

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 17, 2013
9:00 A.M. - ACL CLUBHOUSE**

AGENDA NARRATIVE

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.1
SUBJECT: PROPERTY OWNER CITATION APPEAL

John & Donna Haniacek have requested to further appeal the citation issued to them for Disobeying a Control Device. They state they have been using the path in question for years and would like to know if it is an approved pathway for golf carts. The citation and appeal information is included in the Board packet.

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-AECC
AGENDA ITEM: 11.2
SUBJECT: REQUEST FOR EASEMENT

The AECC has recommended "that the ACLPOA Board of Directors grant an easement to 1A14 to repair, maintain, or replace the septic field which is located on ACL greenway. If the field should ever need to be replaced, it must conform with all ACLPOA and Jo Daviess County regulations."

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.3
SUBJECT: PROPERTY OWNER REFUND REQUEST

Jim Oberman has requested that the Board partially refund the \$200 monthly boat slip rental fee he paid before being assigned a Sub-Licensed Boat Slip on July 12. The Sub-Licensed Slip was paid for on July 31. He is requesting a refund of \$130.

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.4
SUBJECT: PROPERTY OWNER REFUND REQUEST

Michael Forbrook is requesting a refund of the \$200 Sub-Licensed Boat Slip Fee. He submitted a work order to remove weeds at the slip June 3, which was approved June 4. As of July 26, the work order has not been completed. The weed harvester cannot get close enough in to shore to be used; and the Maintenance Dept. is not able to spray right now due to licensing requirements. Mr. Forbrook is not able to use the Sub-Licensed slip without fear of damaging his boat motor. A copy of Mr. Forbrook's Work Order is enclosed in the Board Packet.

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.5
SUBJECT: PLACEMENT OF BUOY IN NO WAKE ZONE

Diana Browne has requested that a buoy be placed along the shoreline between 07-247 and 07-254 to mark the no wake zone to make the area safer for swimmers who wish to swim off their dock. The Rules & Regulations state that “Swimming is limited to Nixon Beach, no wake areas and in the main body of the lake within 75’ of the shoreline.”

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.6
SUBJECT: FUTURE REFUND REQUESTS

In the future, all refund requests will be approved or denied at the discretion of the General Manager. Property Owners who disagree with the outcome of their request could then bring it before the Board.

RECOMMENDED MOTION: TO ALLOW THE GENERAL MANAGER TO APPROVE OR DENY REFUND REQUESTS AT HIS/HER DISCRETION.

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.7
SUBJECT: RATIFY ELECTRONIC & PHONE VOTE

The employee health care coverage provided by Blue Cross Blue Shield has been cancelled effective August 31, 2013. Steve Hamilton located a similar plan which was provided to the Board of Directors for review July 26, 2013.

RECOMMENDED MOTION: RATIFY THE ELECTRONIC AND PHONE VOTE HELD JULY 31, 2013 TO ACCEPT THE COVENTRY HEALTH AND LIFE INSURANCE COMPANY PLAN FOR EMPLOYEE HEALTH CARE COVERAGE.

CATEGORY: NEW BUSINESS-COMMITTEES
AGENDA ITEM: 11.8
SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT

- A. To accept the resignation of:
 - 1. Jan Hedges from the Appeals Board
 - 2. Kevin Kavanaugh from the Editorial Review Board
 - 3. Chuck Larsen from the Trails Committee
- B. To appoint:
 - 1. Edie Petelle to the Appeals Board
 - 2. Deb McNamee to the Editorial Review Board
- C. To remove:
 - 1. Mike Minet from the Trails Committee (has not attended a meeting in over 4 years)

RECOMMENDED MOTION: APPROVE THE COMMITTEE CHANGES AS LISTED ABOVE.

CATEGORY: NEW BUSINESS-CAMPGROUND
AGENDA ITEM: 11.9
SUBJECT: INTERNET SERVICE AT THE CAMPGROUND

The Campground Committee has recommended to the Board that “the Campground Committee pay \$100/mo for internet service at campground, for service May thru Oct. Funds to come from our designated funds account. Campers will not be charged.”

RECOMMENDED MOTION: APPROVE THE TRANSFER OF \$100 PER MONTH, MAY THROUGH OCTOBER, TOTALLING \$600 A YEAR; FROM THE CAMPGROUND COMMITTEE’S DESIGNATED FUND TO PROVIDE INTERNET SERVICE AT THE CAMPGROUND.

CATEGORY: NEW BUSINESS-CONSERVATION
AGENDA ITEM: 11.10
SUBJECT: SIGNAGE WORDING

The Conservation Committee has submitted a motion card to “recommend to ACL Board: to change wording on signage from “foot path” to “path to boat dock”.”

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-CONSERVATION
AGENDA ITEM: 11.11
SUBJECT: GREENWAY APPLICATION REVIEW COMMITTEE

The Conservation Committee has submitted a motion card to “recommend to ACL Board: to create a Conservation Committee sub-committee to be called the Greenway Application Review Committee”. The proposed committee charge reads: “To visit the specific greenway site of Greenway Stewardship and Pathway applications and assess if the activity and procedure proposed is viable and a worthy endeavor. If possible, before and after pictures will be taken on site. Give direction to the Conservation Committee to send a motion for approval or disapproval to the Board for the application.” Members of the committee will include Erin Winter, Darryle Burmeister, and Mike Cammack.

RECOMMENDED MOTION: APPROVE THE FORMATION OF THE GREENWAY APPLICATION REVIEW COMMITTEE AS A SUB-COMMITTEE OF CONSERVATION, THE COMMITTEE CHARGE, AND THE COMMITTEE MEMBERS AS LISTED ABOVE.

