Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
June 20, 2026

UNAPPROVED

1.0 Call to Order

Meeting **called to order** by Vice President Mark Kosco at 8:20 am. Brian Holt in attendance as secretary. The following Directors in attendance: Bob Ballenger, Bob Cook, Crystal Erdenberger, Mike Hodge (via Zoom), Brian Holt, Mark Kosco, Brett Livengood (via Zoom), and Mike Ward. General Manager AJ Schuchart was also present.

2.0 Executive Session

Crystal Erdenberger **moved to proceed to executive session** made at 8:20 am.

Seconded by Mark Kosco.

Motion carried unanimously.

3.0 Return to Open Session

Brian Holt **moved to return to open session** at 9:10 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, Bob Cook, Crystal Erdenberger, Mike Hodge (via Zoom), Brian Holt, Mark Kosco, Brett Livengood (via Zoom), and Mike Ward. General Manager AJ Schuchart was also present.

5.0 Committee/Commission Reports

Conservation Commission

Pam Opyd reported that the Children's Nature Discovery Area is well underway and expected to open soon. The Wild Ones will give a presentation on native plants at the Clubhouse on July 11. Predators are causing problems with the bluebird boxes, but steps are being taken to protect the birds. Kayak and Trail Cleanup is scheduled for the weekend of August 14. The Conservation commission is putting together a summary of what they believe the waves caused by wake boats do to the lake, which will be presented to the Board. ACL has not been successful in reducing the nutrient intake into the lake. We treat for invasive and nuisance species, and the commission believes we should solicit proposals from lake consultants to help us understand what we should be doing in the future.

Recreation Commission

LeAnne Killeen reported that there was a successful first concert on Memorial Day weekend. Rumble and Roll ticket sales are low, but we are advertising and will be selling tickets in person during the 4th of July celebration weekend. There are lots of activities planned; kudos to Tina for all her hard work!

Golf Commission

Mary Hannon reported that the Golf commission would like to thank the Maintenance Department for all their work on the golf course. Fairways are being widened back to where they originally were. The Big Cup fundraiser is looking for donations for prizes and hole sponsors; talk to the Golf Commission.

Trails Commission

Crystal Erdenberger reported that they are waiting on Rules and Regulations to adjust the rules on vehicle size on the trails. The commission is asking for donations for decorations for the Spooky Trail Ride in October; please drop donations off at the office. There are ongoing discussions about paths to boat docks. Also, please remember that the trails are not a racetrack, it's a trail system, so please drive safely.

Budget Commission

Crystal Erdenberger reported that the audit results were delivered at the recent Annual Meeting; the audit went very well with no material findings. The next meeting is in August, when R&R requests from Association supervisors will be discussed.

Employee Handbook Commission

Crystal Erdenberger reported that the commission is assisting with an updated organization chart in addition to other policies as needed.

Strategic and Long-Range Planning Commission

Mike Ward reported that the commission believes that we need to build the General Manager's action plan using the Strategic Plan. The goal is to establish the action plan earlier in the year. Other commissions and committees should also use the Strategic Plan to guide their work as well. Crystal Erdenberger added that all the commission chairs are now meeting to help coordinate their work and processes to be more effective.

6.0 Election of Officers

6.1. President

Brian Holt **nominated** Nolan Mullen. **Seconded** by Bob Ballenger.

Mike Ward nominated Brian Holt, who respectfully declined.

Roll call vote:

Voting in favor: Bob Ballenger, Bob Cook, Crystal Erdenberger, Mike Hodge, Brian Holt, Mark Kosco, and Brett Livengood

Voting against: Mike Ward

Abstaining: Nolan Mullen

Motion carried.

6.2. Vice President

Crystal Erdenberger **nominated** Mark Kosco. **Seconded** by Bob Cook.

Roll call vote:

Voting in favor: Bob Ballenger, Bob Cook, Crystal Erdenberger, Mike Hodge, Brian Holt, Brett Livengood, and Mike Ward

Voting against: None.

Abstaining: Mark Kosco

Motion carried.

6.3. Secretary

Bob Ballenger **nominated** Brian Holt. **Seconded** by Mark Kosco.

Roll call vote:

Voting in favor: Bob Ballenger, Bob Cook, Crystal Erdenberger, Mike Hodge, Mark Kosco, Brett Livengood, and Mike Ward

Voting against: None.

Abstaining: Brian Holt

Motion carried.

6.4. Treasurer

Mark Kosco **nominated** Crystal Erdenberger. **Seconded** by Brian Holt.

Roll call vote:

Voting in favor: Bob Cook, Mike Hodge, Brian Holt, Mark Kosco, Brett Livengood, and Mike Ward

Voting against: None.

Abstaining: Bob Ballenger, Crystal Erdenberger

Motion carried.

7.0 Treasurer's Report

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

8.0 General Manager's Report

AJ Schuchart welcomed Bob Cook and Mike Hodge to the Board. Association staff hosted a meeting of the chairs of all commissions to discuss coordination of activities and processes to be more effective. He has been working with Executive Chef Randy Hoppman on the plan to reopen The Cove. Staff is working on improving productivity and profitability at the Pro Shop as well.

9.0 President's Report

The President's Report will be in *The Apple Core*. Thanks to Carmel Cottrell and Deb McNamee for their service to the Association, and welcome Bob Cook and Mike Hodge to the Board.

10.0 Any Additions to the Agenda

There were no additions to the agenda.

11.0 Consent Agenda

The Consent Agenda, which included the following items, was adopted by unanimous consent:

1. Approve minutes from the May 16, 2026, Board meeting,
2. Appoint Donald Kruger to the Rules and Regulations commission,
3. Appoint Mike Harris to Architecture and Environmental Control committee,
4. Appoint Rich Hedges to the Maintenance commission, and
5. Appoint Robert Cook to the Legal commission.

Brian Holt asked the remaining items be **moved to the main agenda** as 13.5 Greenway Stewardship Applications.

12.0 Unfinished Business

There was no unfinished business on the agenda.

13.0 New Business

13.1. Conservation Presentation

The Board heard a presentation by Natural Resources manager Tyler Hesselbacher regarding nutrient management technologies.

Consensus was reached to try electric aeration and floating islands at Nixon Beach using General Manager's spending authority (<$5k) and report back to consider expansion.

13.2. Employee Handbook Ad Hoc Commission: 4.1 Personal Phone Calls and Cell Phone Use: 1st Reading

The Board discussed the proposed changes.

Consensus was reached that the General Manager work with employees and the commission to ensure the language meets the needs of all stakeholders.

13.3. Cove Presentation

The Board heard a presentation by Executive Chef Randy Hoppman regarding his plans to reopen The Cove.

Mark Kosco **moved to suspend Roberts Rules**.

Seconded by Brian Holt.

Motion carried unanimously.

Mark Kosco **moved to reinstate Roberts Rules**.

Seconded by Brian Holt.

Motion carried unanimously.

13.4. Golf Course Fundraiser and Golf Course / Pro Shop Improvements

Mark Kosco **moved to approve** the purchase from the designated fund.

Seconded by Brian Holt.

Motion carried unanimously.

13.5. Greenway Stewardship Applications

Brian Holt **moved to approve** the 12A275, 5A101, 14A63, 12A61, and 12A129 Greenway Stewardship agreements.

Seconded by Crystal Erdenberger.

Motion carried 6-0-2 with Bob Cook and Mike Ward abstaining.

14.0 Property Owner Comments

The Board received comments from several property owners.

15.0 Adjourn

Mark Kosco **moved to adjourn** at 11:54 am.

Seconded by Bob Ballenger.

Motion carried unanimously.