

**Apache Hills Property Owners' Association Inc**  
**Board of Directors' Emergency Zoom Meeting -**  
**September 16, 2022**

Attendance

Ann Krpichak  
Tom Roose  
Dan Woodhead  
Don Enyart on  
Gregg Andersen (did not attend)  
Mark Trierweiler  
Joe Donovan

Meeting Called to order at 8:15AM

Minutes from 6/27/22 were approved on 10-17-22 . Approved 6-1.

The Zoom Meeting - difficulties with the Wi-Fi connection created issues with the Zoom connection. Several Zoom meetings were created instead of one.

The Wi-Fi connection in Lake Orion, was intermittent at best when the Zoom meeting was created. The Wi-Fi crashed several times causing several meeting to be created instead of one without prior knowledge to the secretary. This was confusing and disruptive to the board members. Two BOD members could not gain access to the meeting. Mark Trierweiler, attended by phone, Gregg Andersen was not able to connect by phone or internet. Due to the frustration of this incident, Mark has decided going forward he will take over the responsibility of creating Zoom meetings. These meetings will be repeatable with the same link every month and the without a security password allowing everyone to attend the meeting without issue.

- Minutes of September 7, 2022 - The motion was called to approve the minutes from September 9th. Joe asked if we postpone the approval of minutes because he has not able to read them before this meeting, all agreed
- Hirzel bills - There was a discussion about whether we are able to set up a payment plan. Joe will work some numbers and get back to the BOD.
- Mark Young - It was brought to the attention of the BOD that Mark Young had emailed Ann as the secretary and asked her to publish his bio as he has decided to run for a position on the BOD. Ann politely told him that according to the By-Laws; Article 3, Section 6, the BOD is not required to publish bios for candidates running for office. (email attached)
- Penny Bennett Lawsuit - The BOD made a motion to settle the Penny Bennett and Laurie Hoffman Lawsuit against Board Directors, Mark Trierweiler, Ann Krpichak, Joe Donovan, Tom Roose, Bob Spreenber and Trish Davidson. The motion stated:
  - Ann made the motion to accept the offer from Penny Bennett to dismiss her lawsuit with prejudice when she agrees to give up all claims of being the president of the AHPOA BOD or any other position on the board. Dan seconded it, motion carried 6/1 Gregg abstained.

Annual Meeting Security - We have agreed to look into security for the Annual Meeting, Mark will talk to someone he believes would be willing to take the job.

Potential Building Moratorium for Apache Hills discussion and information sharing was tabled until after the Annual Meeting.

Final Preparation for the Annual Meeting –presented by Ann.

- Louise and Joan had been collaborating with the Secretary to ensure all documents are ready and meet all requirements for the Annual Meeting. The Ballot, Registration Log and Tally Sheet are complete.
- Three people are required at the registration desk to help registration move more efficiently by the request of Louise and Joan. The members will be, Louise Gabbard , Joan Christophersen and Linda Trierweiler. The Secretary will be present at the registration table to help with any issues. This process will be completed before the Annual Meeting to evaluate how well it works. The process will be brought before the BOD after tweaks are made for approval after the meeting on September 24, 2022.
- Don mentioned that the BOD needs to set a time limit on members speaking during the meeting according to Robert's Rules of Order, to approximately 3-5 minutes per person all members agreed
- Grace period for member - The BOD has decided for the purpose of voting; according to the By-Laws; Article 3, Section 7, members that are in arrears on their dues will be allowed a grace period of 4 weeks prior to the Annual Meeting to bring their account current on all outstanding moneys owed and therefore be allowed to vote at any future meetings.

Meeting Adjourned: 9:50AM

Board of Directors Candidate Summary - Request for Distribution to AHPOA

**Mark Young** <mark@leanresources.net>

To: [ladyann14@yahoo.com](mailto:ladyann14@yahoo.com)

Cc: [mark.trierweiler@gmail.com](mailto:mark.trierweiler@gmail.com)

Thu, Sep 15 at 11:48 AM

Hi Ann –

I would like to offer the attached candidate summary and request that it be distributed yet this week to all members of the AHPOA in advance of next weekend's continuation of the July 30 Annual Meeting.

Please confirm receipt and distribution.

Thank you

yahoo/Inbox

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• **Mark Young**

...Thank you Mark, Mark Young LEANRESOURCES P:...

Thu, Sep 15 at 11:48 AM

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- **Ann Krpichak** <ladyann14@yahoo.com>

To: [Mark Young](#)

Cc: mark.trierweiler@gmail.com, Joe Donovan, Donald .Enyart, Daniel Woodhead, tom roose and 2 more...

Thu, Sep 15 at 1:32 PM

According to the By-Laws of our association we are to offer the replacements for board members at end of their service. We did offer bios for the last attempt at our Annual Meeting and have been reminded repeatedly that we are to stick to the By-Laws and therefore do not offer this service anymore.

Ann

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- **Mark Young** <mark@leanresources.net>

To: 'Ann Krpichak'

Cc: mark.trierweiler@gmail.com, 'Joe Donovan', 'Donald .Enyart', 'Daniel Woodhead', 'tom roose' and 1 more...

Fri, Sep 16 at 8:49 AM

Hi Ann (and Board) –

This is an interesting position for the Board to take. Am I to understand that because the bylaws don't explicitly address this topic, the Board is unwilling to use common sense and act in the best interest of the membership as it relates to communication? The bylaws are a legal document and, of course, the bylaws would not address common sense and best practices as it relates to communication, committee development and selection, etc. This is called engagement.

If this is the Boards' position, then, I kindly request that the Board provide me with the member roster and email addresses so that I can share my bio with everyone.

Thank you

Mark

Mark Young

**LEANRESOURCES**

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W: [www.leanresources.net](http://www.leanresources.net)

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• **Mark Trierweiler** <mark.trierweiler@gmail.com>

**To:** Mark Young

**Cc:** Ann Krpichak, Joe Donovan, Don Enyart, Dan Woodhead, Tom Rooseand 1 more...

Fri, Sep 16 at 2:05 PM

Thanks for your message, Mark.

As I explained to Judy Britt earlier today, the Board's responsibility according to our legal documents is to identify the best candidates for open director positions.

In addition, the Board of Directors has a fiduciary responsibility to select candidates that have integrity and have a history of positive service to the Apache Hills Community. The candidates recommended by the board each qualify as directors utilizing these criteria.

Non recommended candidates are always free to nominate themselves for director positions at the Annual Meeting and have their bios available for review by members in attendance.

As to your comment about common sense, common sense tells me that a small minority of owners attempting to force their will on the majority doesn't constitute common sense. Especially when the same people are causing all members to pay tens of thousands of dollars in legal fees so that they can rent their homes on a short-term basis. That isn't common sense to me. The same is true for running for office and hoping no one will notice that it's impossible to meet the requirements of job from another state.

Relatedly, the same group utilized the legal services of as many as seven attorneys and ran up AHPOA's legal bills with needless questions and requests for information that AHPOA's attorney called "busy work" before refusing to take their calls. I've had similar experiences with some pro-STR members.

The elected board members of Apache Hills are all volunteers dedicated to preserving our community. None of us benefits in any way from our service to Apache Hills residents. Said differently, we don't exist solely for the use--and abuse--by the same five people. We understand that you all have an agenda and what that agenda is. But expecting board members to spend our valuable time on something that clearly is not in the interest of our community *makes no common sense at all* and would be tantamount to abandoning the very principles upon which we were elected.

Regards,

Mark Trierweiler-President

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Send

**Settings Mark Young**

mark@leanresources.ne