CATEGORY: NEW BUSINESS-GOLF
AGENDA ITEM: 11.12
SUBJECT: MEMORIAL STONE PLACEMENT AT HOLE #6

The Golf Committee has recommended “that the Board approve the placement of a 450 lb. memorial stone on hole #6 to read “In Memory of Ed & Hazel Massingill” at a cost of \$325. This will be taken out of the Golf Committee’s Designated Fund. Cost includes delivery.” The balance in the Golf Committee’s Designated Fund after this purchase would be \$5412.58. The stone will be placed by the ACL Maintenance Department.

RECOMMENDED MOTION: APPROVE THE PURCHASE OF THE MEMORIAL STONE IN MEMORY OF THE MASSINGILLS AT HOLE #6 AT A COST OF \$325; TO COME FROM THE GOLF COMMITTEE’S DESIGNATED FUND.

CATEGORY: NEW BUSINESS-BUDGET
AGENDA ITEM: 11.13
SUBJECT: 2014 DUES INCREASE

The Budget/Finance Committee meeting held on July 20, 2013 reviewed and recommended the increase of Dues to \$795 per lot. This motion is consistent with the proposed 2014 Operating Fee Schedule and 2014 Operating Budget.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE DUES OF \$795 PER LOT AND PER CICAA, PUBLISH IN THE SEPTEMBER ISSUE OF *THE APPLE CORE*.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.14
SUBJECT: PRESENTATION OF THE 2014 FEE SCHEDULES - OPERATING AND AECC

On July 20, 2013 the ACL Budget/Finance Committee met to review and recommend a Fee Schedule for fiscal year 2014. The fee schedules recommended for the Board of Directors' approval are included in the Board packet.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE 2014 OPERATING AND AECC FEE SCHEDULES AND PER CICAA REQUIREMENT, PUBLISH AS PART OF THE BUDGET IN THE SEPTEMBER ISSUE OF *THE APPLE CORE*.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.15
SUBJECT: PRESENTATION OF THE 2014 OPERATING BUDGET

On July 20, 2013, the ACL Budget/Finance Committee met to review and recommend an Operating Revenue and Expense Budget for fiscal year 2014. The 2014 Operating Budget recommended for the Board of Directors' approval is included in the Board packet.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE 2014 OPERATING REVENUE (\$3,396,467) AND EXPENSE (\$3,551,389) BUDGET AND, PER CICAA REQUIREMENT, PUBLISH THE BUDGET IN THE SEPTEMBER ISSUE OF *THE APPLE CORE*.

CATEGORY: NEW BUSINESS-BUDGET
AGENDA ITEM: 11.16
SUBJECT: AMEND POOL CAPITAL PROJECT

The Budget/Finance Committee meeting held on July 20, 2013 recommended to the Board of Directors to amend the Pool Capital Project to allow for annual payments over a five year basis (2014 through 2018 with annual payments due April 30) instead of the three year schedule (2014 through 2016) originally approved. This recommendation is a result of communications with our bank representatives who have indicated a willingness to extend the Pool Capital Project financing period to five years with an agreement to include in the package a second capital project for an irrigation system for the golf course. Payments for both projects will be amortized over the five-year period. For the Irrigation System Capital Project, payments will start April 30 in the first year with our down payment and the remaining financed amount amortized over the following four years. Payments on the Irrigation System Capital Project will be concurrent with the Pool Capital Project payments. These changes are considered appropriate given that we are required to maintain a minimum balance of \$1 million in liquid funds during the term of the loan. The total annual payments will be less than the originally agreed amount of annual payments for the Pool Capital Project in each of three years. Depending on the final agreed contractual interest rate, the incremental interest cost of financing the two projects in this manner, (as opposed to the original three year amortization for the pool only), is estimated to be in the range of \$95M to \$100M.

CATEGORY: NEW BUSINESS-BUDGET
AGENDA ITEM: 11.16
SUBJECT: AMEND POOL CAPITAL PROJECT (continued)

RECOMMENDED MOTION: APPROVE THE AMENDMENT TO THE POOL CAPITAL PROJECT TO ALLOW FOR ANNUAL PAYMENTS OVER A FIVE YEAR BASIS (2014-2018) INSTEAD OF THE THREE-YEAR SCHEDULE (2014-2016) ORIGINALLY APPROVED.

CATEGORY: NEW BUSINESS-BUDGET
AGENDA ITEM: 11.17
SUBJECT: CAPITAL PROJECT FOR IRRIGATION SYSTEM

The Budget/Finance Committee meeting held on July 20, 2013 recommended to the Board of Directors a Capital Project for an irrigation system not to exceed \$500,000 to be repaid in five annual installments.

RECOMMENDED MOTION: APPROVE THE IRRIGATION SYSTEM CAPITAL PROJECT, THE AMOUNT OF WHICH IS NOT TO EXCEED \$500,000, TO BE REPAID IN FIVE ANNUAL INSTALLMENTS.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.18
SUBJECT: PRESENTATION OF THE 2014 R&R BUDGET

The Budget/Finance Committee meeting held on July 20, 2013 reviewed and recommended the Renovation and Replacement Budget for 2014 for Board approval, which is included in the Board packet.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE RENOVATION AND REPLACEMENT (R&R) BUDGET OF \$293,329 NET AND, PER CICAA REQUIREMENT, PUBLISH THE BUDGET IN THE SEPTEMBER ISSUE OF *THE APPLE CORE*.

CATEGORY: NEW BUSINESS – LONG RANGE PLANNING
AGENDA ITEM: 11.19
SUBJECT: PRESENTATION BY KEVEN GRAHAM, PLANNING RESOURCES, INC

Keven Graham will address the Board and property owners present regarding the work of the Long Range Planning Committee and the revised Master Plan they will be creating. A question & answer session will follow his presentation.

RECOMMENDED MOTION: NO MOTION REQUIRED