

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
December 20, 2025**

APPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:02 am. Brian Holt in attendance as secretary. Nolan Mullen, Bob Ballenger (via Zoom), Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood, and Mike Ward were present.

2.0 Executive Session

Mark Kosco **moved to proceed to executive session** made at 8:02 am.

Seconded by Carmel Cottrell.

Motion carried unanimously.

3.0 Return to Open Session

Mark Kosco **moved to return to open session** at 9:05 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 (via Zoom), Carmel Cottrell, Crystal Erdenberger, Brian Holt, Mark Kosco, Brett Livengood, and Mike Ward.

5.0 Committee/Commission Reports

Conservation Commission

Pam Opyd reported a fish kill under the ice. Commission members have taken samples to be tested. The Commission will do watershed presentation for the Board in February. Recommendations coming for several topics, including weed and zebra mussel control, in February/March.

Nominating Committee

Mike Yorke reported the committee has met with eight candidates with some interest, five of whom have strong interest. One application has been submitted.

GM Search Committee

Mike Yorke reported the committee has received 61 resumes, interviewed eight candidates, and has recommended three to the Board for final interviews.

Rules & Regulations Commission

Brian Holt reported the commission met in December. There will be a workshop during the January Board meeting to discuss lake safety. Expect to see a boater safety certification requirement for boat operators coming in 2026. There were a few other topics discussed as well, for which motions will be forthcoming.

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

The Interim General Manager was not present; the 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

Brian Holt **moved to add** 12.3 Golf Commission Liaison and 12.4 Campground Playground to the agenda.

Seconded by Brett Livengood.

Motion carried unanimously.

10.0 Consent Agenda

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

1. To approve/adopt Minutes from November 15, 2025, Board meeting.
2. To approve Dave Allgood stepping down from Chairperson of AECC but remaining as a member.

Seconded by Carmel Cottrell.

Motion carried unanimously.

11.0 Unfinished Business

11.1. Replacement of Nixon Beach Fishing Dock

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

Seconded by Mark Kosco.

Brian Holt **moved to withdraw the motion** because the project is budgeted for 2026.

Seconded by Brett Livengood.

Motion to withdraw carried unanimously.

11.2. Final Results for 2026 Vision & Long-Range Goals

Mike Ward **moved to approve** the SLRP Vision & Long-Range Goals Plan-on-a-Page as presented in exhibit 1.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

12.0 New Business

12.1. Greenway Stewardship Application: 1A61 Blackhawk Lane

Crystal Erdenberger **moved to approve** the Greenway Stewardship Application for 1A61 Blackhawk Lane per the terms and recommendations agreed to in the application.

Seconded by Carmel Cottrell.

Motion carried 7–0 with Brian Holt abstaining.

12.2. Golf Commission Designated Fund Approval

Mark Kosco **moved to allow** the golf commission to spend up to \$8,000 from their designated fund to finish the Pro Shop Annex.

Seconded by Carmel Cottrell.

Motion carried unanimously with no response on Zoom.

12.3. Golf Commission Liaison

Brian Holt **moved to accept the resignation** of Mark Kosco as a member of golf commission and liaison to the golf commission.

Seconded by Crystal Erdenberger.

Motion carried unanimously with no response on Zoom.

12.4. Campground Playground

Brian Holt **moved to direct** the General Manager to allow member access to the campground playground parking lot year-round.

Seconded by Mark Kosco.

Motion carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

14.0 Adjourn

Mark Kosco **moved to adjourn** at 10:16 am.

Seconded by Bob Ballenger.

Motion carried unanimously.

