



**BOARD OF DIRECTORS MEETING
OCTOBER 18, 2025**

**9:00 A.M. – ACL CLUBHOUSE, 14A157 CANYON CLUB DR, APPLE RIVER, IL 61001
& VIA ZOOM**

AGENDA

- 1.0 CALL TO ORDER – 8:00 A.M.
- 2.0 EXECUTIVE SESSION – 8:00 A.M
- 3.0 RETURN TO OPEN SESSION – 9:00 A.M.
- 4.0 PLEDGE OF ALLEGIANCE
- 5.0 COMMITTEE/COMMISSION REPORTS
- 6.0 TREASURER’S REPORT
- 7.0 GENERAL MANAGER’S REPORT
- 8.0 PRESIDENT’S REPORT
- 9.0 ANY ADDITIONS TO THE AGENDA
- 10.0 CONSENT AGENDA
- 11.0 UNFINISHED BUSINESS
- 12.0 NEW BUSINESS
 - 12.1 PROPERTY OWNER FITZJERRELLS CITATION APPEAL
 - 12.2 PROPERTY OWNER PAISLEY CITATION APPEAL
 - 12.3 GREENWAY STEWARDSHIP APPLICATION – 12A276 &12A277
 - 12.4 GREENWAY STEWARDSHIP APPLICATION – 14A109 & 14A110
 - 12.5 2026 PROPOSED CALENDAR
 - 12.6 MARINE SERVICES LEASE
 - 12.7 APPROVE THE SEPARATION AGREEMENT BETWEEN ACLPOA AND JON SABO
 - 12.8 DESIGNATED SIGNERS FOR ACLPOA ACCOUNTS
- 13.0 PROPERTY OWNER COMMENTS (3 MINUTES PER MEMBER)
- 14.0 ADJOURN



Memorandum

To: Board of Directors

Date: October 18, 2025

From: ACLPOA

Memo: 2025-83

Topic: October Consent Agenda

Recommendation: To approve/adopt Minutes from the September 20, 2025, Board meeting.

To approve Steve Borst to join the Recreation Commission.

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
September 20, 2025**

UNAPPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:02 am. Brian Holt in attendance as secretary. All Directors were present.

2.0 Executive Session

Bob Ballenger **moved to proceed to executive session** made at 8:02 am. **Seconded** by Mark Kosco.

3.0 Return to Open Session

Carmel Cottrell **moved to return to open session** at 9:03 am. **Seconded** by Mark Kosco.

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, Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood, Deb McNamee, and Mike Ward. General Manager Jon Sabo was absent.

5.0 Committee/Commission Reports

Legal Commission

Carmel Cottrell reported that the commission is working on finalizing updates to the Association's governing documents.

Maintenance Commission

Carmel Cottrell reported that the commission will meet on Tuesday, September 23, to discuss options for a new dock for the Nixon Beach area.

Rules & Regulations Commission

Brian Holt reported that the commission met and mainly discussed the topic of excessive wake and boater safety. The commission would like to schedule a workshop with the Board to discuss the issue and come to a decision on how to regulate boats on the lake.

Strategic Long-Range Planning Commission

Mike Ward reported that SLRP hosted a four-hour workshop on August 23, 2025, to discuss the vision for the next 5–10 years. 335 visionary ideas were gathered across several categories, including 66 different topics and 175 short-term goals. All have been condensed

and put into a survey that will be sent to property owners and stakeholders over the next few months.

Nominating Committee

Mike Yorke reported that the booth set up at the Craft Fair and Ice Cream Social was a success, with three candidates signed up to run.

Conservation Commission

Pam Opyd reported that Conservation is working on closing out the Winchester grant. Two educational signs and several trees are still needed. Some of the testing is back regarding the fish kill, and we're awaiting some final test reports. The commission is updating the watershed goals and would like feedback on how to present this to the Board. Conservation is not well-connected with the work McCloud Aquatics is doing and would like to meet with them sooner than the scheduled meeting in December.

Dam Advisory Commission

Jeff Rice reported that Phase II is complete. Phase III is targeted to start this fall and should conclude in 2–3 weeks.

Safety and Emergency Planning

Carmel Cottrell reported that the Association is trying to partner with Jo Daviess County to purchase equipment to be able to communicate with people in the flood zone below the dam, should an emergency event occur.

Recreation Commission

Leann Killeen reported that the Craft Fair and Ice Cream Social was successful, and that they have plans to increase advertising and outreach to bring in more patrons next year.

6.0 Treasurer's Report

The Treasurer's Report is available on the website at <https://www.applecanyonlake.org/group/pages/treasurer-s-report>.

7.0 General Manager's Report

Jon Sabo was absent and gave no report.

8.0 President's Report

The President's Report will be in *The Apple Core*.

9.0 Any Additions to the Agenda

Brian Holt **moved to add** “12.9 Accepting the Resignation of the General Manager,” “12.10 Appointment of Interim General Manager,” “12.11 Starcom Radios,” and “12.12 Dam/Spillway Phase III” to the agenda. **Seconded** by Mark Kosco.

Motion carried unanimously.

10.0 Consent Agenda

Carmel Cottrell **moved to approve** the Consent Agenda, which included the following items:

1. To approve minutes from the August 16, 2025, Board meeting.
2. To amend the approved June 21, 2025, Board meeting minutes, specifically 14.0 Property Owner Comments, to state “The Board received comments from several property owners.”
3. To approve Sue Kohl to join the Campground Commission.
4. To approve the General Manager’s action on behalf of the Golf Commission Designated Fund.

Seconded by Deb McNamee.

Motion carried unanimously.

11.0 Unfinished Business

There was no unfinished business.

12.0 New Business

12.1. Greenway Stewardship Application: 8A58 Constitution Dr

Deb McNamee **moved to approve** the Greenway Stewardship Application for 8A58 Constitution Dr per the terms and recommendations agreed to in the application.

Seconded by Brett Livengood.

Motion carried unanimously.

12.2. Greenway Stewardship Application: 1A61 Blackhawk Ln

Mark Kosco **moved to approve** the Greenway Stewardship Application for 1A61 Blackhawk Ln per the terms and recommendations agreed to in the application. **Seconded** by Brett Livengood.

Motion carried with Brian Holt abstaining.

