

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
April 18, 2026**

APPROVED

1.0 Call to Order

Meeting **called to order** by President Nolan Mullen at 8:06 am. Brian Holt in attendance as secretary. The following Directors were present: Nolan Mullen (via Zoom), Carmel Cottrell (via Zoom), Crystal Erdenberger, Brian Holt (via Zoom), Mark Kosco (via Zoom), Brett Livengood, Deb McNamee, and Mike Ward (via Zoom). General Manager AJ Schuchart was also present.

2.0 Executive Session

Brett Livengood **moved to proceed to executive session** made at 8:06 am.

Seconded by Mark Kosco.

3.0 Return to Open Session

Deb McNamee **moved to return to open session** at 9:07 am.

Seconded by Brett Livengood.

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 (via Zoom), Carmel Cottrell (via Zoom), Crystal Erdenberger, Brian Holt (via Zoom), Mark Kosco (via Zoom), Brett Livengood, Deb McNamee, and Mike Ward (via Zoom). General Manager AJ Schuchart was also present.

5.0 Committee/Commission Reports

Nominating Committee

Mike Yorke reported that while we had six candidates at the deadline for Board nominations, two candidates have withdrawn. Four candidates remain and will participate in the Meet the Candidates event following today's Board meeting and the election this summer.

Conservation Commission

Pam Opyd reported that McCloud came out on April 14, but the commission was not notified of their visit. The commission is focused on two priorities in the watershed plan: Koester's pond and Hawthorne stream. The commission has been contacted by the Wild Ones Tri-State Driftless Area chapter and there will be a presentation on July 11 discussing native plant options and the removal of invasive plants. The commission is reviewing the best power source to add aerators to the backs of the bays to control nutrients and algae growth. There are four new greenway stewardship applications. The Children's Nature Discovery Area project is underway, with materials having been purchased to be installed by the Maintenance Department.

Recreation Commission

LeAnn Colleen reported 117 kids attended the Easter Egg Hunt at the Pro Shop. Ten children enjoyed the Glow Night at Batham Trail; unfortunately, the weather did not cooperate, but the children who attended had fun.

Maintenance Commission

Carmel Cottrell reported that a new pier is being installed at Nixon Beach which will feature a new accessible dock, replacing the old octagon dock.

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 that the Association has hired an Executive Chef who is working on processes and procedures for food and beverage, starting at the Pro Shop. The hope is to open The Cove this year, but procedures and plans must be made to ensure it opens successfully. AJ plans to be available to meet with members at a "Coffee with the General Manager" event that will be held periodically. The Maintenance and Security departments are preparing for the high season and things are going well. Additional training on the Northstar system has been delivered to the staff, who will focus on improved discipline when using the system.

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** 12.2 No wake zone and buoy placement.

Seconded by Mark Kosco.

Motion carried unanimously.

10.0 Consent Agenda

Deb McNamee **moved to approve** the Consent Agenda, which included the following items:

1. Approve minutes from the March 21, 2026, Board meeting.
2. Approve Mark Fill's resignation from the Recreation Commission.
3. Approve Theodore Bluhm's resignation from the Deer Management Commission.

Seconded by Brett Livengood.

Motion carried unanimously.

11.0 Unfinished Business

11.1. Approval of the American Marine Group Contract

Deb McNamee **moved to approve** the American Marine Group contract as written.

Seconded by Brett Livengood.

Motion carried 7-1.

11.2. XII. Motorized Vehicles–Recreational

The Board discussed its goals for regulating recreational motorized vehicles.

11.3. XXIII. Rental Homes

The Board discussed its goals for regulating rental homes.

11.4. Approval of Audio Bid for the Clubhouse

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

Seconded by Brett Livengood.

Motion to postpone carried unanimously.

11.5. Recreation: Food Trucks for Summer of 2026

Deb McNamee **moved to approve** JJ & Freddie's and Birds Chicken as vendors for summer events, per the terms of their concession agreements.

Seconded by Carmel Cottrell.

Motion carried unanimously.

12.0 New Business

12.1. New Fencing Along the Spillway

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

Seconded by Deb McNamee.

Motion to postpone carried unanimously.

12.2. No Wake Zone and Buoy Placement

Brett Livengood **moved to move** the North Bay buoy's south to align with Apache Cove and extend other buoys 50 feet so they are 150 feet from the shore, to expand the no-wake zone.

Seconded by Deb McNamee.

Mark Kosco **moved to postpone** the decision until the staff can develop a map showing the new placement of buoys.

Seconded by Brett Livengood.

Motion to postpone carried unanimously.

13.0 Property Owner Comments

The Board received comments from several property owners.

14.0 Adjourn

Brett Livengood **moved to adjourn** at 11:00.

Seconded by Deb McNamee.

Motion carried unanimously.