

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
May 17, 2025**

APPROVED

- 1.0 Call to Order:** Meeting called to order by President Nolan Mullen at 8:01 am. Other Directors present: Bob Ballenger, Bill Becker, Carmel Cottrell, Brian Holt, Mark Kosco, Debra McNamee, Laura Pratt, and Mike Ward.
- 2.0 Executive Session** – motion to proceed to executive session made at 8:01 am by Laura Pratt. Seconded by Bill Becker. Motion carried unanimously.
- 3.0 Return to Open Session** – motion to return to open session made by Bob Ballenger at 9:06 am. Seconded by Laura Pratt, 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, 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*. We have collected 96% of dues, with payment plans total is 98%. Budget meeting on Monday at 9:00 am.
- 6.0 Committee/Commission Reports**
Legal – Carmel Cottrell reported they are still working on documents.
Golf – Mark Kosco reported the Big Cup is July 19, first night golf will be August 9. Some bunkers removed, some repaired. Bunkers look really nice now.
Maintenance – Carmel Cottrell reported that Henry Doden was elected Chair.
- 7.0 General Manager Report** – Jon Sabo reported last month we discussed potentially banning golf carts from using our trails. Senior underwriter from our insurance company came out and rode with Julie in our UTV vehicle. Our efforts were well received – they are not going to restrict the use of golf carts on our trails. However, no one under 18 can be permitted to operate any motor vehicle on our trails, even if parent is present. Learned that some ballots were not received – they were dropped off at the post office on May 8. Quarter final state high school bass tournament went off wonderfully yesterday. Thank you to all of the volunteers. Between that event and the previous event, three of those families decided to buy lots. We completed the bunker rehabilitation. Amenity tags at all parking lots are necessary, new signage at the Marina. Experiencing technology issues that will impact almost every owner. JCE-Co-op and NorthStar are working diligently to fix this issue. Fish house – unfortunately both water valves had ruptured over the winter. Repaired and fish house is open. Also motor replacement on the pool’s well is fixed and pool will open on Saturday.
- 8.0 President’s Report** – will be in *The Apple Core*.
- 9.0 Any Additions to the Agenda** – Mark Kosco motioned “to add, under Unfinished Business, 11.2 General Manager Goals.” Seconded by Bob Ballenger, motion carried unanimously.
- 10.0 Consent Agenda** – Mark Kosco motioned “to approve the Consent Agenda.” Seconded by Bill Becker, motion carried unanimously.
- 11.0 Unfinished Business**
11.1 Greenway Stewardship – 2nd Reading - motion to approve by Deb McNamee, seconded by Carmel Cottrell. Discussion: Application is good; couple of corrections in the letters. Appreciate everyone for all of the work on this. With the software we currently own, we could digitize all of this. Less paper and reduce the documents going back and forth. Time stamps will be very important. Mike Ward believes that this stewardship program applies to anybody, including ACL staff as it relates to preserving our trees. Suggesting, in terms of the staff, that they follow this stewardship program the same way we are asking our property owners to. Jon Sabo – Tyler works with NRCS and the county

forester as a parallel process as to what the savanna and prairie grants were. NRCS telling Tyler what goes and what stays. Will communicate in more detail to the board on why this work here vs. this work here. Deb McNamee – We considered sources from the state of Illinois in order to put our tree list together. We know it is an approved list. However, good trees are being taken down. Jon Sabo – Tyler’s activity is to remove trees that don’t belong. Cedar for example. NRCS and Forestry do give Tyler guidance that is rooted in the state’s list. If in the process, short stumps will be left. The mapping will show that. We are trying to be more thoughtful – instead of having four areas in process. Nolan Mullen – that was part of the grant, \$50,000, three-to-five-year project. We do the work, take pictures, send them in and we get our grant money. In order to get their money, we have to follow the rules. Jon Sabo – We are supposed to be a [an oak] savanna, not a forest. Mike Ward – getting back to long range planning and vision, this is one of the topics. Looking at what we want ACL to be five years from now. Then make sure programs, policies and regulations follow that. Motion carried unanimously.

11.2 GM Goals – Laura Pratt motioned “to approve the GM goals as presented.” Seconded by Carmel Cottrell, motion carried unanimously.

12.0 New Business

12.1 V. General Violations Fines, Burning/Cutting Trees - 1st Reading – Bill Becker motioned “to suspend Roberts Rule of Order.” Seconded by Mark Kosco, motion carried unanimously.

Discussion: fees should be the same (\$10,000 vs. \$1,000). These regulations are for people that have not agreed to the Greenway Stewardship program. Designed to be the catch all outside the 50-foot buffer within the greenway. We didn’t have an actionable fine if you cut one of our trees down in the greenway. Tree dead or alive? Need a permit in both cases? Yes. What is driving this isn’t the 50 foot and isn’t the regulated program. Within the 50 feet, we had some teeth in the building code. Outside of that, the fine was not sufficient to deter. Brian Holt – restoration expense – important.