Brian Holt disclosed a conflict of interest and did not participate in the discussion or vote.

12.3. Greenway Stewardship Application: 5A93 Manitou Ct

Deb McNamee **moved to approve** the Greenway Stewardship Application for 5A93 Manitou Ct per the terms and recommendations agreed to in the application. **Seconded** by Bob Ballenger.

Motion carried unanimously.

12.4. Greenway Stewardship Application: 11A36 Fairway Dr

Deb McNamee **moved to approve** the Greenway Stewardship Application for 11A36 Fairway Dr per the terms and recommendations agreed to in the application. **Seconded** by Carmel Cottrell.

Motion carried unanimously.

12.5. 4.1 Equal Opportunity and Wage Discrimination, 1st Reading

Discussion: recommended to send language to Association attorneys and bring back next month.

12.6. Electric Sub-Meters at the Campground

Bob Ballenger **moved to direct** the General Manager to purchase and have installed EKM metering systems in the campground at all RV sites, using 2025 available funds, and to make ready the system to submeter and bill each RV site for their electrical usage beginning in 2026. **Seconded** by Brett Livengood.

Motion carried unanimously.

12.7. Board Liaison Attendance

Brian Holt moved to appoint Mike Ward as liaison to the Conservation Commission. **Seconded** by Mark Kosco.

Motion carried unanimously.

12.8. Publication of the Proposed Budget

Mark Kosco **moved to approve** the publication of the proposed budget, including the renewal of the 2025 Fee Schedule with the following changes:

- Annual Assessment raised to \$1,396,
- OARF reduced to \$110,
- Trash fee raised to \$145,
- Seasonal campsite raised to \$975,
- Golf cart / ATV / UTV inside storage raised to \$200,

- Outside storage raised to \$50,
- Kayak locker rental raised to \$75,
- Non-motorized boat registration raised to \$15,
- Snowmobile registration lowered to \$15,
- ATV / UTV registration lowered to \$15,
- Vacation rental registration raised to \$1,000,
- Swimming lessons raised to \$25 and private to \$30,
- Additional annual amenity tag raised to \$25,
- Disposal fees for Electronic, Large Items, and Mattresses raised to \$40,
- Pool party raised to \$175 (Monday–Thursday) and \$200 (Friday–Sunday),
- Property Owner Campground raised to \$20 (Monday–Thursday) and \$25 (weekend/holiday),
- Guest Campground raised to \$40 (Monday–Thursday) and \$50 (weekend/holiday),
- Weekly campground raised to \$125 (Property Owner) and \$250 (guest),
- Pontoon rentals for Property Owners raised to \$150/half-day and \$225/day (Monday–Thursday),
- Pontoon rentals for guests raised to \$225/half-day and \$350/day (Monday–Thursday),
- Pontoon rentals for weekends and holidays raised to \$300/half-day and \$400/day,
- Clubhouse rentals for Business Meetings (Monday–Thursday, 1–100) to \$125, for Parties/Open Houses (Sunday–Thursday, 1–75) to \$125, and Friday–Saturday (1–75) to \$150.

New fees to be added:

- Marine Gas & Oil HAZMAT to be set at \$500,
- Campground electrical usage as a monthly billable fee plus \$5 as evidenced by submetering of electric usage

The Junior annual golf pass age limit to be raised from 16 to 18 years old.

The 2026 Operating Budget with total revenues of \$6,238,857 and Operating Expenses of \$4,929,927, with transfers to R&R of \$608,617 and Capital of \$700,000.

R&R Budget expenditures of \$874,648.

Reclass previously approved expenditures of \$34,984.57 and \$8,500 to R&R Reserves due to the decision not to purchase a second trash compactor and fish finding sonar, respectively.

Seconded by Bob Ballenger.

Crystal Erdenberger **moved to amend** the motion to include an additional \$12,500 transfer to Capital (totaling \$712,500), and to additionally limit the Junior annual golf pass to students. **Seconded** by Deb McNamee.

Motion to amend carried unanimously.

Motion to approve the publishing of the budget carried unanimously.

12.9. Accepting the Resignation of the General Manager

Bob Ballenger **moved to accept the resignation** of General Manager Jon Sabo. **Seconded** by Carmel Cottrell.

Motion carried unanimously.

12.10. Appointment of Interim General Manager

Bob Ballenger **moved to appoint** Mike Harris as Interim General Manager. **Seconded** by Mark Kosco.

Motion carried unanimously.

12.11. Starcom Radios

Crystal Erdenberger **moved to approve the expenditure** of \$8,032.73 to finalize the purchase of Starcom satellite radios. **Seconded** by Deb McNamee.

Motion carried unanimously.

12.12. Dam/Spillway Phase III

Crystal Erdenberger **moved to approve** Phase III of the dam/spillway project. **Seconded** by Carmel Cottrell.

Motion carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

14.0 Adjourn

Bob Ballenger **moved to adjourn. Seconded** by Carmel Cottrell.

Motion carried unanimously.

v2.1



Memorandum

To: Board of Directors

Date: October 18, 2025

From: Appeals

Memo: 2025-85

Topic: Property Owner Fitzjerrells Citation Appeal

Issue: Bob Fitzjerrells is appealing citations #529, 531, 532, 533, 311, 314, and 315 issued July 13, 2025. The Appeals Board upheld the citation at their September 6, 2025 meeting. At which time Mr. Fitzjerrells stated he would appeal these citations to the Board of Directors. The packet sent to the Appeals Board, including a copy of the citation and the incident report, is included in the Board packet.

Recommended Motion: TBD



Memorandum

To: Board of Directors

Date: October 18, 2025

From: Appeals

Memo: 2025-86

Topic: Property Owner Paisley Citation Appeal

Issue: Max Paisley is appealing citations #263, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, and 430 issued June 30, 2025. The Appeals Board upheld the citations at their September 6, 2025 meeting. At which time Mr. Paisley stated he would appeal these citations to the Board of Directors. The packet sent to the Appeals Board, including a copy of the citation and the incident report, is included in the Board packet.

