

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
February 21, 2026**

**APPROVED**

**1.0 Call to Order**

Meeting **called to order** by President Nolan Mullen at 8:00 am. Brian Holt in attendance as secretary via Zoom. All Directors were present. General Manager AJ Schuchart was also present.

**2.0 Executive Session**

Mark Kosco **moved to proceed to executive session** made at 8:01 am.

**Seconded** by Bob Ballenger.

**Motion carried** unanimously.

**3.0 Return to Open Session**

Mark Kosco **moved to return to open session** at 9:13 am.

**Seconded** by Carmel Cottrell.

**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 (via Zoom), Mark Kosco, Brett Livengood, Deb McNamee, and Mike Ward. General Manager AJ Schuchart was also present.

**5.0 Committee/Commission Reports**

**AECC / Building Inspector**

Joe Weiner reported on the work of the committee, including permits and fines issued by the committee.

**Legal Commission**

Carmel Cottrell reported the commission is working on final edits to the proposed updates to the governing documents, so the Board should expect to see the proposals in the coming months.

**Maintenance Commission**

Carmel Cottrell reported the commission canceled their February meeting and will next meet in March.

**11.0 Unfinished Business**

**11.1. XII. Motorized Vehicles—Recreational: 2<sup>nd</sup> Reading**

Carmel Cottrell **moved to approve** the updates to the Recreational Vehicle Rules & Regulations as recommended by the Rules and Regulations Commission.

**Seconded** by Crystal Erdenberger.

**Motion fails 3-3-1.**

**12.0 New Business**

**12.1. XXIII. Rental Homes: 1<sup>st</sup> Reading**

Mark Kosco **moved to suspend** Roberts Rules to discuss the proposal.

**Seconded** by Bob Ballenger.

**Motion carried** unanimously.

The Board discussed the proposed changes from the Rules & Regulations Commission.

Brian Holt **moved to reinstate** Roberts Rules.

**Seconded** by Carmel Cottrell.

**Motion carried** unanimously.

**12.2. Watershed Plan: Update of 5-10 Year Goals**

Crystal Erdenberger **moved to accept the recommendation of the Conservation Commission** to update the Watershed Plan as presented.

**Seconded** by Carmel Cottrell.

**Motion carried** unanimously.

**12.3. Employment of Personnel: Hiring of a GM**

No action was required.

**12.4. Zebra Mussel RFP**

Crystal Erdenberger **moved to accept the recommendation of the Conservation Commission** and **award the Zebra Mussel control contract to McCloud Aquatics** for a single early-season treatment at a cost of \$19,450.

**Seconded** by Carmel Cottrell.

**Motion carried** unanimously.