

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 20, 2013  
9:00 A.M. - ACL CLUBHOUSE**

**AGENDA NARRATIVE**

**CATEGORY: NEW BUSINESS-COMMITTEES**  
**AGENDA ITEM: 11.1**  
**SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To accept the resignation of:
  - 1. Tim Johnson from the Trails Committee
  - 2. Julienne Strasser from the Recreation Committee
  
- B. To appoint:
  - 1. Tim Reese as Chair of the Golf Committee

**RECOMMENDED MOTION: APPROVE THE COMMITTEE CHANGES AS LISTED ABOVE**

**CATEGORY: NEW BUSINESS - RESOLUTION**  
**AGENDA ITEM: 11.2**  
**SUBJECT: RESTRICTED LOTS**

Property Owners may apply to have their lot Restricted based on the following:  
**AMENDED AND RESTATED COVENANTS, Article VI, Section 12.**

Restricted Lots. The Owner of any Lot upon which no Structure has been erected may enter into an agreement with the Association wherein the Owner agrees that said Lot shall remain forever-vacant open space upon which no Structure of any kind shall be erected, except one requested by the Association and agreed upon by the Owner and the Board. All agreements creating a Restricted Lot shall be in substance and form acceptable to the Board and suitable for recording, and when agreed to by the Association shall be recorded with the Recorder of Deeds of Jo Daviess County, Illinois. Restricted Lots subject to such an agreement shall beginning in the year following the recording of such agreement be liable for only sixty per cent (60%) of any future annual assessments. Restricted Lots shall continue to remain liable for any Special Assessments approved pursuant to Section 4 hereof. The Owner of a Restricted Lot shall have all of the rights and privileges of any other Owner, except as modified by such agreement, and shall continue to remain responsible for the maintenance of such Restricted Lot as is the owner of any other vacant Lot.

Sandra Nolan, ACL Building Inspector, verified there were no structures on the lots. The lots were also crossed checked with the County to make sure there was no septic system on the lot.

At this time, the following property owners are requesting the Board approve their request to have their lot Restricted. Once Board approved, the property owner will be given the legal

document prepared by ACLPOA Legal Counsel to take to the JDC Recorder's Office to have their deed changed and recorded.

1. LOT 07-102 – APPROVE
2. LOT 05-076 - APPROVE

**RECOMMENDED MOTION: ALLOW LOTS 07-102 AND 05-076 TO BE RESTRICTED. RECORDED DEED MUST BE RETURNED TO PHIL JENSEN, ACLPOA LEGAL COUNSEL, AND ACLPOA OFFICE PRIOR TO DECEMBER 01, 2013 TO QUALIFY FOR REDUCTION IN DUES FOR 2014.**

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 11.3**  
**SUBJECT: RESTRICTED LOT APPLICATION PREVIOUSLY DENIED**

After further consideration, the Board of Directors has determined that a fire ring consisting of natural stone does not qualify as a structure and therefore a lot should be allowed to be restricted. Lot 13-126 is now requesting his lot be restricted.

**RESCIND MOTION: RESCIND THE MOTION MADE AS PART OF THE ELECTRONIC VOTE TAKEN ON DECEMBER 9, 2011 AND RATIFIED ON JANUARY 28, 2012. ORIGINAL MOTION WAS "TO DENY THE REQUEST TO RESTRICT THE TWO LOTS LISTED ABOVE (WHICH WERE 13-126 AND 03-025).**

**RECOMMENDED MOTION: TO DENY LOT RESTRICTION APPLICATION FOR 03-025 AND APPROVE LOT 13-126.**

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 11.4**  
**SUBJECT: MEMORIAL REQUEST**

In 2012, \$1,000 was donated by Ray Massingill in memory of his parents, Edwin and Hazel Massingill. Attached is a letter from Ray outlining their wishes. Also included is a diagram and costs for the project which are in excess of the \$1,000. The Golf Committee will donate the amount over the \$1,000, \$1,100 from their Designated Funds Account.

This area is part of a much larger Golf Course improvement project and will be maintained by the golf course maintenance crew.

**RECOMMENDED MOTION: APPROVE THE MASSINGILL MEMORIAL AND USE OF THE GOLF COURSE DESIGNATED FUNDS FOR THE AMOUNT OVER (\$1,100) THE \$1,000 MASSINGILL DONATION. THE TOTAL COST OF THE PROJECT WILL NOT EXCEED \$2,100.**