

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
January 17, 2026**

**APPROVED**

**1.0 Call to Order**

Meeting **called to order** by President Nolan Mullen at 8:13 am. Brian Holt in attendance as secretary. All Directors were present, with Bob Ballenger, Carmel Cottrell, Deb McNamee, and Mike Ward attending via Zoom. Interim General Manager Mike Harris was also present.

**2.0 Executive Session**

Mark Kosco **moved to proceed to executive session** made at 8:13 am.

**Seconded** by Brian Holt.

**Motion carried** unanimously.

**3.0 Return to Open Session**

Mark Kosco **moved to return to open session** at 9:09 am.

**Seconded** by Crystal Erdenberger.

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

**5.0 Committee/Commission Reports**

**Conservation Commission**

Pam Opyd made a report, but it was not recorded due to technical difficulties.

**Nominating Committee**

Mike Yorke reported that the Committee has identified six qualified candidates for the 2026 board election: Bob Cook, Carmel Cottrell, Mike Hodge, Brian Holt, Deb McNamee, and Darren Wellman.

**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 campground playground will be open during the day. Bids will be solicited for zebra mussels and weed control. Boat dock rentals were very popular.

## **8.0 President's Report**

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

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

None

## **10.0 Consent Agenda**

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

1. Approve minutes from the December 20, 2025, Board meeting.

**Seconded** by Crystal Erdenberger.

**Motion carried** unanimously.

## **11.0 Unfinished Business**

There was no unfinished business.

## **12.0 New Business**

### **12.1. Greenway Stewardship Application: 8A239 Washington Lane**

Crystal Erdenberger **moved to approve** the Greenway Stewardship Application for 8A239 Washington Lane for this applicant to proceed per the terms and recommendations agreed to in the application.

**Seconded** by Mark Kosco.

**Motion carried** unanimously.

### **12.2. Golf Course Fines**

Crystal Erdenberger **moved to increase** the fine for noncompliance with golf course rules from \$25 to \$100.

**Seconded** by Mark Kosco.

Crystal Erdenberger **moved to send this back to the Golf Commission** for expansion.

**Seconded** by Brian Holt.

**Motion carried** unanimously.

### **12.3. Clarification of Language Regarding Operation of Motorized Vehicles**

Brian Holt **moved to amend the language of the Rules & Regulations Fine Schedule** to change “Operating a recreation vehicle on a [sic] private property” to be “Operating a recreational vehicle on private property, including (but not limited to) green space.”

**Seconded** by Crystal Erdenberger.

Mark Kosco **moved to send this back to the Rules & Regulations Commission** for clarification.

**Seconded** by Crystal Erdenberger.

**Motion carried** unanimously.

### **12.4. Trail Rule Updates: 1<sup>st</sup> Reading**

Board discussed the proposed changes and asked for clarifications from both the Trails and Rules and Regulation commissions.

### **13.0 Property Owner Comments**

The Board received comments from several property owners.

### **14.0 Rules & Regulations Workshop on Lake and Boat Safety**

Mark Kosco **moved to suspend Robert’s Rules of Order.**

**Seconded** by Brian Holt.

**Motion carried** unanimously.

Brett Livengood **moved to reinstate Robert’s Rules of Order.**

**Seconded** by Brian Holt.

**Motion carried** unanimously.

### **15.0 Adjourn**

Mark Kosco **moved to adjourn** at 11:14.

**Seconded** by Crystal Erdenberger.

**Motion carried** unanimously.