Recommended Motion: TBD



Memorandum

To: Board of Directors

Date: October 18, 2025

From: Conservation Commission

Memo: 2025-88

Topic: Greenway Stewardship Application – 12A276 & 12A277

Issue: The above-referenced Greenway Stewardship Application has been approved by the Natural Resource Manager, the General Manager, and the Conservation Commission (*AECC approval not required – not within 50' buffer zone*).

Recommendation: The Conservation Commission is requesting the Board provide the final approval for this applicant to proceed per the terms and recommendations agreed to in the application.

Greenway Stewardship Applicant Agreement

(commission use only)

Applicant agrees to complete the following recommendations for greenway restoration at

Lot 12A276&77

1. Remove invasive undergrowth up to 50' buffer from previous greenway project.

2. Permitted to remove trees less than 3" in diameter.

3. Illinois native prairie grass and native flower seed to be planted in fall 2025. Seed available from Prairie Moon or Pheasants Forever.

4. Applicant may ask for a Phase 2 to remove trees. This will need to be reviewed and submitted for approval at that time.

5. _____

Signature of Applicant

D. Kelly

Date

10/4/2025

ACL Natural Resources Manager

[Signature]

Date

10/3/2025

Conservation Commission member

Rob Holt

Date

Oct 7, 2025

Conservation Commission member

Michael Lammach

Date

8 OCT 2025

Signature of AECC member
(If within 50ft buffer zone)

Date:

Greenway Stewardship Applicant Agreement

(commission use only)

Applicant agrees to complete the following recommendations for greenway restoration at Lot 12A307

1. Continue removing invasive shrubs & plants, no trees will be removed.
2. Discontinue mowing to create a natural prairie to match existing. Permitted to mow 6' path to dock.
3. Tyler to burn in the fall.
4. Post burn, plant prairie seed/orbs (recommend Prairie Moon or Pheasants Forever).
5. Suggest weed wacking or mowing new plantings to 6-8" in spring to promote new seedlings.

Signature of Applicant

Date

[Signature]

10/4/2025

ACL Natural Resources Manager

Date

[Signature]

10/25/2025

Conservation Commission member

Date

[Signature]

Oct 8, 2025

Conservation Commission member

Date

Michael L. Cammack

8 OCT 2025

Signature of AECC member
(If within 50ft buffer zone)

Date:

N/A

Committee/Commission Actions-

Approved

Disapproved

Conservation Commission action:

Date: 10/8/25

Signature of Conservation Commission Chairperson

Pamela Opyd

AECC action:

Approved

Disapproved

Date: _____

Signature of AECC Chairperson

N/A

ACL General Manager action:

Approved

Disapproved

Date: 10/09/25

ACL General Manager Signature

M.C. Hanna

Board of Directors:

Approved

Disapproved

Date: _____

Memo



To: Conservation Committee

Date: 7/10/2025

From: Tyler Hesselbacher

Memo: Greenway Application

Topic: Vandigo 12A276 & 12A307

Issue:

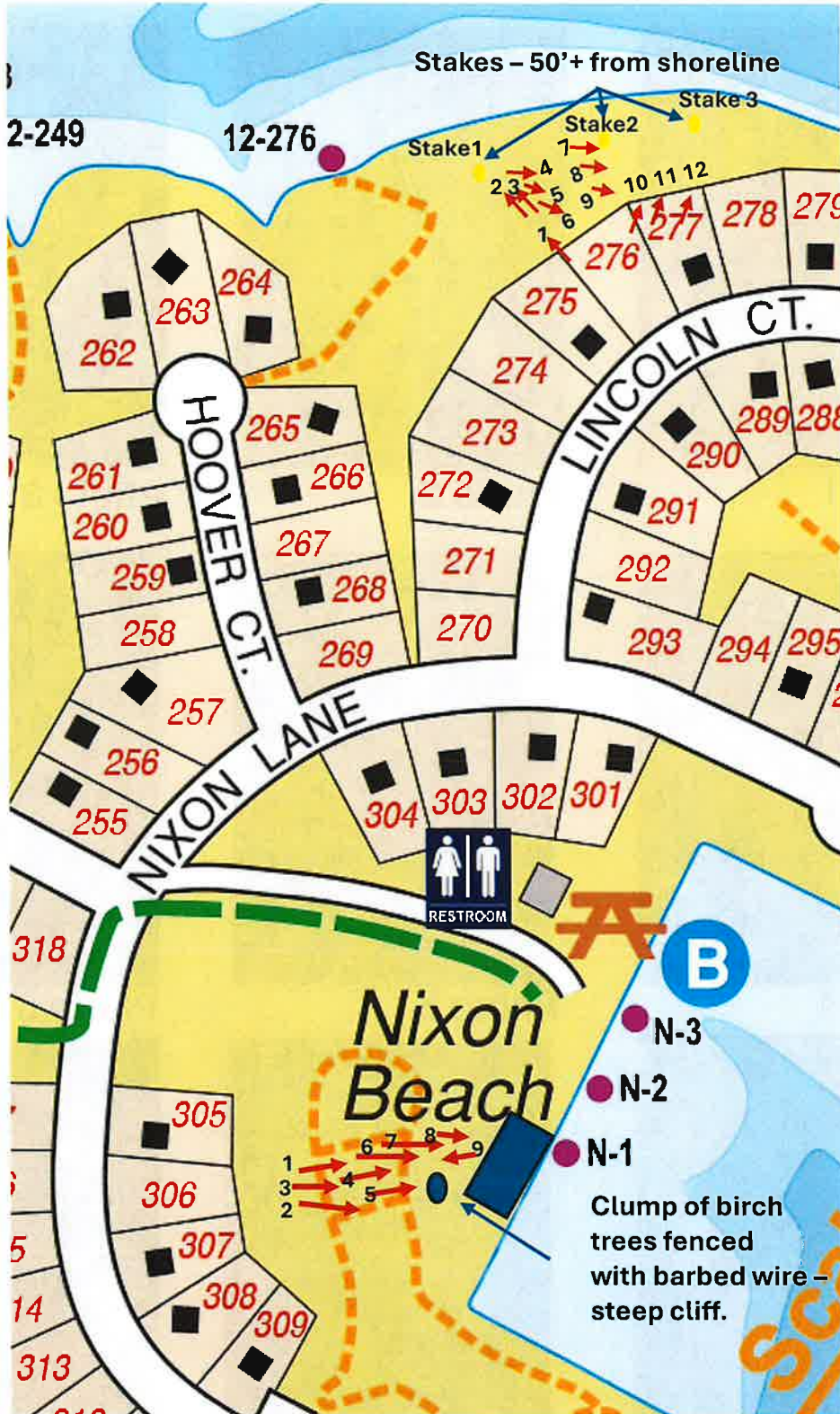
The homeowner has two areas that they would like to restore and have more native plants grow while preserving the area. The one on 307 has been mown regularly to keep weeds at bay. The other on 276 was originally cleared but has been unkept allowing trees to resprout, creating what looks like large brush.

