

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

APPROVED

- 1.0 Call to Order:** Meeting called to order by President Nolan Mullen at 8:03 am. Other Directors present: Bob Ballenger, Carmel Cottrell, Brian Holt, Mark Kosco, Laura Pratt, Mike Ward. Absent are: Bill Becker and Deb McNamee. General Manager Jon Sabo also present,
- 2.0 Executive Session** – Motion to proceed to executive session made at 8: 03 AM by Brian Holt. Seconded by Bob Ballenger. Motion carried.
- 3.0 Return to Open Session** – Motion to return to open session made by Bob Ballenger at 9:11 am. 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, Carmel Cottrell, Brian Holt, Mark Kosco, Laura Pratt , and Mike Ward. General Manager Jon Sabo also present. Absent are: Bill Becker and Debra McNamee.
- 5.0 Treasurer’s Report** – will be in *The Apple Core*. Carmel Cottrell thanked the staff for all of their assistance, especially at this time of year. Steve Borst reported we are focusing on dues/billing. Collection process has started. We have collected almost 88% of the dues.
- 6.0 Committee/Commission Reports**
- Dam Advisory/Spillway** – Mike Yorke reported Phase 1 and phase 2 are now complete. Phase 3 is the leveling of the top of the dam. Pool level is lower by approximately two inches. Our thanks to the board for the courage and belief in this project. It has become a model project for the State of Illinois. Lot of reasons for everyone to be very proud for the work that is being done.
- Nominating** – Mike Yorke asked Nolan Mullen to draw names for the order on the election ballot: #1 Laura Pratt; #2 Russ Piagentini; #3 Mark Kosco; #4 Brett Livengood; #5 Dave Allgood; #6 Steve Tribbey; #7 Arthur Duddles; #8 Crystal Erdenberger
- Legal** – Carmel Cottrell reported they are working on the governing documents (Declaration and b Bylaws.)
- Conservation** – Pam Opyd reported they are currently looking at redoing the goals for the Watershed program. Bluebird adoption program continues; still working on Greenway Stewardship. Following the process in the new application.
- 7.0 General Manager’s Report** – Jon Sabo reported the Greenway Stewardship application is with the attorney; he will be out on Monday (along with Ed) surveying the shoreline docks. Complete report will be in *The Apple Core*.
- 8.0 President’s Report** – will be in *The Apple Core*.
- 9.0 Any Additions to the Agenda** - none
- 10.0 Consent Agenda – Approve/Adopt Minutes from the February 15, 2025, Board Meeting, and Committee/Commission Changes** – Bob Ballenger motioned “to approve/adopt the Minutes from the February 15, 2025 Board meeting and to approve the committee/commission changes.” Seconded by Carmel Cottrell; motion carried with Mark Kosco abstaining.
- 11.0 Unfinished Business**
- 11.1 II. Amenity Tags for Property Owners and Guests – Vehicle Registration – 2nd Reading** – Bob Ballenger motioned “to approve adding verbiage under Section II Amenity Tags as proposed.” Seconded by Carmel Cottrell. Discussion: How do we ticket non-property owners? We can’t ticket non-property owners. No law that says you can’t park there. We are making one more unenforceable rule. Marina parking issue is becoming a bigger problem. Send to Rules &

Regulations to discuss enforcement. First step would be to have the obligation/rule to have a sticker for property owners and guests. How will the availability of license plates assist? Julie Janssen reported that if the license plate is provided when registering, this will let security check to see if they are property owners. The county can come out and issue a trespassing ticket if needed. Brian Holt amended the motion: "Insert: 'up to' ten (10) Amenity Tags and 'up to' five (5) auto stickers (second line). First paragraph, last line: delete 'The number of.' Change 'will' to 'may'." Seconded by Bob Ballenger. Motion carried unanimously. Motion carried for amended motion with Bob Ballenger and Carmel Cottrell voting nay and Nolan Mullen voting aye.

