

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
April 19, 2025**

APPROVED

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

2.0 Executive Session – motion to proceed to executive session made at 8:03 am by Bill Becker. Seconded by Bob Ballenger.

3.0 Return to Open Session – motion to return to open session made by Mark Kosco at 9:08 am. Seconded by Deb McNamee, 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, Bill Becker, Bob Ballenger, Carmel Cottrell, (via Zoom), Brian Holt, Mark Kosco, Mike Ward, (via Zoom), Debra McNamee and Laura Pratt, (via Zoom). General Manager Jon Sabo was also present.

5.0 Treasurer’s Report – will be in *The Apple Core*. Steve Borst, Finance Manager, reported on the 1st quarter numbers.

6.0 Committee/Commission Reports

Nominating – Mike Yorke reported we have eight candidates who want to be a part of this leadership team. Those eight candidates, as they will appear on the ballot, include: Laura Pratt, Russ Piagentini, Mark Kosco, Brett Livengood, Dave Allgood, Steve Tribbey, Arthur Duddles and Crystal Erdenberger. One week from today (4/26) is the Meet the Candidates event (9:00 am).

Golf – Anthony Frieri – wanted to thank Ed for all of the work in the off season – fantastic job. Annual course cleanup day is May 5th. Big Cup in July and two (2) night golf events this year due to popular demand.

Conservation – Pam Opyd – Greenway application, we have addressed all of the attorney comments – ready to go. Two applications – excited to have this new program go through the system. Cracking down on mowing through the greenways. Fish stocking – first night survey on April 13. Watershed – working on goals and milestones every week. Grants – Winchester is moving right along. Ordered the signs and equipment. Bluebird houses – 26 houses and all are adopted. Earth Day clean up is next Saturday (4/26). Started a budget sub-committee.

Maintenance – Carmel Cottrell – will meet for the first time this year on Tuesday.

7.0 General Manager’s Report – Jon Sabo reported that there have been interesting rumors about golf carts no longer being allowed on our trails. Our insurance company indicated they would not insure our trails next year. Will be meeting with the senior underwriter. Why? Last year we went to bid and went to 8 companies and 7 said they would not insure us because of our trails. Their concern – a minor operating a vehicle on the trail and becomes injured – the minor has four years to decide to sue. Could mean six years of unknown liability. We do have a strong waiver but may have to make some changes. Will communicate our outcome, more to come on that. Other updates: amazing photos from fish shocking. We will be posting videos and pictures. Health of the fish, size of the fish and diversity of sizes was amazing.

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

9.0 Any Additions to the Agenda – Brian Holt motioned “to add 12.9, John Deere Charge Pump and Braking System. Seconded by Mark Kosco, motion carried unanimously.

10.0 Consent Agenda – Bob Ballenger motioned “to approve the consent agenda.” Seconded by Deb McNamee. Bill Becker asked to remove the minutes from the consent agenda. Bob Ballenger

motioned “to approve the March 15, 2025, Board of Directors Meeting minutes.” Seconded by Deb McNamee. Motion carried with Bill Becker and Deb McNamee abstaining. Mark Kosco motioned “to approve designated fund purchases and committee/commission changes.” Seconded by Bill Becker, motion carried unanimously.

11.0 Unfinished Business

11.1 SLRP Commission – Process Improvement – 2nd Reading - Discussion: providing a little more detail around the workshop. Asking for a commitment on the part of the board to adopt the new format document as well as the process. Katie Beals, member of the commission, read the charter for the commission. Asking for more input in the workshop this fall; and a survey to the membership to get additional information and feedback. Two things asking the board is to approve the format change and, in the fall, bring a group of concerned citizens to have a workshop. Deb McNamee motioned “to approve the format change and to solicit input for Vision, Long Range Goals, and Strategy from key stakeholders in late summer/fall 2025 for 2026.” Seconded by Mark Kosco, motion carried unanimously.

12.0 New Business

12.1 Food Truck Vendors - Mark Kosco motioned “to approve Mario Pulido, Pulido’s Taco, Concession Agreement.” Seconded by Bill Becker, motion carried unanimously.

12.2 Chris Cakes Contract - Mark Kosco motioned “to approve the Chris Cakes Contract.” Seconded by Bill Becker, motion carried unanimously.

12.5 Fireworks Contract - Mark Kosco motioned “to approve the Mad Bomber Fireworks Productions Contract.” Seconded by Bob Ballenger, motion carried unanimously.

12.6 McCloud Aquatics ZM Proposal – Carmel Cottrell motioned “to approve the McCloud Aquatics Proposal, including EarthTec QZ treatments.” Seconded by Deb McNamee. Discussion: question on three treatments – may not need three treatments. If we do not need a third treatment, the cost will be less. Planning to start next week on lake treatments. We already have live cages – could save that amount of money. Jon Sabo – premise is not to be duplicative. We can eliminate that – do not need new cages and new plates. Al Zobjeck – we need more than two totes for the entire lake treatment, including Nixon Beach and the Marina. Plates – were built by Joe Rush in 2023 (\$12,000). 15-20 built, we have eight available and we will give those plates to McCloud for long-term monitoring throughout the year. Pull out at end of year (about 100 days). Document that information. Short term information is the cages – give McCloud what we have. For the plates, the information is in a spreadsheet in September. Cages – we looked in each cage. We kept some data and that would go to McCloud to populate. Do we have any data from last year? Would have to look at last year’s information. Tyler does populate this information for us. We are never going to get rid of the treatment process. Our fish are doing extremely well. If we change that, our fishery could take a drastic hit. Mark Kosco - concerned on costs down the road. Jon will work with McCloud on using our equipment. Motion carried with Mark Kosco voting nay.

