

**Meeting Minutes**  
**Apache Hills Property Owner's Association Board of Directors**  
**01/09/2024**

**1. Call to Order**

President Don Enyart called meeting to order at 6:00pm  
Directors in attendance: Tom Roose, Dan Woodhead, Joe Donovan, Alyssa Mellish, Ann Kripichak, Jerry Saylor (Auxiliary Member)

**2. Approval of Agenda**

Tom asked to include 6.5 to the proposed agenda to include the "Building Committee Report"  
Dan requested to add "Website Authority" to New Business  
Tom made a motion to adopt the revised agenda-  
Dan seconded and the Board approved

**3. Approval of 11/27/2023 minutes**

Board approves slight amendments  
Dan motioned to accept minutes as amended  
Ann seconded  
All in favor and zero opposed  
Minutes approved

**4. New business**

a.) Resignation of Mark Trierweiler- official date of January 7, 2024  
Replacement of board member by February 6, 2024  
Compiled a list of potential people to fill Mark's empty seat  
b.) Don appointed Tom as chair of the Building Committee after it became open due to Mark Trierweiler's resignation. Dan was then placed on the committee as a regular member  
c.) Dan has suggested adding another member whom would have authority to access the AHPOA website as a backup (as needed only)  
The Board has chosen to table the topic until a new interim board member joins and their skill level for such is known  
No other new business

**5. Legal Issues**

a.) Update on the SNC lawsuit  
Members of the Association have all been informed via email and website of the win in the lawsuit  
We have received a copy of the Summary Disposition Order signed by Judge Springstead on 1/5/2024 for our records.  
A motion will soon be filed by Hirzel on behalf of our Association to recover our costs and attorney fees.

b.) Enforcement of Covenants

Tom made a motion to initiate the enforcement of the Covenants as interpreted by the court using Errol Goldman, it was seconded by Ann and all Board members voted in favor of the motion.

It was agreed that Don and Joe would review and approve the action taken with Errol Goldman as discussed in previous meetings.

**6. Financial Committee- Joe Donovan**

a.) Sending out a billing letter as a courtesy, per Joe, as a standard letter addressing the dues and assessments prior to billing for the members, as a proactive channel for communication

b.) Billing to go out by January 15, 2024

**6.5 Building Committee- Tom Roose**

No report at this time

**7. Grounds Committee- Tom Roose**

There was no snow plowing in the month of December due to no snow

There are no other items to report at this time

**8. Township & Village news affecting AHPOA**

Village Report

The village siren is now working again as of January 1st. It is not a weather alert siren. It goes off every day at noon.

Short term rentals in the village were capped at 100 permits.

40% of the police calls were mental health related.

A building height of 47' on the west side and 42' on the east side was approved.

The old height was 35'.

The village south side well was approved. It will pump 30 to 40 millions gallons per year and is being pumped out of our aquifer.

They said that it will not affect our wells since the aquifer is fed from Lake Michigan.

Township Report

The Pentwater Pathways has a new entrance off of Railroad Road due to the Wayne Road access no longer being available.

Residents that pay a Lake Improvement Tax on their property taxes were overbilled \$ 0.68.

**9. Schedule next board meeting**

Tuesday January 30, 2024 set as Zoom meeting at this time

**10. Adjourn**

Tom made the motion to adjourn, seconded by Dan and passed unanimously