Recommendation:

The area at 307 is a simpler approach as just allowing the grass to grow taller and watching for weeds and brush then having a fall burn could allow for the potential of more native plants to establish. Once the burn has been completed a winter seeding can be done to try and frost seed the area with native plant seeds.

The other area on 276 will have more labor in it as clearing of the resprouts will take some time. Treatment of the resprouts will be critical as this will help prevent them from coming back. Frost seeding can be done once the area has been cleared again.

Vandigo – 12A276&77 Lincoln Ct. & 12A308 Nixon Ln.



Vandigo – 12A276 & 77 Lincoln Ct



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

Vandigo – 12A276 & 77 Lincoln Ct



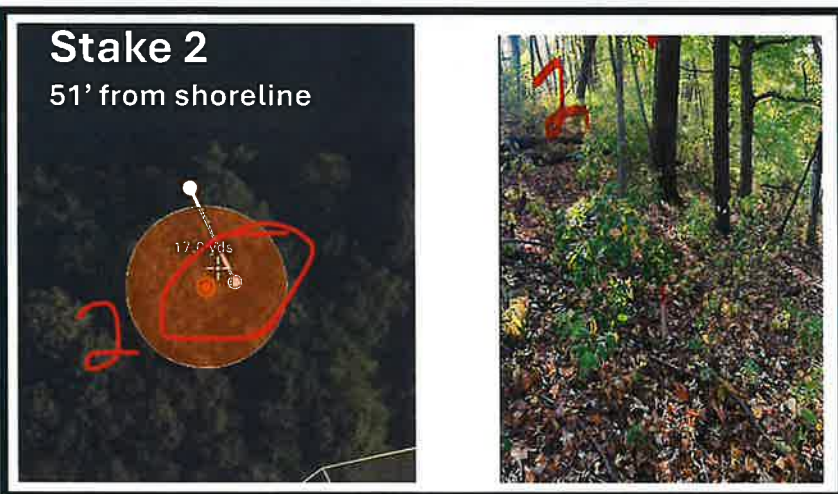
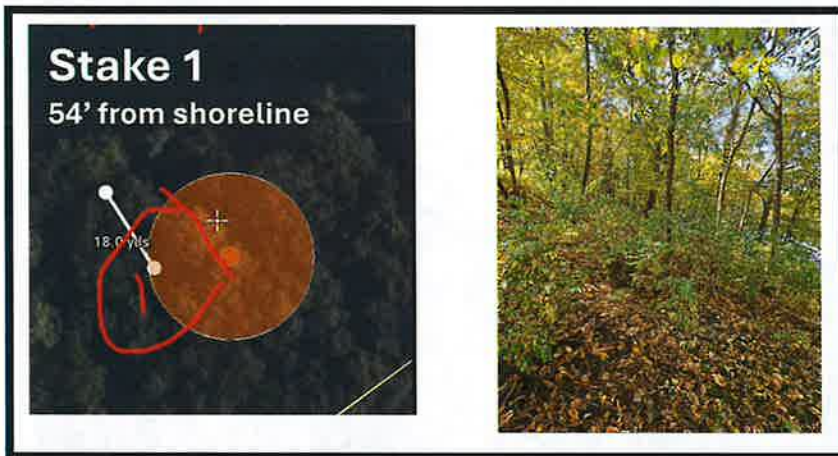
Photo 10



Photo 11



Photo 12



Vandigo – 12A308 Nixon Ln.



Vandigo – 12A308 Nixon Ln.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

Greenway Stewardship Applicant Agreement

Applicant Name: Doug Vandigo

Lot Address: 12A276/277 Lincoln Ct., Apple River, IL 61001

Mailing Address
12A307 Nixon Lane, Apple River, IL 61001

Primary Telephone # 815.238.3986 Email: dvandigo@yahoo.com

• Preferred contact (circle one). Email Phone

1. Site location (include drawing, pictures, or map).

- Is the site located within the 50ft shoreline buffer zone? Yes No
(if yes, AECC approval is required.)

2. Plan for restoring the site.

a. Summary of invasive plants, bushes, shrubs and trees Applicant would like to remove.

b. Types of trees and shrubs to be **removed**

-Tree/amount- (example: boxelder/5, black locust/4, cedar/3)

maintaining the greenway - cutting removing new boxelder, black locust, poplar suckers/shoots, cedars, honeysuckle. No plan to remove large existing additional trees. I have cut and removed/burned new invasive

-Shrubs- (example: honeysuckle, multiflora rose)

c. Trees to be planted. The Applicant may ask to plant more trees if desired, but planting must be approved by the CC.

-Please list trees to be **planted**. (example: white oak/2, shagbark hickory/1) See attached list of recommend tree species. If you wish to deviate from the

Greenway Stewardship Applicant Agreement

Applicant Name: Doug Vandigo

Lot Address: 12A307 Nixon Lane, Apple River, IL 61001

Mailing Address
12A307 Nixon Lane, Apple River, IL 61001

Primary Telephone # 815.238.3986 Email: dvandigo@yahoo.com

• Preferred contact (circle one). Email Phone

1. Site location (include drawing, pictures, or map).

- Is the site located within the 50ft shoreline buffer zone? Yes No
(if yes, AECC approval is required.)

2. Plan for restoring the site.

a. Summary of invasive plants, bushes, shrubs and trees Applicant would like to remove.

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-Tree/amount- (example: boxelder/5, black locust/4, cedar/3)

maintaining the greenway - cutting removing new boxelder, black locust, poplar suckers/shoots, cedars, honeysuckle. No plan to remove large

-Shrubs- (example: honeysuckle, multiflora rose)

c. Trees to be planted. The Applicant may ask to plant more trees if desired, but planting must be approved by the CC.

