

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

**APPROVED**

**1.0 Call to Order**

Meeting **called to order** by Vice President Mark Kosco at 8:07 am. Brian Holt in attendance as secretary. The following Directors in attendance: Bob Ballenger, Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood (via Zoom), Deb McNamee, and Mike Ward (via Zoom). Interim General Manager Mike Harris was also present. President Nolan Mullen joined the meeting at 8:35 am.

**2.0 Executive Session**

Bob Ballenger **moved to proceed to executive session** made at 8:07 am. **Seconded** by Carmel Cottrell.

**3.0 Return to Open Session**

Carmel Cottrell **moved to return to open session** at 9:19 am. **Seconded** by Bob Ballenger.

**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, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood (via Zoom), Deb McNamee, and Mike Ward (via Zoom). Interim General Manager Mike Harris was also present.

**5.0 Committee/Commission Reports**

**Conservation Commission**

Pam Opyd reported that Conservation will call a special meeting next month to review the fishery and zebra mussel treatments and determine how to proceed. They also plan to investigate grant opportunities for various projects. A general summary of the watershed plan will be presented to the Board in December, including our five-to-ten-year goals.

**Nominating Committee**

Mike Yorke reported they have three candidates for the Board and are looking for two more. Applications are due in January.

**Rules & Regulations Commission**

Brian Holt reported Rules & Regulations did not meet in November due to scheduling conflicts.

## **Maintenance Commission**

Carmel Cottrell reported maintenance had their last meeting in October and won't meet again until March.

## **GM Search Committee**

Mark Kosco reported the search committee has conducted three interviews, with one candidate being interviewed twice. There are more to come, and the committee feels good about the progress.

### **6.0 Treasurer's Report**

The Treasurer's Report is available on the website at <https://www.applecanyonlake.org/group/pages/treasurer-s-report>.

### **7.0 Interim General Manager's Report**

Mike Harris reported that the weed harvester engine failed earlier in the year, but a new engine is being installed, with all costs covered by the warranty. Pro Shop annex construction is on track, with the glass garage door to be installed next. A contract was signed for 4<sup>th</sup> of July fireworks, which will take place on Saturday, June 27, 2026. The farm lease has been renewed and will be signed in December. Installation of additional lake shoreline riprap has started, with 1000 linear feet to be placed in each of Blackhawk Cove and Hawthorne Bay.

### **8.0 President's Report**

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

### **9.0 Any Additions to the Agenda**

No additions were made to the agenda.

### **10.0 Consent Agenda**

Mark Kosco **moved to approve** the Consent Agenda, which included the following items:

1. Approve minutes from the October 18, 2025, Board meeting.

**Seconded** by Carmel Cottrell.

**Motion carried** unanimously.

### **11.0 Unfinished Business**

#### **11.1. Phase III Spillway Summary Report: Discussion Only**

Mike Yorke reported on the successful completion of the spillway project. President Nolan Mullen presented awards to Barry Kren and Jeff Rice for their service managing the execution of the project.

**11.2. 4.1 Equal Opportunity Employment & Wage Discrimination, 2<sup>nd</sup> Reading**

Crystal Erdenberger **moved to approve** 4.1 Equal Opportunity Employment and Wage Discrimination policy for the Employee Handbook as proposed by Association attorney Doug Sury.

**Seconded** by Deb McNamee.

**Motion carried** unanimously.

**11.3. Adopt the Proposed Budget**

Carmel Cottrell **moved to approve**/adopt the 2026 Operating Budget with total revenues of \$6,238,857 and Operating Expenses of \$4,929,927, with transfers to R&R of \$608,617 and Capital of \$712,500, and to adopt the fee schedule as published.

**Seconded** by Bob Ballenger.

**Motion carried** unanimously.

**12.0 New Business**

**12.1. Replacement of Nixon Beach Fishing Dock**

Deb McNamee **moved to approve** the purchase and installation of a Wave Armor® Floating Dock System with a maximum budget of \$90,000.

**Seconded** by Bob Ballenger.

**Motion withdrawn** because the project is budgeted for 2026.

**12.2. 2026 Vision & Long Range Goals: Preliminary Results**

Mike Ward shared preliminary results of the SLRP survey with the Board.

**13.0 Property Owner Comments**

The Board received comments from several property owners.

**14.0 Adjourn**

Bob Ballenger **moved to adjourn** at 10:14. **Seconded** by Mark Kosco.

**Motion carried** unanimously.