12.7 McCloud Aquatics Lake Contract – Deb McNamee motioned “to approve the McCloud Aquatics Lake Contract.” Seconded by Bill Becker. Discussion: delicate balance of maintaining a healthy weed population in the lake. Likely to do more strategic cutting in certain areas. McCloud has been given directive to make sure the beach area, the swim area, is sterile, but everywhere else you will see more native healthy plants growing. Weed harvester - unit was repowered and Tyler is interested in using this strategically – we also have a secondary employee to run this. Weed harvester is a tool we do need. We are trying to control the curly leaf. McCloud will find this species and plan accordingly. Will continue to work on reducing the phosphorus into the lake. EPA grant was phosphorus mitigation. Motion carried unanimously.

12.9 John Deer Charge Pump and Braking System Repair – Mark Kosco motioned “to utilize \$14,500.00 from the Reserve Fund to accommodate the charge pump and braking system rebuild

on the John Deere excavator.” Seconded by Bill Becker. Discussion: how many more years will we get out of this? Shooting for 30-35 life, so close to 10 years. New would be \$139,000. Bill Becker – concern with the bid – nothing in here to inspect main hydraulic pump. While this is split apart, this should be checked. Jon Sabo – something we can communicate on. Amend to add another \$2,500 just in case. Bob Ballenger motioned “to add \$2,500 for a total of \$17,000.” Seconded by Deb McNamee. Warranty work? Warranty does not exist, but we do have a warranty against factory defect. Motion carried for the amended motion unanimously. Motion to spend up to \$17,000 from Reserve funds to accommodate the charge pump and braking system rebuild on the John Deere excavator.” Motion carried unanimously.

12.8 Wake Boats - Bob Ballenger motioned “to suspend Robert’s Rule of Order.” Seconded by Bill Becker. Discussion: Laura Pratt – there is no data to tell us how many wake boats we have registered here. Type of boat is not recorded in the system right now. Two things we can look at – 1) increase the distance from the shore (no wake zone), anything over 100 feet would help; 2) maybe we should start recording the type of boats being registered. Look at suspending any future wake boats. This was brought up at the annual meeting last year. Shoreline erosion and safety concerns. Ideal shoreline for wake boats is 600 feet from the shoreline. Wisconsin and Minnesota has banned wake boats on most of their lakes. Maybe we need to look into this. Jon Sabo – we can easily add the type of boat with NorthStar. Mike Ward – some of these wake boats are not used as a wake boat. Have to be careful – we could register a boat that could be a wake boat but is not being used as a wake boat. Brian Holt – wouldn’t ban outright but say they could not be operated as a wake boat. Carmel Cottrell– all association docks on the main lake, when a wake boat goes by they all get damaged. We are doing damage to our own docks by allowing these. Send to Rules & Regulations for further discussion. We will start collecting data on the boats being registered as well. Have we heard anything from our insurance companies on this? Motion to reinstate Roberts Rule of Order by Bob Ballenger, seconded by Bill Becker. Motion carried unanimously.

13.0 Property Owner Comments

Steve Tribbey, 12-143 – wake boats – our dock gets beat up over the summer. Wake boats are a big issue we need to address.

Pam Opyd, 05-037 – swam on private docks on the main shoreline – buoys are set so far away – think about adding a couple more buoys. We have volunteers doing Memorial Day tribute – hope all can join us. Historic items – owner of the lake said she would give these items to us if we displayed them. Would like to purchase an easel of some sort to display our history. Would digitize them as well but we want people to look at them and enjoy them. Cost would be less than \$1,000.

Appreciate the board’s support with this

Dr. Joe Jenkins, 02-005 – member of the hearing-impaired community. Cannot hear at this board meeting. Want to be more involved, but can’t because he cannot hear. Something that can help with this?

Roger VanDerLeest, 15-003 – problem with trash along the road. Maintenance can’t seem to stop to pick this up. Want to keep this lake looking good.

Gary Hannon, 08-239– #1 - on behalf of the Sport Complex commission – we want to thank the Foundation for the six trees recently planted. Also, thank you to the Recreation commission. #2 - fish shocking – new company this year. Thanks to Joe Rush for creating the fishery we do have. Didn’t happen overnight. Hopefully the new company will be as successful. Would like more clarification on their scope of work. #3 - Zebra mussels – Conservation commission is based on scientific research data. We need data. Biologists agree that mussels have a cycle. We will be spending more and more. Conservation commission is a great commission – would be wonderful if we were kept in the loop with everything that involves the lake. We haven’t seen anything on zebra mussels or the McCloud proposal. Keep us in the loop, including Tyler’s data.

LeAnn Kileen, 12-062 – follow-up on picnic table discussion. After the meeting she gathered more information. Picnic tables were not in the original cost of the pavilion. Campground Pavilion Commission donated 12,700 to the Memorial Pavilion. 10,000 to the pavilion and 2,700 for picnic tables which was voted by the board in 2023. Added to agenda in October 24 – not supposed to be voting on the agenda item that was added that day. Pavilion ladies came to them for their picnic tables they bought for Recreation. Carmel posted on FB on 2/12 that they were putting in more pavers – asked her how much they made so far – great question – enough to complete project, etc. All she wanted was how much they made on the pavers.

Carmel Cottrell – concerned about the esthetic entrance. Announce the pickle ball tournament is set for August 9. New more teams – check out Facebook and *the Apple Core*

Steve Nelson – wake boat – serious about water quality and safety. We do not have room for wake boats operating as wake boats. Maybe saying they cannot be operated as wake boat. Not safe to go on the dock.

14.0 Adjourn - motion to adjourn by Bob Ballenger at 10:47 am, seconded by Mark Kosco, motion carried. Meeting is adjourned.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date