

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
December 21, 2024**

APPROVED

1.0 Call to Order: Meeting called to order by President Nolan Mullen at 8:00 am. Other Directors present: Bob Ballenger, Bill Becker, Carmel Cottrell (via Zoom), Brian Holt, Mark Kosco, Debra McNamee, Laura Pratt and Mike Ward. General Manager Jon Sabo was also present.

2.0 Executive Session – motion to proceed to executive session made at 8:00 am.

3.0 Return to Open Session – motion to return to open session made by Mark Kosco at 9:08. Seconded by Brian Holt, motion carried unanimously.

4.0 Pledge of Allegiance – after the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Nolan Mullen, Bob Ballenger, Bill Becker, Carmel Cottrell (via Zoom), Brian Holt, Mark Kosco, Debra McNamee, Laura Pratt and Mike Ward. General Manager Jon Sabo was also present.

5.0 Treasurer's Report – will be in *The Apple Core*. Steve Borst reported we are trending well, NorthStar is going smoothly.

6.0 Committee/Commission Reports

Dam Advisory/Spillway Project - Mike Yorke reported that Phase 1 is essentially complete. Would not have happened if it weren't for Barry Kren and Jeff Rice. Phase 1 (of the three phases) was the most difficult, complex, dangerous and the most expensive of the three phases. Done on schedule and under budget.

Phase 1 began in September with tree removal. Lake level dropped 8 inches. Built roads to get down to the channel. Installed rip rap at the bridge. More than 500 cu yds of concrete for the new 36' X 100' weir. This will allow five times the amount of water to pass over during a heavy rain event.

Metrics – Safety record remains perfect; no new issues with Security; finished ahead of Schedule; Cost Variance – no engineering changes along the way; Property Owner Complaints go back to September but ever since then it has been zero; Contractor relationships – outstanding; Environmental Impact, we have not changed the footprint since day one; Communications with property owners is mainly one way, no questions, etc.; teamwork – thank you to Jon and staff for the support provided. What's Phase 2? *Phase 2* is the channel leading up to the new weir (only 8 inches deep right now). We need to get the rock out of there and the old spillway out of there.

Phase 3 is the easiest of all – adding clay on top of dam to level it across.

Originally a multi-year project, but we have a chance to finish Phase 2 by March. We have a realistic chance to save \$600,000.

Nominating – Mike Yorke reported that we need a minimum of five new board candidates (per our governing documents) to replace the three seats expiring in June. Deadline to apply is January 17. Right now, we have three with a couple of possibilities. Advertising and outreach programs are in full swing.

Conservation - Pam Opyd reported on the Winchester Project – all documents are signed, expecting permits in the next 30 days. Also surveyed the trees needing to come down. Start March or April.

7.0 General Manager's Report – NorthStar reimplementation has covered a few things we didn't know we missed. Everyone's account has been updated for next year's assessments; tags are all organized. Hopefully will be printing statements starting next week. Work at Pro Shop has also been fruitful. Reports are being populated. Three season room opened yesterday, and the fire department did sign off on certificate of occupancy. We were able to renew and modernize our insurance – renewed at less than the 2024 budget. Wishing everyone many blessings for 2025.

8.0 President's Report – full report will be in *The Apple Core*. Nolan Mullen reported the Legal is updating governing documents for membership approval, trying to get documents to align with CICAA. Spillway Project – awesome job. Board candidate's reminder.

9.0 Any Additions to the Agenda – Laura Pratt motioned “to add CD under New Business, 12.3.” Seconded by Brian Holt, motion carried unanimously. Brian Holt motioned “to add Employee Christmas Bonuses under New Business, 12.4.” Seconded by Mark Kosco, motion carried unanimously.

10.0 Consent Agenda – Approve/Adopt Minutes from the November 16, 2024, Board Meeting -

Laura Pratt motioned “to approve/adopt minutes from the November 16, 2024, board meeting.” Seconded by Bill Becker. Correction: 13.0 Property Owner Comments, third line, delete last sentence: “CICCA came in and we had to change everything—not allowed to charge for pool.” Mark Kosco did not state this.

11.0 Unfinished Business

11.1 4.15 Video Surveillance and Electronic Monitoring – 2nd Reading - Brian Holt motioned “to adopt 4.15 Video Surveillance and Electronic Monitoring for the Employee Handbook.” Seconded by Mark Kosco. Motion carried unanimously.

11.2 Rules & Regulations Miscellaneous Revisions – 2nd Reading - Laura Pratt motioned “to approve the revised Rules & Regulations sections (I. Clubhouse, II. Amenity Tags for Property Owners & Guests, and X. Campground).” Seconded by Bill Becker, motion carried unanimously.

12.0 New Business

12.1 Greenway Stewardship Application Revision – 1st Reading – Discussion: Questions about fines and letters should go to our attorney. Special Concern, #2 – buffer zone at the lake front will be enforced - what does that means and who decides this. Concerns about replacing trees with the same size – cannot replace a 50 ft Oak tree. Cost to restore? Fine or restitution? Jon Sabo will check. Numerous suggestions given to Pam Opyd.

12.2 Phase 2 – Spillway Project – Laura Pratt motioned “to approve the additional \$22,000 needed to accelerate to Phase 2 of the Spillway Project.” Seconded by Brian Holt. Jon Sabo – Original motion was approved with no contingency – to move forward we need board approval for the extra \$22,000.

Not an added change order, just in respect to the original motion. Motion carried unanimously.

12.3 CD – Laura Pratt motioned “to purchase a 7-month CD for \$256,500 from Apple River Bank and transfer funds to R&R.” Seconded by Bob Ballenger. Laura Pratt—Only \$240,000 from the balance of sale of the dredge was transferred into a CD. Want to make sure this is earmarked for R & R [Replacement & Renovation Fund] and not left in the Operating Fund. The Dredge sale money going into R&R was a factor in approving the sale of the dredge in the first place. Motion carried unanimously.

12.4 Christmas Bonuses – Brian Holt motioned “to approve \$9,050 for employee Christmas bonuses.” Seconded by Bob Ballenger. Motion carried with one abstention by Bill Becker.

13.0 Property Owner Comments

Crystal Erdenberger 7A189 – thank you to Jon – doing a wonderful job listening to people. Seeing little improvements here and there is very noticed.

14.0 Adjourn – motion to adjourn by Bob Ballenger at 10:45 am. Seconded by Deb McNamee, motion carried unanimously.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date