

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2013
9:00 A.M. - ACL CLUBHOUSE**

CONSENT AGENDA NARRATIVE

**CATEGORY: NEW BUSINESS-COMMITTEES
AGENDA ITEM: 10.1
SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To accept the resignation of:
1. Geri Hendren from the Recreation Committee (effective December 31, 2013)
 2. Karen Loete from the Recreation Committee (effective December 31, 2013)
 3. Carol Jean Wiest from the Recreation Committee (effective December 31, 2013)

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

**CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 10.2
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.

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. 05-008 | 2. 11-087 | 3. 11-009 | 4. 05-080 | 5. 11-077 | 6. 09-075 | 7. 12-277 |
| 8. 10-094 | 9. 05-037 | 10. 12-249 | 11. 12-282 | | | |

RECOMMENDED MOTION: APPROVE THE ACLPOA ANNUAL APPLICATION FOR SENIOR EXEMPTION – 2014 FOR LOTS 05-008, 11-087, 11-009, 05-080, 11-077, 09-075, 12-277, 10-094, 05-037, 12-249, AND 12-282.

**CATEGORY: NEW BUSINESS – BUDGET
AGENDA ITEM: 10.3
SUBJECT: RECREATION COMMITTEE DESIGNATED FUND TRANSFER**

The Recreation Committee has asked the Board to approve “a transfer of \$2,500 from the Recreation Designated Fund account to a new account to use as seed money for our ACL Logo Merchandise Fundraiser”.

RECOMMENDED MOTION: APPROVE THE TRANSFER OF \$2,500 FROM THE RECREATION COMMITTEE DESIGNATED FUND TO A NEW ACCOUNT FOR SEED MONEY FOR THE ACL LOGO MERCHANDISE FUNDRAISER.

CATEGORY: NEW BUSINESS – RESOLUTION
AGENDA ITEM: 10.4
SUBJECT: RATIFY ELECTRONIC VOTE – APPLE SLIDE REPLACEMENT

After repairs were made to the installation damage on the apple slide this fall and after inspection by the Board, the Board voted to have the apple slide replaced in preference to accepting repairs and requesting an extended warranty. The vote was 4 yeas and 3 nays.

RECOMMENDED MOTION: RATIFY THE ELECTRONIC VOTE RECOMMENDING REPLACEMENT OF THE APPLE SLIDE AT THE POOL.

CATEGORY: NEW BUSINESS – RESOLUTION
AGENDA ITEM: 10.5
SUBJECT: RATIFY ELECTRONIC VOTE – RESCIND LEAVE OF ABSENCE, REINSTATE MARGE CLARK AS TREASURER

At the September 21, 2013 Board meeting, Marge Clark's leave of absence from the Board and the subsequent appointment of Mike Harris as Treasurer was approved in order for Marge to serve as the Association's Operations Director. Tim Ridder will begin his employment as Operations Director on Tuesday, November 12. As such, Marge's leave of absence was rescinded and reinstatement as Treasurer was requested via electronic vote on November 8.

RECOMMENDED MOTION: RATIFY THE ELECTRONIC VOTE RESCINDING MARGE CLARK'S LEAVE OF ABSENCE FROM THE BOARD OF DIRECTORS, AND REINSTATE HER AS TREASURER.

CATEGORY: NEW BUSINESS – RESOLUTION
AGENDA ITEM: 10.6
SUBJECT: RATIFY ELECTRONIC VOTE – DESIGNATED SIGNERS FOR LOAN

The new loan from US Bank financing the pool and irrigation system for the golf course was finalized Friday, November 15, 2013. The Board President, Debra McNamee, Corporate Secretary Josh Cocagne, and Treasurer Marge Clark were appointed the designated signers for loan documents via electronic vote on November 8.

RECOMMENDED MOTION: RATIFY THE ELECTRONIC VOTE APPOINTING DEBRA MCNAMEE, BOARD PRESIDENT, JOSH COCAGNE, CORPORATE SECRETARY, AND MARGE CLARK, TREASURER, AS THE DESIGNATED SIGNERS FOR THE US BANK LOAN.

CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 10.7
SUBJECT: CANCEL DECEMBER BOARD MEETING

RECOMMENDED MOTION: CANCEL THE DECEMBER 21, 2013 BOARD OF DIRECTORS MEETING.

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2013
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AGENDA NARRATIVE

CATEGORY: UNFINISHED BUSINESS – RULES & REGS
AGENDA ITEM: 11.1
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. Alternative language recommending that entrails be left in the woods is also included. This is the preferred solution of the Deer Management Committee.

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-COMMITTEES
AGENDA ITEM: 12.1
SUBJECT: PROPERTY OWNER CITATION APPEAL

Ron Bronke has requested an appeal of the citation issued to him for interference with an enforcement officer. His citation and appeal information is included in the Board packet.

NO MOTION– BOARD WILL ANNOUNCE A DECISION

CATEGORY: NEW BUSINESS- RESOLUTION
AGENDA ITEM: 12.2
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, has verified there were no structures on the lot. The lots were also cross 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

CATEGORY: NEW BUSINESS- RESOLUTION
AGENDA ITEM: 12.2
SUBJECT: RESTRICTED LOTS (cont.)

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 91 Restricted Lots.

1. LOT 07-178 – APPROVE
2. LOT 08-032 – APPROVE
3. LOT 08-004 – APPROVE
4. LOT 03-095 – REQUIRES DISCUSSION

RECOMMENDED MOTION: ALLOW LOTS 07-178, 08-032, AND 08-004 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 – RULES & REGS
AGENDA ITEM: 12.3
SUBJECT: RULES & REGULATIONS SECTION XI MOTORIZED VEHICLES-RECREATIONAL CHANGES

The Rules & Regulations Committee and Management have recommended changes to section XI Motorized Vehicles-Recreational. The proposed changes to the definitions 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 SECTION XI MOTORIZED VEHICLES-RECREATIONAL AS ATTACHED TO THE MOTION CARD.

CATEGORY: NEW BUSINESS – BOAT SLIPS
AGENDA ITEM: 12.4
SUBJECT: OPERATIONAL PROGRAMS & PROCEDURES – BOAT SLIP TO TRADE ASSIGNMENT & NOTIFICATION PROCEDURES

Management has recommended changes to sections Procedure for Assignment of Boat Slips and Notification Procedures for Boat Slip Assignments in order to clarify the current procedures for property owners. The recommended change to the language is included in the Board packet and attached to the motion card.

RECOMMENDED MOTION: APPROVE THE CHANGES TO THE OPERATIONAL PROGRAMS & PROCEDURES SECTIONS PROCEDURE FOR ASSIGNMENT OF BOAT SLIPS AND NOTIFICATION PROCEDURES FOR BOAT SLIP ASSIGNMENTS AS ATTACHED TO THE MOTION CARD.

CATEGORY: NEW BUSINESS – RESOLUTION
AGENDA ITEM: 12.5
SUBJECT: UPDATE OF RULES & REGULATIONS AND ARCHITECTURAL & ENVIRONMENTAL CONTROL CODE

The Board of Directors is directing the Rules & Regulations Committee and the AECC to update the Association's Rules & Regulations and Architectural & Environmental Control Code to conform to the Restated Covenants and CICAA by June of 2014.

RECOMMENDED MOTION: DIRECT THE RULES & REGULATIONS COMMITTEE AND THE AECC TO UPDATE THE ASSOCIATION'S RULES & REGULATIONS AND ARCHITECTURAL & ENVIRONMENTAL CONTROL CODE TO CONFORM TO THE RESTATED COVENANTS AND CICAA BY JUNE OF 2014.