-Please list trees to be **planted**. (example: white oak/2, shagbark hickory/1) See attached list of recommend tree species. If you wish to deviate from the

approved tree list, the requested tree species need to be approved by CC and or the NRM or their designee.

- d. What planting will take place to restore the site? Must plant native forest or prairie seeds depending on the area. See attached list of approved plant species. If you wish to deviate from the approved planting list, the plantings need to be approved by CC and or the NRM or their designee. AECC prohibits the use of plastic netting for seed covers.

ALL TRIMMING OF TREES AND REMOVAL OF TREES, PLANTS, SHRUBS, AND BUSHES WILL BE REVIEWED BY THE CC, NRM OR DESIGNEE. ALL TREES (3" IN DIAMETER OR LARGER) WILL BE MAPPED, MEASURED AND IDENTIFIED. THE NRM OR DESIGNEE WILL TAG TREES TO BE PRESERVED AND INDICATE TREES TO BE REPLACED OR TRIMMED, AND MAKE ANY CHANGES DEEMED NECESSARY TO THE APPLICANT'S PLAN.

Work to be done by (circle one): Homeowner Contractor

Applicant acknowledges and agrees that other than the Applicant specifically named in the Application, no individual or entity may perform any portion of the work in the greenway area as outlined in the Application without a written contract in place between such individual/entity and the Applicant.

Applicant further acknowledges and agrees that under no circumstances will any portion of the work be performed in the greenway by any individual or individuals under the age of 18.

Contractor name and number: _____

1. Maintenance plan

- a. Weeding, trimming or watering as needed.

No spraying unless approved by ACL staff.

No spraying native plants, only invasives.

2. The Applicant must notify the GM via email 24 hrs. prior to start of the project at greenways@applecanyonlake.org.

Deviations from the approved Agreement: The Applicant acknowledges that any deviation from the approved Agreement will result in a fine. A summary of the trees that were

removed and-or trimmed without approval, and what restoration will be required, will be provided to the Applicant for their immediate action. Additionally, a fine of \$10,000 will be assessed for each tree that was cut down or trimmed without approval. The fine, payable to ACL, will be due no later than ten (10) days after notification via USPS mail and certified mail unless a hearing to contest the fine is requested; the fine will escalate at a rate of 5% per day thereafter. Fines in excess of \$12,500 will result in a lien filed against the Applicant's property and will remain until such time the fine is paid in full and the prescribed restoration is completed. All attorney fees and costs incurred by ACL in relation to any deviation from the approved Agreement will be charged to and be the responsibility of the Applicant.

Applicant agrees to provide the following to ACL either with the initial submission of the Application, if available, or, if not available at the time of initial submission, then prior to performing any work in any greenway area if the Application is approved by the appropriate ACL representatives:

1. A fully executed Volunteer Activities Release, Indemnification and Hold Harmless Agreement.
2. A fully executed Greenway Volunteer Release and Waiver of Liability.
3. A fully executed copy of all contracts entered into by Applicant with any individual or entity to perform any portion of the work in the greenway area as outlined in the Application. All contractors/individuals/entities engaged by the Applicant to perform any portion of the work in the greenway area must acknowledge, in writing, that they are being engaged solely by Applicant in Applicant's personal capacity and not by ACL and such contractors/individuals/entities shall further agree, in writing in a form satisfactory to ACL, to waive all lien rights related to any property owned by ACL, including but not limited to any mechanics' lien rights.
4. A copy of the insurance documentation for any individual or entity hired or engaged by Applicant to perform any portion of the work in the greenway area as outlined in the Application. Such insurance documentation shall name ACL as an additional insured and provide coverage for the work to be performed in the greenway area as outlined in the Application.



Memorandum

To: Board of Directors

Date: October 18, 2025

From: Conservation Commission

Memo: 2025-89

Topic: Greenway Stewardship Application – 14A109 & 14A110 Deer Run

Issue: The above-referenced Greenway Stewardship Application has been approved by the Natural Resource Manager, the General Manager, and the Conservation Commission (*AECC approval not required – not within 50' buffer zone*).

Recommendation: The Conservation Commission is requesting the Board provide the final approval for this applicant to proceed per the terms and recommendations agreed to in the application.

Greenway Stewardship Applicant Agreement

(commission use only)

Applicant agrees to complete the following recommendations for greenway restoration at Lot 14A109 & 110 Deer Run - Brown

1. Was a previous greenway. Continue to clear undesirable understory.
2. Remove vines from trees to allow more room to grow.
3. Remove 3 dead birch trees.
4. Applicant will plant shady prairie seed mix and possibly native shrubs after area is cleared.
5. _____

Signature of Applicant
Kenn R Brown

Date
10/7/2025

ACL Natural Resources Manager
[Signature]

Date
10/8/25

Conservation Commission member
[Signature]

Date
Oct 7, 2025

Conservation Commission member
[Signature]

Date
9 Oct 2025

Signature of AECC member
(If within 50ft buffer zone)
N/A

Date:

Committee/Commission Actions-

Approved

Disapproved

Conservation Commission action:

Date: 10/8/25

Signature of Conservation Commission Chairperson

Pamela Opyd

AECC action:

Approved

Disapproved

Date: _____

Signature of AECC Chairperson

N/A

ACL General Manager action:

Approved

Disapproved

Date: 10/09/25

ACL General Manager Signature

M.C. Harris

Board of Directors:

