Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
September 19, 2026

APPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:12 am. Brian Holt in attendance as secretary. The Directors were present: Bob Cook, Crystal Erdenberger, Mike Hodge, Brian Holt, Mark Kosco, and Nolan Mullen. General Manager AJ Schuchart was also present.

2.0 Executive Session

Mark Kosco **moved to proceed to executive session** at 8:12 am.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

3.0 Return to Open Session

Mark Kosco **moved to return to open session** at 9:07 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: Bob Cook, Crystal Erdenberger, Mike Hodge, Brian Holt, Mark Kosco, and Nolan Mullen. Bob Ballenger joined the meeting by telephone following the Pledge of Allegiance. General Manager AJ Schuchart was also present.

5.0 Committee/Commission Reports

All Chairs Meeting

General Manager AJ Schuchart reported that he has begun attending the monthly All Chairs meeting, which was established to improve communication among committees and commissions. He shared the following updates from that meeting:

Strategic Long-Range Planning is developing action plans and long-range goals.

Deer Management is focusing on the archery program to support a healthier deer population.

Rules and Regulations and Trails are jointly developing safety restrictions for UTVs and golf carts on the trails, which are expected to come before the Board in November or later.

Maintenance reported that HVAC improvements at the Cove have been completed.

Golf is planning to expand the patio area with additional canopy and umbrellas, using funds from the Golf designated fund.

Legal is continuing work on the covenant revisions and hopes to have electronic voting in place before the next annual meeting.

Conservation reiterated its recommendation to hire a full-time Lake Manager, which would allow the Natural Resources Manager to focus on land-based natural resource projects. Conservation would also like to work with area farmers to reduce nutrient runoff into the lake.

Recreation thanked the ACL community for its support of the craft fair and thanked Communications for its assistance.

Nominating Committee

Mike Yorke reported that the committee needs volunteers in order to meet with a quorum.

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 General Manager's Report

AJ Schuchart reported on the work being done to optimize food and beverage operations.

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 amend** 12.1 to be titled "Conservation Commission Presentation on Lake Conditions."

Seconded by Mark Kosco.

Motion carried unanimously.

10.0 Consent Agenda

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

1. Approve minutes from the August 15, 2026, Board meeting.
2. Approve new committee/commission members:
    1. Ken Krok, Maintenance
    2. Amanda Schnitzer, Campground

11.0 Old Business: None

12.0 New Business

12.1. Conservation Commission Presentation on Lake Conditions

The Board heard a presentation on lake conditions and phosphorus binding from the Conservation Commission, presented by Steve Nelson. The commission requested that the Board approve and post a Lake Manager position, authorize a request for proposals for water quality remediation, approve the related funding recommended by the Budget Commission, and allow unused 2026 zebra mussel treatment funds to be applied to sediment testing in spring 2027. The Board took the requests under advisement.

12.2. Rules and Regulations: Fee Changes 1st Reading

Brian Holt **moved to postpone**.

Seconded by Mark Kosco.

Motion carried unanimously.

12.3. Publication of the Proposed Budget

Brian Holt **moved that the Board consider the proposed budget today informally**, so that the budget can be published in October for adoption in November.

Seconded by Bob Cook.

Motion carried unanimously.

The Board discussed the budget proposal.

Brian Holt **moved to direct** the Rules and Regulations Commission to change the amenity tag policy to one set of amenity tags per lot, and **to direct** the Budget Commission to review its recommendations with an eye on reducing departmental wages.

Seconded by Bob Cook.

Motion carried unanimously.

12.4. Appeal: 12A227 Jefferson Court

Brian Holt **moved to postpone** the consideration of the appeal from 12A227 Jefferson Court to the October meeting.

Seconded by Mark Kosco.

Motion carried unanimously.

12.5. Appeal: 8A58 Constitution Dr

The appeal was postponed to the end of the agenda by unanimous consent.

12.6. Maintenance Department: Proposal for Purchase of Two Used Vehicles

AJ Schuchart noted that funds for the replacement were previously budgeted and that the item was brought to the Board for transparency.

Crystal Erdenberger **moved to authorize** the Maintenance Department to purchase two used vehicles to replace an existing truck.

Seconded by Bob Cook.

Motion carried unanimously.

12.7. Commission Resignations

Brian Holt **moved to accept** the resignation of Brian Conley from the Conservation Commission.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

12.5 (continued) Appeal: 8A58 Constitution Dr

Mark Kosco **moved to proceed to executive session** at 11:30 am.

Seconded by Mike Hodge.

Motion carried unanimously.

The Board **considered the appeal.** Bob Ballenger did not participate in this appeal due to technical difficulties with the remote connection.

Mark Kosco **moved to return to open session** at 1:10 pm.

Seconded by Crystal Erdenberger.

Motion carried unanimously. Bob Ballenger did not participate in this vote.

Crystal Erdenberger **moved to deny the appeal and require** the owners of 8A58 Constitution Dr to **pay a fine** of $40,000 and **restore eight trees** from the approved list of desirable trees at the direction of the Natural Resources Manager and Chair of the Conservation Commission. The greenway stewardship program managed by this property owner **shall be terminated**.

Seconded by Mark Kosco.

Motion carried unanimously. Bob Ballenger did not participate in this vote.

14.0 Adjourn

Mark Kosco **moved to adjourn** at 1:53 pm.

The motion was seconded and carried unanimously.