

**APACHE HILLS PROPERTY OWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Monday, June 17th, 2024**

- 1. Call to Order**

President Don Enyart called the meeting to order at 7:02pm  
Directors in Attendance: Joe Donovan, Pete Duncan, Tom Roose, Dan Woodhead, Alyssa Mellish (arrived 8:00pm), Jerry Saylor (Auxiliary Member) and Lynn Roose (to record minutes).
- 2. Approval of 5/20/24 minutes**

Dan Woodhead made a motion to table the minutes from the 5/20/24 meeting, Joe Donovan seconded the motion. All in favor, zero opposed. Minutes tabled.
- 3. Building Committee Update**

Tom Roose stated that Lot #37 has started a small addition and that Lot #109 has not had any work done.
- 4. Grounds Committee Update**

Tom Roose stated that the lawn cuttings will be done on Fridays instead of Thursdays.  
There was a complaint that the entrance off of Wayne Road was not being cut. Tom will look into this.  
With the new section of dock, we were able to go farther into the channel, however, it has created a new problem. The boat ramp concrete slabs only go out so far but then it drops off. Tom will research solutions.  
Also, installed new post lights at the boat launch.
- 5. Computer Purchase**

A laptop computer was purchased for the Association to be used by the Secretary. It is a LENOVO computer, Model: V14 G4 ABP, S/N: PF4HXGSS. It has Windows 11 Pro and has 256 GB with 8GB of RAM. Don also purchased a 2 year warranty. If any issues with the computer in that time period, Don will have to send it in since he is the one that purchased it.
- 6. Update on Apache Hills V. SNC Lawsuit**

SNC filed motion to clarify the appeal. We will file a response. It is cost effective and at a nominal fee. We can still add this to the attorney fees in the appeal.
- 7. Financial Update**
  - A. 2024-2025 Budget Approval  
Joe Donovan motioned to approve the 24/25 Budget as presented at the last meeting. Tom Roose seconded. All in favor, none opposed, passed unanimously.
  - B. Treasurer's Report  
Closed the books this week and will send to the Finance Committee for review.  
We haven't received the road bond from lot #37 yet.
- 8. Confirmation of Annual Meeting on July 27th, 10:00 am**
  - A. Review of Annual Meeting Paperwork
    - a. Notice
    - b. Presidents Letter
    - c. Directors Term Expiration List
    - d. Proxy - This is the last year that a perpetual proxy can be used.

- e. Agenda- There was discussion on the open forum at the end of the annual meeting.. It was decided to have an open forum at the end of the meeting with a 3 minute time limit and can just comment. Don will have rules drawn up.
- f. Budget - to include Line Items, Budget and Comments.
- g. Names of those being re-elected and their bio's.
- h. Minutes of last years annual meeting.
- i. Treasurers Report.

There was discussion on whether to send packets by e-mail or postal mail. Dan Woodhead made a motion to send out annual package by USPS mail. Alyssa Mellish seconded. Four in favor and 2 opposed. Motion passed. Dan will also put on the website to watch for it in the mail.

B. Authorization of electronic notifications for 2024 Annual Meeting Draft Minutes

C. Reminder of Dates

- a. Closing of Books 6/29/24
- b. Mailing deadline of meeting paperwork 7/06/24
- c. Deadline for Board Meeting 8/26/24
- d. Deadline of 9/05/24 for sending annual meeting draft minutes & committee members

D. Proxy collection

E. Other Issues

- a. Discussion on whether to have a third party available for Roberts Rules of Order.

**9. New Business**

There was no new business.

**10. Next Board Meeting Date**

The next Board Meeting date will be at Don Enyart's House on 7/14/24 at 4:00 pm.

**11. Adjourn**

Dan Woodhead made a motion to adjourn, Tom Roose seconded, all in favor.