Approved

Disapproved

Date: _____

Memo



To: Conservation Committee

Date: 10/3/2025

From: Tyler Hesselbacher

Memo: Greenway Application

Topic: Brown 14A110

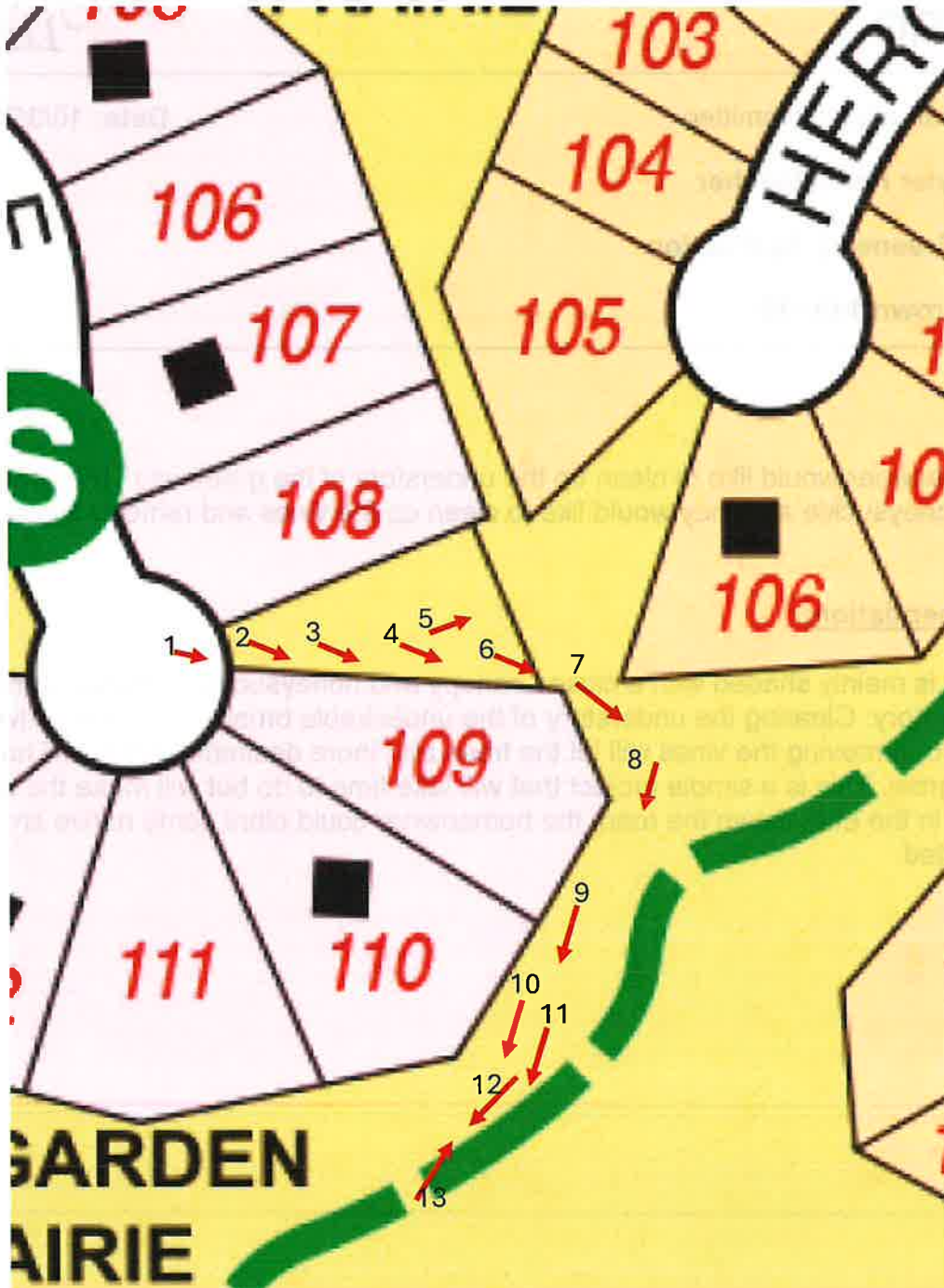
Issue:

The homeowner would like to clean up the understory of the greenway. The area has mostly honeysuckle and they would like to clean up the vines and remove 3 dead birch trees.

Recommendation:

The area is mainly shaded with a closed canopy and honeysuckle dominating most of the understory. Clearing the understory of the undesirable brush will let the natives grow back. Also, removing the vines will let the trees and more desirable plants will have room to grow. This is a simple project that will take time to do but will make the area healthier in the end. Down the road, the homeowner could plant some native shrubs if they wanted.

Brown – 14A109 & 110 Deer Run Lane



Brown – 14A109 & 110 Deer Run Lane



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

Brown – 14A109 & 110 Deer Run Lane



Photo 10



Photo 11



Photo 12



Photo 13

Greenway Stewardship Applicant Agreement

Applicant Name: Kevin Brown

Lot Address: 14A109 and 110

Mailing Address
14A110 Deer Run Ln Apple River IL 61001

Primary Telephone # 309-840-2402 Email: krb727@mediacombb.net

• Preferred contact (circle one). Email Phone

1. Site location (include drawing, pictures, or map).
- Is the site located within the 50ft shoreline buffer zone? Yes No
(if yes, AECC approval is required.)

2. Plan for restoring the site.

a. Summary of invasive plants, bushes, shrubs and trees Applicant would like to remove.

b. Types of trees and shrubs to be **removed**
-Tree/amount- (example: boxelder/5, black locust/4, cedar/3)

Vines that keep creeping up existing trees, any boxelder or honeysuckle that is found, poison hemlock, 3 dead birch trees. clean up a bunch of fallen lumber in the 100 valley.

-Shrubs- (example: honeysuckle, multiflora rose)

c. Trees to be planted. The Applicant may ask to plant more trees if desired, but planting must be approved by the CC.

If I plant anything it will be oak. lots of trees exist, mainly trying to preserve what we have minus the invasives.

-Please list trees to be **planted**. (example: white oak/2, shagbark hickory/1) See attached list of recommend tree species. If you wish to deviate from the

approved tree list, the requested tree species need to be approved by CC and or the NRM or their designee.

- d. What planting will take place to restore the site? Must plant native forest or prairie seeds depending on the area. See attached list of approved plant species. If you wish to deviate from the approved planting list, the plantings need to be approved by CC and or the NRM or their designee. AECC prohibits the use of plastic netting for seed covers.

ALL TRIMMING OF TREES AND REMOVAL OF TREES, PLANTS, SHRUBS, AND BUSHES WILL BE REVIEWED BY THE CC, NRM OR DESIGNEE. ALL TREES (3" IN DIAMETER OR LARGER) WILL BE MAPPED, MEASURED AND IDENTIFIED. THE NRM OR DESIGNEE WILL TAG TREES TO BE PRESERVED AND INDICATE TREES TO BE REPLACED OR TRIMMED, AND MAKE ANY CHANGES DEEMED NECESSARY TO THE APPLICANT'S PLAN.

there's existing ground cover that can spread or I'm happy to plant & maintain any shade tolerant plants that are recommended.