12.2 XX. Hunting, Deer Management Program Rules and Regulations – 1st Reading – Discussion: went back and forth between Rules & Regulations and Deer Management. Fine with the language.

12.3 Recreational Vehicle Rules & Regulations Updates – 1st Reading – Discussion: from the insurance requirements, would change wording - must be 18 and over with a valid license (UTVs/ATVs). Encourage people to drive with headlights on during operation. 430 golf carts registered – will they need headlights on the trails? Not every vehicle has headlights. “If equipped” was added in the old rule (for golf carts). Seat belts? If equipped, you should be using them. Goal is to promote the highest operation of safety

Bill Becker motioned “to reinstate Roberts Rule of Order. Seconded by Carmel Cottrell. Motion carried unanimously.

12.4 Greenway Stewardship Application Approval – 8A49 Constitution Drive – Mark Kosco motioned “to approve final approval for applicant to proceed per the terms and recommendations agreed to in the application.” Seconded by Carmel Cottrell. Discussion: Conservation is requesting board give final approval. Been through several approval processes, including the general manager and approved by AECC before coming to the board. Concerns about maintenance. Pam Opyd – we will designate two volunteers per applicant, and they will be reviewing the maintenance and the progress of the work required. Otherwise, they would be in default of the agreement. We could add in our recommendation that the owner agrees to more detailed maintenance going forward. For this application the greenway is a very small portion, very limited on what you can do because the area is so small. Motion carried unanimously.

12.5 Greenway Stewardship Application Approval – 1A61 Blackhawk Lane. – Brian Holt left room, having stated this could be a potential conflict of interest for him. Mark Kosco motioned “to approve final approval for applicant to proceed per the terms and recommendations agreed to in

the application.” Seconded by Deb McNamee. Discussion: Pam Opyd explained that this greenway area is very large and we divided this into three phases. Yellow line is the boundary of the phases. This application is only focused on one area – phase one. Motion carried with seven ayes. Brian Holt was absent for vote.

13.0 Property Owner Comments

Mark Kosco, 01-074 – pleasure working with Bill Becker on the board over the last three years.

Bill Becker – been a privilege serving on this board. It’s been an honor. Thank you for giving me this chance.

Mary Hannon 8-239 – Is there a way we can make this meeting Zoom link easier to find? Concerned that we are not selling the Rumble & Roll tickets the week before the event or the day of. Reason why we are not doing this? Does not make sense – we are losing a lot of money.

George Drogosz 8-48 – Am I correct in assuming everybody riding on trails has to have a license and 18 years old? Why raise the limit? Awesome job on Maintenance commission by Carmel Cottrell.

Henry Doden 13-127 – Original films where someone was water skiing on the lake. In that film, not a tree around the lake at that time. I don’t want to see the lake that way. We bought a tree-mulching attachment that could probably take out some of the stumps. Winchester project – trees do not look that healthy, need watering. Guarantee on these trees? Never see our nine-digit zip code used – mailings should have that so mail can be processed quicker.

Roger VanDerLeest 15-3 – compliment Jon and Julie for taking care of the fish house. Thank you, did a great job.

Steve Davis 11-193 – Thank you to everyone on the board, hard job. Seems like we are cutting everything down, comments that it looks like stump city. We did have a machine that used to cut them down. Grant money – we won’t have to worry about that if we don’t take care of the dam. Shrubs growing. Prioritize the job –We have to protect the dam.

Rich Hedges 10-9 – Trees – everything here has been beautiful, but for the last two years this whole side of the Marina looks like a tornado went through. Trees still laying there, tree stumps still there. Family and friends ask what is going on. Trail – concrete tire stop rolled down over the years, still laying there.

Looks terrible, embarrassing when friends come out. Dead tree limb hanging since last year. Dangerous.

Gary Hannon 8-239 – Regarding greenway, disparity on what it should look like. Comes to conservation - we all agree, not forest, but savanna. Need to clear some trees out a little bit. Understand 50-foot buffer goes to AECC; so why does it need to come back to board for healthy discussion after approved by AECC. Consent agenda only? Last year we had a commitment from this board for electronic voting to the table for this year’s election. Know you are told by attorneys that you cannot comment. But if there is a valid question, a valid answer is needed. Forget the attorney that you cannot comment. Electronic voting – would love to know where that went to.

14.0 Adjourn – motion to adjourn by Mark Kosco at 10:41 am. Seconded by Carmel Cottrell, motion carried unanimously.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date