the home of Mark Trierweiler
4. Old Business
 - Dan Woodhead asked to rescind his November 8, 2022, request to split lot 119, as the potential buyer has changed his mind. After discussion and input from APHOA's attorney, it was agreed that the Board does not have the legal authority to combine or eliminate lots or change the deed.
5. Joe Donovan made a motion to approve the draft-Minutes of the November 8, 2022, meeting with Alyssa Mellish seconding. One change was requested, that being the removal of a paragraph that started with, "The following statement can be attributed..." Approval by directors was unanimous.
6. Legal Issues
 - Attorney Errol Goldman had nothing new to report concerning a request from the attorney of Penny Bennett to remove any/all reference to her suing members of the board of directors. Members of the BOD will not agree to remove her name, as it represents official business of APHOA.
 - There is nothing new on the status of AHPOA's appeal of the District Court ruling on the case, expected any day.
 - A payment of \$548 has been received from property owner Luke White for past due 2020-21 dues. Two hundred and thirty-five dollars (\$225 plus \$10 late fee) for 2021-22 remains outstanding.
7. Financial Report
 - Treasurer Joe Donovan reported that a total of \$11,000 has been transferred from the capital reserve account to the operating account, which must be returned by the end of the 2022-23 fiscal year, May 31, 2023.

- Joe said he plans to pay off the \$6,000 balance of legal fees icw the failed Penny Bennett lawsuit against BoD members. After discussion, board members voted 6-1 against any further payments to Hirzel Law until after AHPOA's appellate lawsuit has been heard/resolved.

Five-thousand dollars will be maintained in AHPOA's Capital Reserve Account, as required by association By-laws

- After discussion, the Board unanimously approved the following 2023 billing decisions:
 - The 2023 dues-billing will be sent out on Jan 15, 2023
 - The due date will be March 15, 2023
 - The 2023 dues will be \$157.50 plus a \$100.00 assessment for a total of \$257.50 per lot
 - A \$5 late fee will be applied starting March 31 and will be billed monthly until all balances are paid.

8. Website Update

Dan brought directors up to date on the research he's completed on our website and the capabilities inherent in the HOA Express software package. Any director wishing to have an email address from @apachehillspoa.com should let Dan know.

9. Ken Trethaway, owner of lots 136 and 137, plans to build a home in the middle of the two lots. Mark met with Trethaway and the Pentwater Township Building Inspector on December 12. Trethaway has since put his intentions in writing. Mark will notify the owner that AH does not oppose his plan. Annual dues will continue to be paid on both lots.

10. Grounds Committee

Tom reported that our snowplowing vendor already has plowed, salted, and sanded our roads on two occasions. An advanced payment of \$2,000 has been paid to Ruggles and Son. (See attached report)

11. The third draft of the Apache Hills Community Survey is out and will be further revised at a special meeting held for that purpose on January 9 because the recent Appeals Court ruling made some of the original questions moot.

12. The next BoD meeting will be held on February 11 at 5:30 p.m.

13. Tom Roose made a motion to adjourn the meeting and Joe Donovan seconded it. Concurrence was unanimous.

**AHPOA Grounds Committee Report
12/19/22 BoD Meeting**

Grounds Committee Report

- Roads - Plowed Twice - 12/17 and 12/18
- Tom Roose sanded the entrance on Ottawa Lane and the Cheyenne Hill due to icy conditions on 12/18
- Tree branches have been trimmed at the corner of Longbridge and Iroquois
- Ruggles received and cashed our check for \$2,000 for 22-23 winter for snowplowing
- The last of the speed bumps have been removed and stored for the season
- Main Entrance Sign - Thank you goes out to whomever decorated the bush at the Ottawa Lane entrance

Village News From 12/12/22 Meeting:

- New pickle ball courts are done
- Nickerson Inn property approved for division into 3 lots
- Short Term Rental Meeting is on 12/20 at 6:00 pm at the Village Hall
- New Year's fireworks approved
- Last spring dredging was dug down to a depth of between 10 and 11 feet, however, some spots filled in and, due to low lake water levels, now are only three feet in depth.
 - i. From July 2020 to July 2022, Lake Michigan water level dropped 26 inches.
 - ii. This past November 2022, Lake Michigan dropped another four inches, therefore, dredging is planned again for this spring.

Township News From 12/14/22 Meeting:

- Looking for alternate board of reviews person
- Looking for a deputy supervisor
- The Citizens Research Committee will have their study done in the spring regarding the implications of the village becoming a city.