

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
August 16, 2025**

APPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:01 am. Brian Holt in attendance as secretary. The following Directors were present: Nolan Mullen, Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood, Deb McNamee, and Mike Ward. General Manager Jon Sabo was also present.

2.0 Executive Session

Mark Kosco **moved to proceed to executive session** at 8:01 am. **Seconded** by Crystal Erdenberger.

3.0 Return to Open Session

Mark Kosco **moved to return to open session. 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, Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood, Deb McNamee, and Mike Ward. General Manager Jon Sabo was also present.

5.0 Committee/Commission Reports

Golf Commission

Anthony Frieri reported \$5,800 for the designated fund from the Big Cup event, which is a 38% increase over last year. Overall it has been a very good year for golf.

Conservation Commission

Pam Opyd reported that they are updating the goals for the Apple Canyon Lake watershed and will discuss the format for that meeting. Another treatment for zebra mussels was just applied. The commission recommends no further treatments until we have more data on the success of the completed treatments. There was a fish kill event; several fish were sent for testing, and we await the results.

Nominating Committee

Mike Yorke reported the Nominating Committee will be hosting a booth at the Fall Craft Fair to help attract potential Board candidates and answer questions they might have.

Recreation Commission

Mike Ward reported the first annual pickleball tournament went very well. They played 55 games and drew positive attention to the Multi-Sport Complex and raised almost \$500.

Strategic Long-Range Planning Commission

Mike Ward reported that there will be a public meeting on August 23, 2025, during which many commission and Board members will participate in strategic planning for the Association.

Budget Commission

Crystal Erdenberger reported they will meet on August 18, 2025, to put together an initial budget proposal for 2026.

Employee Handbook Commission

Crystal Erdenberger reported that they are working on updates to be submitted to the Board in September.

6.0 Treasurer's Report

The Treasurer's Report is available on the website at <https://www.applecanyonlake.org/group/pages/treasurer-s-report>. Treasurer Crystal Erdenberger thanked the office staff for their efforts making year-to-date numbers through July available to the Budget commission for their planning work.

7.0 General Manager's Report

The General Manager's report will be in *The Apple Core*.

8.0 President's Report

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

9.0 Any Additions to the Agenda

There were no additions to the agenda.

10.0 Consent Agenda

The Consent Agenda included the following items:

1. To approve/adopt minutes from the July 19, 2025, Board meeting.
2. To approve Jon Nyhuis to join the Rules & Regulations Commission, to approve Ken Johnson to join the Conservation Commission, to approve Jeff Rice to join the Safety & Emergency Planning Commission, to accept Marilyn Detweiler's resignation from the Tellers Commission, and to accept Joe Reifsteck's resignation from the Campground Commission.
3. To approve Colbi Skaggs, That 1 Place (bean), Concession Agreement

Deb McNamee requested that the approval of the minutes be moved separately.

Brian Holt **moved to approve** the minutes from the July 19, 2025, Board meeting. Seconded by Carmel Cottrell. **Motion carried** 6–0 with Deb McNamee abstaining.

Deb McNamee **moved to approve** the remaining consent agenda. Seconded by Carmel Cottrell. **Motion carried** unanimously.

11.0 Unfinished Business

11.1. Greenway Stewardship Application: 8A271/272 Jefferson Ct

Mark Kosco **moved to approve** the Greenway Stewardship Application for 8A271/272 Jefferson Ct per the terms and recommendations agreed to in the application. **Seconded** by Deb McNamee.

Motion carried unanimously.

11.2. Wake Boats

As liaison to the Rules & Regulations Commission, Brian Holt informed the Board that the commission requested direction regarding rules for wake boats. The Board discussed the issue and came to a consensus to direct the commission to write a rule forbidding operation in wake mode, wake surfing, ballast tanks and wedges, and excessive wake in any type of boat, with the primary penalty being suspension of privileges with a fine high enough to deter potential violations. The boats themselves don't necessarily need to be banned. No further action was taken.

12.0 New Business

12.1. Greenway Stewardship Application: 8A48 Constitution Dr

Deb McNamee **moved to approve** the Greenway Stewardship Application for 8A48 Constitution Dr per the terms and recommendations agreed to in the application. **Seconded** by Mark Kosco.

Discussion: Directors were concerned work may have already started, due to reports by neighbors, but it was thought likely that there was simply confusion with prior approved stewardship work completed by .

Brian Holt **moved to amend** the motion to approve the application contingent upon confirmation by the General Manager that work had not already commenced. **Seconded** by Crystal Erdenberger.

Motion to amend carried unanimously.

Motion to approve (as amended) carried unanimously.

12.2. Dam Advisory Recommendations

Brian Holt **moved to postpone** further discussion until September. **Seconded** by Mark Kosco.

This will give the commission additional time to gather more specific information regarding the cost to build fencing and otherwise develop the area around the spillway into an beautiful observation area for our membership. The Board reached consensus that it would like to see options for more visually appealing fencing other than chain link. Brian Holt shared a photo of the railing at the otter overlook at the National Mississippi River Museum & Aquarium as an example.

Motion to postpone carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

14.0 Adjourn

Mark Kosco **moved to adjourn. Seconded** by Mike Ward.

Motion carried unanimously.