

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

APPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:04 am. Brian Holt in attendance via Zoom as secretary. All Directors were present (Brian Holt and Brett Livengood via Zoom). General Manager AJ Schuchart was also present.

2.0 Executive Session

Bob Ballenger **moved to proceed to executive session** at 8:05 am.

Seconded by Mark Kosco.

Motion carried unanimously.

3.0 Return to Open Session

Carmel Cottrell **moved to return to open session** at 9:07 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, Carmel Cottrell, Crystal Erdenberger, Brian Holt (via Zoom), Mark Kosco, Brett Livengood (via Zoom), Deb McNamee, and Mike Ward. General Manager AJ Schuchart was also present.

5.0 Committee/Commission Reports

Nominating Committee

Mike Yorke reported everything is on track. Profiles of the five candidates will be in the Apple Core and Apple Seed. Meet the Candidates event is scheduled for April 18, 2026 at 1pm.

Deer Management Commission

Gordie Williams reported on the bow hunting harvest, deer population count, and upcoming events. 31 deer were harvested, of which six were bucks. The February 7, 2026 population count had excellent weather conditions and counted 86 deer, which is 12 above the average. Conditions were rougher for the February 28, 2026 count, and only 56 deer were counted.

The commission's Youth Archery event will be held at the archery range on August 1, 2026.

Two deer were reported in the 2025 CWD final report, which is the latest available.

Recreation Commission

LeAnne Killeen reported that the Holly Jolly event in December went great with more than 50 kids who attended. The Easter Egg hunt is coming up. Thanks to ACL staff for helping facilitate the food trucks and bands for events this summer.

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

General Manager AJ Schuchart reported that he's wrapping up his first 30 days on the job. Working on reducing credit card costs,

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** 12.10 Approval of minutes from the February 10, 2026 Board meeting and 12.11 Reclamation of Monuments on the Dam.

Seconded by Bob Ballenger.

Motion carried unanimously.

10.0 Consent Agenda

Carmel Cottrell requested that the resignations from the Recreation Commission be removed from the consent agenda for discussion.

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

1. Approve minutes from the February 21, 2026, Board meeting.
2. Approve minutes from the March 10, 2026, Board meeting.
3. To approve Rick Schaschwary resignation from the Campground Commission Chair.
4. To approve Kathy Watter's application to the Teller Commission.
5. To approve JoAnn Czajka's application to the Teller Commission.
6. To approve Mike Kohl's application to the Campground Commission.
7. To approve Mike Kohl's application to the Golf Commission.
8. To abolish the GM Search Commission Committee.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

11.0 Unfinished Business

11.1. XII. Motorized Vehicles—Recreational: 3rd Reading

Mark Kosco **moved to postpone** this motion until next month.

Seconded by Brian Holt.

Motion carried unanimously.

11.2. XXIII. Rental Homes: 2nd Reading

Brian Holt **moved to postpone** this motion until next month.

Seconded by Mark Kosco.

Motion to postpone carried unanimously.

12.0 New Business

12.1. Recreation: Food Trucks for Summer of 2026

Brian Holt **moved to approve** Galena Roasters Coffee, Pulido's Tacos, and Udderly Delicious Ice Cream to attend scheduled events and additional events that may arise, per the terms of their respective concession agreements.

Seconded by Mark Kosco.

Motion carried unanimously.

12.2. New Audio System Bids

Brian Holt **moved to postpone** this motion until next month.

Seconded by Mark Kosco.

Motion to postpone carried unanimously.

12.3. Grant: Bushes for Wetland Garden

Deb McNamee **moved to approve** the funding and project submitted by Mike Yorke for adding eighteen (18) bushes to the Marina Wetland Garden.

Seconded by Carmel Cottrell.

Motion carried unanimously.

12.4. Grant: Funding for Creation of a Nature Discovery Area

Mark Kosco **moved to approve** the funding and project submitted by Pam Opyd to create a Children's Nature Discovery Area at North Bay.

Seconded by Mike Ward.

Motion carried unanimously.

12.5. Grant: Funding for Digital Water Leveling System and Supplies

Brian Holt **moved to approve** the funding of Julie Janssen's grant to purchase a Digital Water Leveling System and supplies.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

Carmel Cottrell **moved to approve** the funding of the Foundation grant for trees and mulch for the Golf Commission.

Seconded by Mark Kosco.

Motion carried unanimously.

12.6. ACL / American Marine Inc. Marine Service Center Lease Agreement

Mark Kosco **moved to approve** the signing of a marine services agreement with American Marine Inc., per the terms of the lease agreement agreed upon by both parties, pending final approval by ACL counsel.

Seconded by Deb McNamee.

Motion carried 7-1-0.

12.7. Cove Presentation

General Manager AJ Schuchart shared an overview of the current state of the Cove and the plan moving forward.

Bob Ballenger **moved to suspend Robert's Rules of Order** to discuss the proposal.

Seconded by Mark Kosco.

Motion carried unanimously.

Bob Ballenger **moved to reinstate Robert's Rules of Order**.

Seconded by Mark Kosco.

Motion carried unanimously.

12.8. Appeal: 13A29 Mustang Lane

Bob Ballenger **moved to proceed to executive session** made at 10:36 am.

Seconded by Mark Kosco.

Motion carried unanimously.

Carmel Cottrell **moved to return to open session** at 12:04 pm. **Seconded** by Crystal Erdenberger.

Motion carried unanimously.

Crystal Erdenberger **moved to determine that the action of the AECC was erroneous as a matter of fact, and to dismiss the fines accordingly**.

Seconded by Deb McNamee.

The Board feels that the proposed item does not fall under the definition of a structure because it does not "[require] more or less permanent location on or in the ground or attached to something having a permanent location on or in the ground."

Motion carries 6-0-2.

12.9. To Add an Additional Campsite at the Campground

No action needed.

12.10. Approval of minutes from the February 10, 2026 Board meeting

Crystal Erdenberger **moved to approve the minutes** from the February 10, 2026, Board meeting.

Seconded by Carmel Cottrell.

Motion carried unanimously.

12.11. Reclamation of Monuments on the Dam

Carmel Cottrell **moved to authorize the General Manager to spend \$6,600 from the capital fund** to reposition the monuments in the dam.

Seconded by Crystal Erdenberger.

Motion carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

14.0 Adjourn

Bob Ballenger **moved to adjourn** at 12:34 pm.

Seconded by Deb McNamee.

Motion carried unanimously.