

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
February 15, 2025**

**APPROVED**

**1.0 Call to Order:** Meeting called to order by President Nolan Mullen at 8:03 am. Other Directors present: Laura Pratt, Mike Ward. Bob Ballenger, Carmel Cottrell and Brian Holt present via Zoom. General Manager Jon Sabo was also present. Bill Becker, Mark Kosco and Deb McNamee were absent.

**2.0 Executive Session** – motion to proceed to executive session made at 8:03 am by Laura Pratt, seconded by Mike Ward. Motion carried.

**3.0 Return to Open Session** – motion to return to open session made by Laura Pratt at 9:11 am. Seconded by Mike Ward, 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 (via Zoom), Carmel Cottrell (via Zoom), Brian Holt (via Zoom), Laura Pratt, and Mike Ward. General Manager Jon Sabo was also present. Bill Becker, Mark Kosco and Deb McNamee were absent.

**5.0 Treasurer's Report** – will be in *The Apple Core*. Steve Borst reported the 2024 final numbers are finished and will be given to the auditors.

**6.0 Committee/Commission Reports**

**Dam Advisory/Spillway** – Mike Yorke reported on the spillway. Phase 1 finished in December. Gave us the opportunity to move Phase 2 forward. Brand new weir is holding water and doing everything it is supposed to do. Creating a new six-foot-deep channel and hoping to be done by March 31. Found new equipment that can work underwater. Phase 3 is the simplest and easiest of all phases. Jeff Rice and Barry Kren have been doing phenomenally well. Perfect safety record; no new incidents of security violations; ahead of schedule; cost variations – none; property owner concerns – none; contractor performance - spectacular; environment impact is the same; communications – no issues. There is no water going over the waterfall. As we get towards end of February, the lake will fill up again – our equipment will still work underwater. Budget question – how do we compare to original amount in terms of financing this project? Jon Sabo– we are trending \$400,000 beneath budget. Thank you, Barry and thank you Jeff.

**Nominating** – Mike Yorke reported that we now have eight candidates. On April 26 we will have Meet the Candidates event here.

**Conservation** – Pam Opyd reported they are working on Clean Up day (April 26). Winchester Bay – trees have come down. Greenway application is on the agenda today.

**Strategic/Long Range Planning** – Mike Ward reported they are revisiting the entire process for how we do the Strategic Long-Range Planning. Hope to have information at the March board meeting. There is a void in terms of setting a vision/strategy for the overall association. Need to have the right people in the room. Looking forward and asking questions.

**7.0 General Manager's Report** – Jon Sabo reported: 1) Winchester – phase 1 preparatory work by our vendor has been completed. Roadblock - issue is they [Army Corps of Engineers] are unable to issue national permit. Army Corps, Zimmerman consulted the ILEPA manager and collaborating to come up with tweaks we can do to uphold the scope of the project. Concerned about an individual permit – while she is following guidelines, could put us in violation of our Covenants. What can be changed in order for the Army Corps to get a win; we get a win; EPA gets a win. 2) Please pay assessment/dues by March 1. 3) Reached out to Jo Daviess supervisors to apply for an ordinance change – early alcohol sales on Sundays at the Pro Shop and Marina. Overwhelming request – tentatively on their agenda for March. 4) Ice fishing sign/checkout – will not let staff on the lake. We take the obligation and workers comp rules very seriously. Any member must have an amenity tag. We assumed 22 trespassers. QR code – if you scan in and don't scan out – will prompt staff and becomes a safety issue. Will not allow staff to do enforcement. 5) In order to help commissions/committees communicate, Kirsten emailed out a communication form. Make sure

action items/discussions are easy to understand. Sheet is meant to make better transparency, make staff and board aware. Can be filled out by hand or electronic. 6) Will be on vacation beginning Monday – Julie will be acting manager in charge. Back in office March 10.

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

**9.0 Any Additions to the Agenda** – Laura Pratt motioned “to add 12.8 GM evaluation and salary.” Seconded by Mike Ward, motion carried unanimously.

