

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 15, 2013  
9:00 A.M. - ACL CLUBHOUSE**

**AGENDA NARRATIVE**

**AGENDA ITEM: 4.0**  
**SUBJECT: ORDERS OF THE DAY**

Kevin Kavanaugh will call the meeting to order. Once elected, the President will preside.

**ARTICLE VIII, POWERS, AND DUTIES OF THE BOARD OF DIRECTORS  
SECTION 1:**

The Board of Directors shall exercise for the Association all powers, duties and authority vested in the Association by law, including, but not limited to, the provisions of CICAA, as amended and in effect from time to time, or by the Restated Covenants, or by the Bylaws, as amended and in effect from time to time, except for such powers, duties and authority reserved by law or by the Restated Covenants to the Members.

The duties of the Board shall include, but not be limited to the following:

a. To elect from the Board members at the first meeting following the annual meeting the President, Vice-President, Treasurer, and Secretary, and appoint such other persons who are authorized to serve as Assistant Treasurer or Assistant Secretary, and define their duties.

**CATEGORY: NEW BUSINESS-APPEAL**  
**AGENDA ITEM: 12.1**  
**SUBJECT: PROPERTY OWNER CITATION APPEAL**

Mr. Ed Reich is asking the Board to review the citation he received which was upheld by the Appeals Board.

**RECOMMENDED MOTION: TBD**

**CATEGORY: NEW BUSINESS-COMMITTEES**  
**AGENDA ITEM: 12.2**  
**SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To appoint:
1. Robert Krzeminski to the Campground Committee

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

**CATEGORY: NEW BUSINESS - RESOLUTION**  
**AGENDA ITEM: 12.3**  
**SUBJECT: RESTRICTED LOT**

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, has not been able to verify 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. If 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 08-007 - DENY

**RECOMMENDED MOTION: DENY LOT 08-007 TO BE RESTRICTED.**

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 12.4**  
**SUBJECT: SENIOR EXEMPTIONS**

ACL Property Owners may apply for an Annual Senior Exemption on their dues in accordance with the ACLPOA Amended and Restated Covenants, Article VI, Section 13:

Senior Exemption. If a Dwelling qualifies for the Annual Senior Citizen Assessment Freeze as provided in the Jo Daviess County, Illinois Ordinances in effect from time to time, such Dwelling shall be exempt from any increase in future annual assessments which become effective the year after the granting of such Senior Citizen Assessment Freeze. The Owner of a Dwelling which qualifies for this Senior Exemption shall before January 1st provide the Association with satisfactory evidence that the Dwelling has qualified for the County's Senior Assessment Freeze program for the following year. Such dwelling shall continue to remain liable for any ACLPOA Special Assessments approved pursuant to Section 4 hereof. All such ACLPOA Senior Exemptions shall end on the year immediately following the first to occur of the conveyance or transfer of the Dwelling to a third party or the death of the last surviving Owner entitled to such Senior Citizen Assessment Freeze.

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 12.4**  
**SUBJECT: SENIOR EXEMPTION FOR LOTS (cont.)**

At this time, the following owners have provided the necessary information to qualify for the Senior Exemption and are requesting the Board approve their request to have their Dues exempted from increase in 2014.

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|-----------|-----------|
| 1. 09-099 | 5. 03-149 |
| 2. 07-074 | 6. 12-236 |
| 3. 12-049 | 7. 09-223 |
| 4. 09-114 | 8. 09-250 |

**RECOMMENDED MOTION: APPROVE THE ACLPOA ANNUAL APPLICATION FOR SENIOR EXEMPTION – 2014 FOR LOTS 09-099, 07-074, 12-049, 09-114, 03-149, 12-236, 09-223, AND 09-250.**

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 12.5**  
**SUBJECT: REVISED NO BOAT SLIP WAITING LIST APPLICATION**

Attached is the revised No Boat Slip Waiting List Application which will help clarify and reinforce the procedures required.

**RECOMMENDED MOTION: APPROVE THE NO BOAT SLIP WAITING LIST APPLICATION AS ATTACHED AND MADE PART OF THE MINUTES.**

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 12.6**  
**SUBJECT: REVISED BOAT SLIP TO TRADE WAITING LIST APPLICATION**

Attached is the Revised Boat Slip to Trade Waiting List Application which will help clarify and reinforce the procedures required.

**RECOMMENDED MOTION: APPROVE THE BOAT SLIP TO TRADE WAITING LIST APPLICATION AS ATTACHED AND MADE PART OF THE MINUTES.**