- 11.2 III. Guests Preamble – 2nd Reading** – Brian Holt motioned "to approve adding verbiage under Section III Guests as proposed." Seconded by Mark Kosco. Discussion: this is to clarify that guests need a parking pass. Motion carried unanimously.
- 11.3 V. General Violation Fines – 2nd Reading** – Laura Pratt motioned "to approve adding verbiage under Section V General Violation Fines as proposed." Seconded by Brian Holt. Discussion: Last sentence is a duplicate of the preceeding sentence. Laura Pratt motioned to amend: "Delete last line. Insert 'first' before 'same offense' in new last line." Seconded by Carmel Cottrell. Motion carried unanimously. Motion for amended motion carried unanimously.
- 11.4 VI. Boating – Rental Boat Violations – 2nd Reading** – Brian Holt motioned "to approve adding verbiage under Section VI, Boating, add subsection H, as proposed." Seconded by Mark Kosco. Discussion: This establishes fines for rental boat violations. Motion carried unanimously.
- 11.5 XV. Multi-Sport Complex Rules – 2nd Reading** – Mark Kosco motioned "to approve adding verbiage under Section XV Multi-Sport Complex as proposed." Seconded by Brian Holt. Motion carried unanimously.
- 12.0 New Business**
- 12.1 Food Truck Vendors** – Brian Holt motioned "to approve Calvin Stalls – Rapped with Smoke BBQ Concession agreement; and to approve Nick Bries' Hangry Hobo Concession Agreement." Seconded by Mark Kosco. Discussion: well-written document/agreement but would like to see what the vendors offer. Is approval for this really a Board issue? Commission could handle this by going to General Manager for approval. Approved vendor list would be efficient. Motion carried unanimously.
- 12.2 Grant Funding for Trees at the ACL Bocce Ball Courts** – Laura Pratt motioned "to approve the funding and project submitted by John Diehl for planting five (5) trees at the bocce ball courts." Seconded by Mark Kosco. Discussion: John Diehl informed the board that due to new regulations the vendor is required to charge Illinois Sales tax on this. Foundation has agreed to fund the additional sales tax (approximately \$120.00). Trees were chosen based on the updated tree list. Motion carried unanimously.
- 12.3 Grant Funding for Plum Tree Lane Project** – Bob Ballenger motioned "to approve the funding and project submitted by the Trails Commission to plant 30 American Plum trees along the trail intersecting at Blue Gray Drive." Seconded by Mike Ward. Discussion: no dollar amount listed. Motion carried unanimously.
- 12.4 Grant Funding for Rusty Patched Bumble Bee Garden** – Laura Pratt motioned "to approve the funding and project submitted by the Conservation Commission for a Rusty Patched Bumble Bee Garden, plants and seeds; and an informational sign to be placed behind the Pro Shop building." Seconded by Mark Kosco. Motion carried unanimously.
- 12.5 Grant Funding for Wetland Garden Solar-Powered Fountain** – Laura Pratt motioned "to approve the funding and project submitted by the Conservation commission for a solar-powered fountain, signposts, and an informational sign to be placed by the Marina entrance pond." Seconded by Carmel Cottrell. Motion carried unanimously.

12.6 Grant Funding for Multi-Sport Complex – Mark Kosco motioned “to approve the funding and project submitted by Gary Hannon on behalf of the ACL Multi-Sport Complex.” Seconded by Laura Pratt. Motion carried unanimously.

12.7 SLRP Commission – Process Improvement – 1st Reading – Discussion: Mike Ward feedback is encouraged. Start with our vision and solicit input. Then move to long range goals, etc. When determining GM goals, would want the GM to start with the vision rather than action plan as we are doing currently. Asking for a level of commitment from the board. Start with vision and work our way down to action plan. Timing will be an issue. Now is the time of year when the action plans are being worked on for the GM. We might not be able to initiate this new process going into 2026. Laura Pratt – Why choose between two options for input? Do both (workshop and survey). Mike Ward – agree, no reason why we can’t do a workshop along with a survey. Will go into more detail next month. Goal is to involve and include more folks in this process. Laura Pratt - important that whoever is working on this, that it would be a diverse group among the property owners.

13.0 Property Owner Comments

Bill Bourell 5-37 – thank Jon Sabo and Security regarding trespassing. Signs we have out there for authorized vehicles only – suggest more defined writing on those signs. Open burning – we do a lot of unattended open burning around here. Suggest selling some of the trees for firewood.

Edie Patell, 11-209 – board has been made aware of an incident at the Pro Shop Annex. Carbon monoxide poisoning – no ventilation there. Two burners and fireplace there. We need to take care of our property properly. Now there are detectors everywhere.

John Diehl, 6-87 – tomorrow is the Apple River Lions Club pancake breakfast. Everyone welcome. Starts at 8:00. Tuesday, April 1st consolidated election. Traditionally low turnout. Township board has 7 candidates for 4 positions. Please vote.

LeAnn Kileen 12-62 – Path at the pavilion – looking for recognition on that path for the Rec and Campground Commissions. Cindy Carton should get a paver – she inspired ACL to build that pavilion. Looking at how much money was brought in from the pavers. Does not explain where the money came from. Don’t see anywhere where the paver money is. Also looked further and troubled her that furniture was paid out to a member of the commission. October 16 (same day) – voted on buying furniture but did not come to the board until 19th. Will follow up with Jon.

Pam Opyd 5-37 – thank the foundation for funding our grants! Long-range plans – Conservation would really like to be involved in that. Sponsoring a Memorial Day tribute again this year along with her husband.

Crystal Erdenberger 07-189 – as a Foundation member, we enjoy what we do. Next event is May 3 auction – biggest fundraiser we have at the moment. Over \$30,000 back to the lake over the past 5 years.

14.0 Adjourn – Motion to adjourn made by Bob Ballenger at 11:12 AM, seconded by Carmel Cottrell, motion carried. Meeting is adjourned.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date