

Minutes
Apache Hills Property Owner's Association Board of Directors Meeting
April 11, 2023

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

1. Call to Order

President Enyart called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Alyssa made a motion to approve the Agenda and Tom seconded it with all directors concurring.

3. Alternative to Chemical Treatment of Our Channel

Joe Primozich, representing the Pentwater Lake Association (PLA), asked directors to consider allowing the PLA to harvest weeds in the canal in Liew of chemical treatment. APHOA ordinarily treats the channel with chemicals every year. Joe said there are many advantages to chemical-treating every third year, among them enhancement of biodiversity and the recovery of spawning areas to promote more and larger fish in Pentwater Lake. Two harvests would be done: the first prior to July 4th and the second around Homecoming time. The harvesting would be done at the roots-level if shallow enough, or a minimum of 36 inches if too deep to reach roots. Invasive species like starry stonewort form a mat that traps phosphates and destroys fish habitat and need to be controlled.

Tom made a motion to allow PLA to harvest weeds in the channel and Dan seconded. All directors concurred that we should try harvesting in Liew of yearly chemical use, meaning that chemical treatment will be done every third year to gauge the effects of the new policy.

4. Approval of Minutes

The February 9, 2023, Draft Meeting Minutes were approved with Joe making the motion and Alyssa seconding.

The February 14, 2023, Draft Minutes were approved with the following changes:

Item five

1. change dollar amount from \$7,700 to \$6,700.
2. Eliminate two references to 'Lupini-Broemer legal inquiries and', as both were paid and no longer are pending.

5. SNC Application to the Michigan Supreme Court

The Michigan Supreme Court has not issued anything new on SNC's appeal of the Michigan Court of Appeals Ruling. Directors agreed that AHPOA will hold off on any enforcement actions until the Michigan Supreme Court acts on the SNC appeal.

6. Building Committee Report (Mark Trierweiler)

There is nothing new to report.

- a. Tom mentioned that APHOA should require a bond from Marge Toxopeus, who is building a seawall, which Mark will request.
- b. Previously approved by the Building Committee, a request from Theresa and James Broemer to build a storage shed on their property was turned down by Pentwater Township due to inadequate setbacks.

7. Grounds Committee Information and Report (Tom Roose)

- a. Tom reported that the boat launch ladder has been repaired (welded) at a cost of \$80, saving AHPOA-members \$270 for the cost of a new ladder at \$350.
- b. The final bill for snow plowing, after our \$2,000 initial deposit to the Ruggles and Son's Company was used up, was \$1,150 and has been submitted for payment.
- c. Tom said that crack seal is needed in several places.
- d. FYI, previously reported, the Village has sent a letter to AHPOA that it will no longer be responsible for the AH pump station.

8. Financial Report (Joe Donovan)

- a. Ninety-four percent of owners have paid 2023 dues and assessments; only eight lots are unpaid as of today.
- b. The budget is under development with input from the Budget Committee and will be ready in May in time for the Annual Meeting
- c. Our Hirzel balance (legal fees) is now \$11,000 after a \$6,700 payment was made with Board approval after the February 4 meeting. This balance will not be paid until after the Michigan Supreme Court issues its ruling on the SNC appeal.
- d. Joe made a motion to close the books on May 27, 2023. This is the date by which members must be in good standing to be able to vote at the Annual Meeting, which will be held on June 24, 2023. Ann seconded the motion. All directors approved the motion.
- e. The surety bond has been approved and will be filed by the AHPOA secretary.

9. By-Law Changes from the By-Law Committee

The By-Law Committee led by Dan Woodhead with members Alyssa Mellish, Jerry Saylor and Mark Trierweiler has been meeting the last four weeks to discuss and recommend changes to the By-Laws for discussion and adoption at our Annual Meeting.

After discussion, the recommended/highlighted changes are attached to these minutes and will be finalized at our May 9th meeting. (Attachment)

10. Preparations for 2023 Annual Meeting

The Annual Meeting will be held on June 24 at 10 a.m. The Friendship Center has been reserved. Louise and Joan Carney both have agreed to assist the Secretary with vote counts, proxies, etc.

11. Finalization of Apache Hills Member Survey

Suggested edits offered at the March Board Meeting have been made and all directors have approved it as it is. Mark said he would send the survey out on Monday, and it will close 30 days later.

12. Schedule Next Meeting

The next meeting will be held on May 9, 2023, at 5:30 p.m. A Zoom bridge will be available for those that cannot attend in person.

13. Adjourn

Tom made a motion to adjourn, and Alyssa seconded.

PLEASE NOTE;

JUNE 7th addendum the location of the annual meeting has been changed to St. Vincent Roman Catholic Church.