Work to be done by (circle one): Homeowner Contractor

Applicant acknowledges and agrees that other than the Applicant specifically named in the Application, no individual or entity may perform any portion of the work in the greenway area as outlined in the Application without a written contract in place between such individual/entity and the Applicant.

Applicant further acknowledges and agrees that under no circumstances will any portion of the work be performed in the greenway by any individual or individuals under the age of 18.

Contractor name and number: _____

1. Maintenance plan

- a. Weeding, trimming or watering as needed.

No spraying unless approved by ACL staff.

No spraying native plants, only invasives.

2. The Applicant must notify the GM via email 24 hrs. prior to start of the project at greenways@applecanyonlake.org.

Deviations from the approved Agreement: The Applicant acknowledges that any deviation from the approved Agreement will result in a fine. A summary of the trees that were

removed and-or trimmed without approval, and what restoration will be required, will be provided to the Applicant for their immediate action. Additionally, a fine of \$10,000 will be assessed for each tree that was cut down or trimmed without approval. The fine, payable to ACL, will be due no later than ten (10) days after notification via USPS mail and certified mail unless a hearing to contest the fine is requested; the fine will escalate at a rate of 5% per day thereafter. Fines in excess of \$12,500 will result in a lien filed against the Applicant's property and will remain until such time the fine is paid in full and the prescribed restoration is completed. All attorney fees and costs incurred by ACL in relation to any deviation from the approved Agreement will be charged to and be the responsibility of the Applicant.

Applicant agrees to provide the following to ACL either with the initial submission of the Application, if available, or, if not available at the time of initial submission, then prior to performing any work in any greenway area if the Application is approved by the appropriate ACL representatives:

1. A fully executed Volunteer Activities Release, Indemnification and Hold Harmless Agreement.
2. A fully executed Greenway Volunteer Release and Waiver of Liability.
3. A fully executed copy of all contracts entered into by Applicant with any individual or entity to perform any portion of the work in the greenway area as outlined in the Application. All contractors/individuals/entities engaged by the Applicant to perform any portion of the work in the greenway area must acknowledge, in writing, that they are being engaged solely by Applicant in Applicant's personal capacity and not by ACL and such contractors/individuals/entities shall further agree, in writing in a form satisfactory to ACL, to waive all lien rights related to any property owned by ACL, including but not limited to any mechanics' lien rights.
4. A copy of the insurance documentation for any individual or entity hired or engaged by Applicant to perform any portion of the work in the greenway area as outlined in the Application. Such insurance documentation shall name ACL as an additional insured and provide coverage for the work to be performed in the greenway area as outlined in the Application.



Memorandum

To: Board of Directors

Date: October 18, 2025

From: ACLPOA

Memo: 2025-90

Topic: 2026 Proposed Calendar

Issue: The dates for the 2026 ACL wall calendar have not been approved yet.

Recommendation: To review and approve the proposed 2026 ACL wall calendar.

1/1 Association Office and Solid Waste & Recycling Closed

- 1/3 AECC 8:00am
- 1/10 Appeals (as needed) 8:30am
- 1/15 Apple Core deadline
- 1/16 Board candidate applications due
- 1/17 Board Meeting 9:00am
- 1/23 Single installment ACH sign-up deadline
- 1/28 Building permit deadline
- 1/30 Early Payment Plan sign-up deadline
- 2/1 Single installment ACH payments withdrawn
- 2/7 AECC 8:00am
- 2/14 Appeals (as needed) 8:30am
- 2/15 Apple Core deadline
- 2/20 Late Payment Plan sign-up deadline
- 2/21 Board Meeting 9:00am
- 2/25 Building permit deadline
- 3/2 Assessments & Fees due
- 3/2 Boat Slip and Campsite Licenses due
- 3/2 First Payment Plan installment withdrawn
- 3/3 \$125 Delinquent Dues Fee assessed on unpaid assessments
- 3/7 AECC 8:00am
- 3/14 Appeals (as needed) 8:30am
- 3/15 Apple Core deadline
- 3/16 Unpaid/Incomplete Seasonal Boat Slips & Campsites forfeit
- 3/17 Potluck 5:30pm
- 3/21 Board Meeting 9:00am
- 3/25 Building permit deadline
- 3/27 Campground & Golf Course Open, *weather permitting*
- 3/28 Campsite Swap & Assignment Day 9:00am
- 3/28 Slip Swap 10:00pm
- 3/29 Easter Egg Hunt 10:00am
- 4/1 \$125 Delinquent Dues Fee assessed on unpaid assessments
- 4/4 AECC 8:00am
- 4/5 ~~Golf Course & Pro Shop Closed~~**
- 4/10 Marina Opens, *weather permitting*
- 4/11 Appeals (as needed) 8:30am
- 4/11 Kayak Locker Swap & Assignment Day 9:00am
- 4/11 Slip Assignment Day & Sub-License Slip Assignments 10:00am
- 4/12 Buddy Bass Tournament
- 4/15 Apple Core deadline
- 4/18 Board Meeting 9:00am
- 4/18 Meet the Candidates 1:00pm
- 4/21 Potluck 5:30pm

