

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 19, 2013
9:00 A.M. - ACL CLUBHOUSE**

AGENDA NARRATIVE

CATEGORY: UNFINISHED BUSINESS - BUDGET
AGENDA ITEM: 10.1
SUBJECT: ADOPT THE 2014 OPERATING BUDGET, R & R BUDGET, AND FEE SCHEDULES

In August, 2013, the ACLPOA Board of Directors approved for publication the 2014 Operating Budget, R & R Budget, Operating Fee Schedule, and Construction Fee Schedule in *The Apple Core* per the requirement of CICAA.

RECOMMENDED MOTION: ADOPT THE 2014 OPERATING BUDGET, R&R BUDGET AND FEE SCHEDULES AS PUBLISHED IN THE AUGUST ISSUE OF *THE APPLE CORE*.

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

Robert Cook is requesting that the fine he received from the Building Inspector for work done without a permit be dismissed by the Board. He has written a letter explaining his reasons for the request which is included in the Board packet.

RECOMMENDED MOTION: TBD

CATEGORY: NEW BUSINESS-COMMITTEES
AGENDA ITEM: 11.2
SUBJECT: COMMITTEE CHANGE VIA MOTION OF CONSENT

- A. To appoint:
 - 1. Bernie Hauck to the Campground Committee

RECOMMENDED MOTION: APPROVE THE COMMITTEE CHANGE AS LISTED ABOVE.

CATEGORY: NEW BUSINESS - RESOLUTION
AGENDA ITEM: 11.3
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, has verified there were no structures on the lot. 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. If the below lot is approved there will be a total of 88 Restricted Lots.

1. LOT 09-014 – APPROVE

**RECOMMENDED MOTION: ALLOW LOT 09-014 TO BE RESTRICTED.
RECORDED RESTRICTIVE COVENANT MUST BE RETURNED TO PHIL JENSEN,
ACLPOA LEGAL COUNSEL, AND ACLPOA OFFICE PRIOR TO DECEMBER 1, 2013 TO
QUALIFY FOR REDUCTION IN DUES FOR 2014.**

CATEGORY: NEW BUSINESS-AECC
AGENDA ITEM: 11.4
SUBJECT: LOT COMBINATION REQUEST

Adriana Valadez, as Trustee of the Jo Daviess County Trust Fund #92531-07, has requested to combine lots 29 and 30 in Independence in order to build over the center of both lots. The AECC has reviewed her request and has approved the combination.

**RECOMMENDED MOTION: APPROVE LOT COMBINATION FOR LOTS 29 AND
30 IN INDEPENDENCE.**

CATEGORY: NEW BUSINESS-LEGAL
AGENDA ITEM: 11.5
SUBJECT: APPROVE FORECLOSURE OF LIENS ON ASSOCIATION LOTS

The lots, as identified below from Association Legal Counsel Phil Jensen, are recommended for foreclosure of lien per Board policy.

RECOMMENDED MOTION: APPROVE FORECLOSURE OF THE LIENS ON ACL LOTS AS IDENTIFIED ON THE ATTACHED LIST.

CATEGORY: NEW BUSINESS – RULES & REGS
AGENDA ITEM: 11.6
SUBJECT: DEER MANAGEMENT PROGRAM RULES & REGS CHANGES

The Deer Management Committee and the Rules & Regulations Committee have recommended two changes to the Rules & Regulations, one regarding removal of entrails from ACL property, and the second allowing use of crossbows at the Archery Range. Side-by-side comparisons of the current and proposed language are included in the Board packet.

RECOMMENDED MOTION: APPROVE THE CHANGES TO THE RULES AND REGULATIONS SECTIONS XIV HUNTING, DEER MANAGEMENT PROGRAM RULES AND REGULATIONS; AND XIII ARCHERY AS INCLUDED IN THE BOARD PACKET AND ATTACHED TO THE MOTION CARD.

CATEGORY: NEW BUSINESS – RULES & REGS
AGENDA ITEM: 11.7
SUBJECT: RULES & REGULATIONS INSURANCE REQUIREMENT CHANGES

Management and the Rules & Regulations Committee have recommended changes to the insurance requirements throughout the Rules & Regulations. The proposed changes have been reviewed and approved by the Association's insurance agent Rick Sundberg. The recommended change to the language is included in the Board packet.

RECOMMENDED MOTION: APPROVE THE CHANGES TO THE RULES AND REGULATIONS REGARDING INSURANCE REQUIREMENTS AS INCLUDED IN THE BOARD PACKET AND ATTACHED TO THE MOTION CARD.

CATEGORY: NEW BUSINESS – BOARD APPROVED POLICY
AGENDA ITEM: 11.8
SUBJECT: [DUES] ASSESSMENTS POLICY CHANGE

Management has requested a change to the [Dues] Assessment policy. The current policy allows that payments postmarked April 1 and May 1 are not subject to interest fees and liens, respectively. Management is asking that payments postmarked on or before March 1 will not be assessed the Delinquent Dues Fee.

RECOMMENDED MOTION: APPROVE THE CHANGES TO THE BOARD APPROVED POLICY AS INCLUDED IN THE BOARD PACKET AND ATTACHED TO THE MOTION CARD.

CATEGORY: NEW BUSINESS – BUDGET
AGENDA ITEM: 11.9
SUBJECT: 2013 R & R FUND TRANSFERS

Management has requested the following fund transfers within the 2013 Renovation & Replacement Budget. To transfer \$8,000 from Turbidity Curtain (8069) to Greenway Restoration (8068); To transfer \$10,000 from Winchester Bay Parking Area (8070) to Trail Improvements (8052); and To Transfer \$13,500 from Pro Shop Kitchen Remodel (8328) to Clubhouse Interior Renovations (8225) and Pro Shop HVAC (8229).

RECOMMENDED MOTION: APPROVE THE TRANSFER OF \$8,000 FROM TURBIDITY CURTAIN (8069) TO GREENWAY RESTORATION (8068); \$10,000 FROM WINCHESTER BAY PARKING AREA (8070) TO TRAIL IMPROVEMENTS (8052); AND \$13,500 FROM PRO SHOP KITCHEN REMODEL (8328) TO CLUBHOUSE INTERIOR RENOVATIONS AND PRO SHOP HVAC (8229).

CATEGORY: NEW BUSINESS – COMMITTEES
AGENDA ITEM: 11.10
SUBJECT: RECREATION COMMITTEE FUNDRAISER

The Recreation Committee is recommending that the Board approve an ongoing/year-round fundraiser selling ACL logo merchandise to the membership. Net proceeds will be used towards the Memorial Pavilion and/or other Recreation Committee needs.

RECOMMENDED MOTION: APPROVE THE RECREATION COMMITTEE FUNDRAISER SELLING ACL LOGO MERCHANDISE. NET PROCEEDS WILL BE USED TOWARDS THE MEMORIAL PAVILION AND/OR OTHER RECREATION COMMITTEE NEEDS.

CATEGORY: NEW BUSINESS
AGENDA ITEM: 11.11
SUBJECT: PRESENTATION BY UNIVERSITY OF DUBUQUE INTERN

University of Dubuque summer intern Audra Isenhart will present her Garlic Mustard research findings to the Board.

RECOMMENDED MOTION: NO MOTION REQUIRED