

Approved Minutes
Apache Hills Property Owner's Association Board of Directors Meeting
May 24, 2023

1. Call to order
In attendance: Ann Krpichak, Tom Roose, Dan Woodhead, Don Enyart, Joe Donovan (via Zoom), Mark Trierweiler, Jerry Saylor (via Zoom).
2. Adopt/Approve Meeting Agenda
Mark made a motion to approve the agenda and Dan seconded.
3. Approval of May 9, 2023, Meeting Minutes
Board Members asked for more time to review and approve the Minutes of the May 9 meeting. They will be approved at the next meeting, scheduled for June 13.
4. Building Committee Report-Mark Trierweiler
 - a. Sherri and Pete Duncan have purchased property in Apache Hills and plan to build a home soon.
 - b. Offers are pending on other AH lots.
5. Grounds Committee Report-Tom Roose
 - a. Grass cutting started last week.
 - b. Speed bumps will be installed tonight.
 - c. Crack seal was applied to AH roads yesterday.
 - d. Tom said that at some point in the not-too-distant future AH-roads will need to be repaved. He is researching the cost to have the work done and will report at the next BoD Meeting.
6. Financials-Joe Donovan
 - a. Joe reported an error in the draft 2023-24 Apache Hills Budget that previously was approved by directors. The draft of the dues-line said 9.8 percent increase and should have read a 7.3 percent increase. The dues will be \$169 + \$100 assessment per lot for a total of \$269, not \$273 and was previously reported.
Dan made a motion to approve the draft budget with amendments outlined by Joe, who seconded the motion; all directors approved.
 - b. Six members have not paid their 2023-24 dues and assessments as of the May 27, 2023, *closing of the books-deadline* and therefore will not be in good standing for the Annual Meeting.
7. Apache Hills Community Survey Results-Mark Trierweiler
Mark reviewed the top-line results of the Apache Hills Community Survey. Directors agreed to review the survey in its entirety and ask any questions before it's sent out to members.
 - a. Several members said they did not want to share their personal information for use with a community directory. Our By-Laws requires that we share name and lot numbers

only, which we will provide on our website. Dan will make certain the information is posted on the website asap.

8. Social Committee-Ann Krpichak

Two people signed up to help with a newly formed Social Committee as a result of a question about potential interest in the committee that was included in the community survey. Two additional people were also identified as potential members: Kristin Forester and Linda Trierweiler

9. Proposed Changes to AHPOA's By-laws

Proposed changes to AHPOA's By-Laws were reviewed, including suggestions made by APHOA's attorney, Errol Goldman. A motion was made by Joe to approve the proposed by-law changes; Dan seconded the motion. Directors unanimously consented. The proposed changes will be included in the Annual Meeting packet.

10. Preparations for Annual Meeting

a. All details of the June 24, 2023, Annual Meeting were reviewed. A change of venue may be needed as the rental fee for Park Place came in at \$450 and directors thought this amount was too high. Mark will check on other venues for a lower price and was given the authority to decide the final location based on his research.

Post meeting note: St. Vincent Catholic Church will again be the site of this year's Annual Meeting to be held at 10 a.m. on June 24. The rental fee is \$150.

- b. The Annual Meeting packet was reviewed and will be duplicated and sent out via U.S. Mail in advance of the deadline. Members Joan Carney and Louise Gabbard have volunteered to help Secretary Trierweiler with the work. The packet will include all the required information, which includes date, place, time, purpose, meeting agenda and board recommended nominations to fill open director positions; proposed budget; draft by-law changes; president's cover letter; proxy. The Minutes of the 2022 Annual Meeting already are posted on the Apache Hills website. Committee reports also will be posted on the website.
- c. Joe Donovan, Ann Krpichak and Tom Roose each have agreed to stand for election to another two-year term and will be recommended by the BoD.
- d. Mark will check into utilizing electronic-signature software for use with proxies.
- e. After discussion it was decided that the use of Zoom will not be made available for the 2023 Annual Meeting. Inadequate Internet and sound systems and the inability to determine who is attending the meeting electronically, and the generally confusing and the sometimes-spirited nature of AH annual meetings were discussed as reasons to not utilize Zoom. A vote was taken with five directors voting against, one voting for, and one absent.
- f. A ballot will be developed for the Annual Meeting that will combine the election of directors and individualized changes to the By-Laws so that owners can vote for each proposed change, or not.

11. New Business

There were no new business items not already included in the above.

12. Next Meeting

The next Board of Directors meeting will be held at 5:30 p.m. on June 13, 2023.

13. Adjournment

Tom made a motion to adjourn the meeting and Dan seconded his motion.