CATEGORY (Subject)	VISION (Desired State)	LONG RANGE GOALS (5 Years)	STRATEGY (Path to Success)	ACTION PLAN * (GM Yearly Objectives)	%
Financial: Revenue Generation, Expense Management, Profitability, and Funding	Property Owner's cost (dues & fees) are controlled by optimizing each amenity's financial contribution against the value it provides and via prudent spending.	Retail amenities (Cove, Pro Shop, Golf, and Marina) are operating at a breakeven or better, providing a positive financial contribution to ACL finances.	<i>How to achieve vision and long range goals</i>	1.	4%
		Provide more fund raising events to build up designated funds to help finance (future) new projects.		2.	4%
		The Foundation is supported by the Board, GM & Property Owners and reaches their endowment goals.		3.	4%
		The campground is self-sustaining (e.g. pays for electrical usage) and continues to provide a positive financial contribution.		4.	4%
		Provide incentives for lake front shore line preservation and maintenance.		5.	4%
Operations, Communication & Management: Resources, Systems, Processes, and Tools	The ACL Community (Board of Directors, Staff, Commissions, Committees, Clubs, and Property Owners) work together and are accountable for all aspects of the ACLPOA operation, including resources, leadership, strategic planning, processes, systems, and tools.	Board and GM collaborate with commissions/committees to establish, and review frequently, annual strategies & action plans that support the ACL Vision and Long-Range Goals.	<i>How to achieve vision and long range goals</i>	1.	4%
		All leaders, managers, and staff are trained, coached, and provided with the tools they need to succeed.		2.	4%
		Single POS system used by Golf/Pro Shop, Marina, Office, and Cove, for consistency, efficiency and analytics.		4.	4%
		Human Resources (Staff & Volunteers) are sized to meet ongoing needs and enable the GM/Board to focus on planning & strategizing and to drive community involvement.		5.	4%
Infrastructure Maintenance & Preservation: lake, land, roads, trails, and facilities	The lake, land, roads, and trails are maintained and preserved, to optimize the beauty and health of ACL Property.	Build and maintain walking trails and green paths to scenic spots to view the lake (e.g. clubhouse point, mud bog water crossing, spillway look out, etc.).	<i>How to achieve vision and long range goals</i>	1.	4%
		Add and maintain trails so that every section has easy access to the main trail without driving on the roads and/or in the greenway.		2.	4%
		Greenways are maintained on a schedule to reduce invasives and encourage native plants.		3.	4%
		Greenway is defined by geographical zones of ecosystem types (forest, oak savanna, and prairie) and preserved as much as possible, with minimal removal of 50' shoreline tree buffer.		4.	4%
		Execute existing Watershed Plan (separate document) to optimize lake health (fish, chemicals, nutrients, algae, weeds, zebra mussels, etc.).		5.	4%

CATEGORY (Subject)	VISION (Desired State)	LONG RANGE GOALS (5 Years)	STRATEGY (Path to Success)	ACTION PLAN * (GM Yearly Objectives)	%
Amenities & Services: financial & service evaluation and improvement	Amenities are well maintained, updated, and improved to optimize property owner utilization, experience, and property value.	Nixon Beach area is expanded, enhanced, and hosts more activities & events embraced by Property Owners.	<i>How to achieve vision and long range goals</i>	1.	4%
		Facilities, amenities & assets are routinely evaluated and the R&R (Replacement & Renovation) fund is fully funded, to be able to maintain them.		2.	4%
		Retail amenities (Cove, Pro Shop, Golf, and Marina) are managed efficiently and effectively to optimize service levels.		3.	4%
		Marine Services provides quality services, including: sales, maintenance, repair, winterization, and storage.		4.	4%
Growth & Property Owner Value: population control & property value	Population (Property Owner's, Guests, Renters & Public) growth is controlled, to optimize demand for property and manage amenity capacity & enjoyment.	Managed home growth to align with, and minimize the strain on, our existing infrastructure (roads, lake, trails, amenities, etc) and resources.	<i>How to achieve vision and long range goals</i>	1.	4%
		Implement enhanced security measures (e.g. electronic amenity tracking via Fob) to reduce non- owner authorized access.		2.	4%
		Tighter controls and regulations on RENTAL properties (limit the quantity & guests, members only, higher fees, amenity access, etc.) to reduce security resources.		3.	5%
Governance: rules, regulations, and compliance	Compliant Rules & Reguations are established and enforced to protect property owners, and their guest, mitigating personal and property risks.	Rules (including Greenway Program, trespassing, etc.) are enforced, fines are collected, and violation & appeal stats are published.	<i>How to achieve vision and long range goals</i>	1.	5%
		UTVs are allowed on road (lobby with township) to expand recreational usage and reduce ACLPOA's liability.		2.	5%
		Rules & Regs are updated, easy to understand, and fair, based on changing patterns (e.g. trail structure and vehicle types).		3.	5%

Note* - see GM Action Plan document for details