**10.0 Consent Agenda – Approve/Adopt Minutes from the January 18, 2025, Board Meeting and Committee/Commission Changes** – Laura Pratt motioned “to approve/adopt the minutes from the January 18, 2025, Board meeting and to approve the committee/commission changes.” Seconded by Mike Ward, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 Greenway Stewardship Application Revisions – 2<sup>nd</sup> Reading** – Laura Pratt motioned “to approve the greenway stewardship application.” Seconded by Mike Ward. Brian Holt asked about two rule changes going to Rules & Regs prior to approval of this application. We’ve asked Rules & Regs to do this before, follow the same process we’ve used in the past. Jon Sabo – if board approves, this could go on next Rules & Regs agenda. Laura Pratt - both coordinated at the same time? Fines? Pam Opyd – letters have not been updated and will go to the lawyers prior. Approval of application, then new letters will be drafted by attorney. If board approves application can go to Rules and Regs. Brian Holt – great work and appreciate everyone’s effort but confused on what we will be approving today. \$10,000 for removal of trees is a great start – but in Illinois, we are legally entitled to three times the value of the stumpage of the tree. Would want to see the fine as a punitive and restitution of the value of the trees cut down. Pam Opyd– we have \$10,000 per tree plus restoration. Mike Ward – we did talk about the fine being related to the diameter (stumpage). Fine and restoration. Can we bring this question to the attorney? Planting a new tree is not restoration. Bob Ballenger – fined someone in the past but never paid. What would be our recourse? Good question for the attorney. Jon Sabo – we could lien, but not clean. Pam Opyd - lien can suspend rights/privileges at ACL. No longer in good standing. letter should be sent to all property owners – that would go out as soon as this is all approved. No changes required to the application (few typos). Attorney guidance on penalties as well. Application that are pending could be filled out and approved at the March meeting. Brian Holt motioned “to table this until March meeting.” Seconded by Laura Pratt, motion carried unanimously.

### **12.0 New Business**

**12.1 Recreation Donation for Trail Safety Event** - Laura Pratt motioned “to approve the donation of \$600.00 from the Recreation Commission’s designated fund to the Trails Commission to purchase literature, maps, prizes, etc., for the ACL Trails Safety Event in 2025.” Seconded by Mike Ward, motion carried unanimously.

**12.2 II. Amenity Tags for Property Owners and Guests – Vehicle Registration – 1<sup>st</sup> Reading** – Discussion: Brian Holt – asking for a better understanding what the changes in enforcement will be with this. Will this be a burden on rule abiding people? Will this add overhead for folks following the rules? Would like more detail about that. Jon Sabo – Julie developed a few items and will share this. Did discuss this at great length on how to balance this and will have more information at the March meeting.

**12.3 III. Guests Preamble – 1<sup>st</sup> Reading** – Discussion: no discussion.

**12.4 V. General Violation Fines – 1<sup>st</sup> Reading** – Discussion: some had no fine stated. Typo - should be **subsequent** (last sentence).

**12.5 VI. Boating – Rental Boat Violations – 1<sup>st</sup> Reading** – Discussion: we did not have these fines for rental boat violations listed.

**12.6 XV. Multi-Sport Complex Rules – 1<sup>st</sup> Reading** – Discussion: Could we add recommended parking across the street at the Firehouse/fitness center – as a parking area. Who has the authority to post a rule at the complex? Or put up a poster with a rule? Amend #1 – observe all “official” rules posted. Take back to Rules & Regulations to work out wording.

**12.7 Multi-Sport Complex Pickleball Tournament(s)** – Discussion: Mike Ward - since drafting this, there have been additional conversations. At this point, assuming we move forward, that it be with an invitational only tournament this year. We won't ask to have non-members come in and use our courts. Down the road, depending on how we do, we may want to open it up. Table this for now.

**12.8 GM Evaluation and Salary for Compensation** – Laura Pratt motioned “to approve the GM evaluation and salary for 2025.” Seconded by Mike Ward. Motion carried unanimously.

**13.0 Property Owner Comments**

Rick Blackmore14A70 Thank you for the signs where ice fishing is going on. Question: When was the last time we checked the daily limit on fish? Great fishing here – really important we keep that. Jon Sabo – staff has been expected to check creel limits. We have reached out to IDNR. Staff will be doing selective checking.

**14.0 Adjourn** – Motion to adjourn made by Laura Pratt at 10:21 am. Seconded by Bob Ballenger, motion carried.

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Recording Secretary, Rhonda Perry

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President, Nolan Mullen

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Corporate Secretary, Laura Pratt

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Date