4/22 Building permit deadline
 4/25 Spring Clean-up 9:00am
 5/1 \$125 Delinquent Dues Fee assessed on unpaid assessments
 5/2 May Day Auction 5:00pm
 5/2 AECC 8:00am
 5/3 Buddy Bass Tournament
 5/9 Appeals (as needed) 8:30am
 5/15 Payment Plan installment withdrawn
 5/15 Apple Core deadline
 5/15 Garden Club Spring Luncheon 11:30am
 5/16 Board Meeting 9:00am
 5/19 Potluck 5:30pm
 5/23 Summer Kick-Off 4:00-8:00pm
 5/24 Garden Club Annual Plant Sale 8:00am-12:00pm
 5/24 Campground Commission Pancake Breakfast 8:00am-12:00pm
5/25 Association Office Closed
 5/27 Building permit deadline
 5/30 Pickleball Tournament
 6/6 ACL Garage Sales 8:00am-2:00pm
 6/6 AECC 8:00am
 6/12 Mailed Ballots for BOD Election Due
 6/13 Annual Meeting Ballots Cast by 1:00pm **2nd Saturday in June RE: Amended & Restated Bylaws pg. 19*
 6/13 Appeals (as needed) 8:30am
 6/14 Buddy Bass Tournament
 6/15 Payment Plan installment withdrawn
 6/15 Apple Core deadline
 6/16 Potluck 5:30pm
 6/20 Board Meeting 9:00am
 6/24 Building permit deadline
 6/27 4th of July Festivities
 6/27 Fireworks at Dusk
7/3 Association Office Closed
7/4 Association Open 8:00am - 12:00pm
 7/8 Canyon Kids Camp 1:00-3:00pm
 7/9 Canyon Kids Camp 1:00-3:00pm
 7/10 Canyon Kids Camp 1:00-3:00pm
 7/11 AECC 8:00am
 7/11 Kids Fishing Tournament 8:30-10:30am
 7/11 Appeals (as needed) 8:30am
 7/12 Buddy Bass Tournament
 7/15 Payment Plan installment withdrawn
 7/15 Apple Core deadline
 7/15 Garden Club Prairie Walk
 7/18 Board Meeting 9:00am

7/18 Big Cup Tournament
7/21 Potluck 5:30pm
7/22 Building permit deadline
7/25 Farm Fun Day 10:00am-12:00pm ***date may move/ approved by MH***
7/25 Children's Garden Event 10:00am-12:00pm
7/25 Sizzling Summer Concert
7/31 Deer Management Program application deadline
8/1 Youth Archery Day 9:00am-12:00pm
8/1 Venetian Night 8:30pm
8/1 AECC 8:00am
8/1 Deer Management Qualifications & Orientation 9:00am – 12:00pm
8/8 Appeals (as needed) 8:30am
8/9 Deer Management Qualifications & Orientation 9:00am – 11:00am
8/15 Payment Plan installment withdrawn
8/15 Apple Core deadline
8/15 Board Meeting 9:00am
8/15 Deer Management Qualifications & Orientation 9:00 – 11:00am & Zone Selection 1:00pm
8/16 Buddy Bass Tournament
8/18 Potluck 5:30pm
8/20 Garden Club Evening of Gratitude 5:00pm
8/22 Night Golf
8/26 Building permit deadline
9/5 AECC 8:00am
9/6 ACL Fall Craft Fair 10:00am-4:00pm
9/7 Association Office Closed
9/12 Poker Run 2:00-8:00pm
9/12 Appeals (as needed) 8:30am
9/13 Buddy Bass Tournament
9/15 Apple Core deadline
9/15 Potluck 5:30pm
9/19 Board Meeting 9:00am
9/23 Building permit deadline
9/26 Buddy Bass Classic
9/27 Buddy Bass Classic
10/3 AECC 8:00am
10/3 Farm to Table Dinner
10/10 Fall Festival Children's Garden Event 11:00am-1:00pm
10/10 Trunk or Treat & Halloween Bash at the Campground 5:00-7:00pm
10/10 Spooktacular Trail Ride
10/10 Appeals (as needed) 8:30am
10/15 Apple Core deadline
10/17 Board Meeting 9:00am
10/20 Potluck 5:30pm
10/28 Building permit deadline

10/31 Marina Closes for the Season
11/1 Campground & Golf Course Close for the Season
11/7 AECC 8:00am
11/11 Association Office Closed
11/14 Appeals (as needed) 8:30am
11/15 Apple Core deadline
11/21 Board Meeting 9:00am
11/26 Association Office and Solid Waste & Recycling Closed
11/28 Building permit deadline
12/1 Senior Exemption application deadline
12/5 Holly Jolly Winter Wonderland 3:00-5:00pm
12/5 AECC 8:00am
12/12 Appeals (as needed) 8:30am
12/15 Apple Core deadline
12/18 Building permit deadline
12/19 Board Meeting 9:00am
12/24 Association Office Closed
12/25 Association Office and Solid Waste & Recycling Closed
12/31 Association Office Closed
1/1 Association Office and Solid Waste & Recycling Closed



Memorandum

To: Board of Directors

Date: October 18, 2025

From: ACLPOA

Memo: 2025-87

Topic: Marine Services Lease

Issue: The Marine Services Lease between K&S Marine and Apple Canyon Lake Property Owners' Association, expires on December 31, 2025. There are several concerns with respect to watercraft owners having their watercraft serviced and ready for the 2026 boating season. A new vendor would likely add additional costs for summer preparation to put these watercrafts in the lake. It is also possible that any incomplete or outstanding watercraft services that were needed would also add additional cost to the watercraft owner.

Putting a new Marine Services vendor in place for the 2026 season and beyond requires additional time in order to ensure a smooth transition for ACL property owners. There are parties interested in providing marine services at Apple canyon Lake; however, more time is necessary to provide a smooth transition for property owners.

Recommendation: To extend the current lease with K&S Marine through June 30, 2026, if necessary, an additional month-to-month extension not to exceed August 31, 2026.



Memorandum

To: Board of Directors

Date: October 18, 2025

From: ACLPOA

Memo: 2025-91

Topic: Approve the separation agreement between ACLPOA and Jon Sabo

Issue:

Recommendation: Approve the separation agreement between ACLPOA and Jon Sabo



Memorandum

To: Board of Directors

Date: October 18, 2025

From: ACLPOA

Memo: 2025-92

Topic: Designated signers for ACLPOA Accounts

Issue: ACLPOA Account Signers at Apple River State Bank need to be updated since last election and GM resignation

Recommendation: To designate the following signers for the ACLPOA accounts at Apple River State Bank:

Interim General Manager-Michael Harris, Accounting Manager-Heather Miller, and Board of Directors Members; President-Nolan Mullen, Vice President-Mark Kosco, Corporate Secretary-Brian Holt, Treasurer-Crystal Erdenberger, Bob Ballenger, Carmel Cottrell, Brett Livengood, Deb McNamee, & Mike Ward for Deposit Accounts, including Certificate of Deposits (CDs).

*Also to designate the General Manager to appoint signers for the safety deposit box, credit cards, and internet banking access.