



Memorandum

To: ACL Board

Date: February 5, 2018

From: Megan Shamp

Memo #: 2018-9

Topic: February committee changes

Recommendation: To appoint Rich Miranda as Chair of the Appeals Board, Edie Petelle as Vice Chair of the Appeals Board, and Janet Helgason as Secretary of the Appeals Board; and to appoint George Reed and Steve Tribbey to the CAMP Financing & Marketing Ad Hoc Committee; and Edie Petelle, Ron Beckel, Mike Cammack, Jody Ware, Gary Hannon, and Mike Harris to the Safety & Emergency Planning Committee; and to accept the resignation of Mike Harris from the Strategic/Long Range Planning, Trails, and Maintenance committees.

*Plan on a Page: High Performing Operations and Management –
To operate at full efficiency and effectiveness for the benefit of the
Association*



Memorandum

To: Board of Directors

Date: February 8, 2018

From: Shaun Nordlie

Memo: 2018-11

Topic: Extension of the Mulgrew Fuel contract

Issue & Analysis: In 2007 Apple Canyon Lake (ACL) and Mulgrew Oil Company (Mulgrew) renewed an agreement for supply of petroleum products for ten years. At that time, Mulgrew also installed a new underground tank for the Marina. This is an extension of this agreement for an additional ten years between ACL and Mulgrew. Since the underground tank at the marina is owned by Mulgrew and is only ten years old, an extension is recommended rather than an RFP for services. At the January Board of Directors meeting, the General Manager was instructed to add an early out clause to the agreement, which has been added to this version of the agreement.

Recommendation: To approve the extension of the Assignment Agreement between Apple Canyon Lake Property Owners Association and Mulgrew Oil Company of 10314 Silverwood Drive, Dubuque, IA 52003

Plan on a Page: Improvement of Infrastructure – To develop, maintain and improve the existing infrastructure.

Plan on a Page: Amenities and Services – To study, develop, implement and maintain existing and new amenities.



Memorandum

To: ACL Board

Date: February 8, 2018

From: Rules and Regulations Committee

Memo #: 2018-3

Topic: Personal & Commercial Signs Rules & Regulations – second meeting

Issue & Analysis: At their October 14 meeting, the Rules and Regulations Committee requested that the Personal & Commercial Signs portion of the Rules and Regulations be amended. The Board reviewed this request, and sent a memo addressing several concerns back to the committee for additional review. At their January 13 meeting, the committee amended the proposed language to address the Board’s concerns. These changes are shown in blue below.

XVI PERSONAL & COMMERCIAL SIGNS

A. General

- 1. Signs ~~shall~~ must be ~~mounted on a freestanding post within the property lines and shall not exceed 6 feet in height.~~ posted within the property lines.
- 2. No sign ~~shall~~ will be placed on or within 25 feet of any permanent Association sign ~~or within 25 feet from the lake without the prior written consent of the General Manager.~~
- 3. Signs ~~shall~~ must not exceed 24” x 36.” ~~without the prior written consent of the General Manager.~~
- ~~4. The ACL Safety & Security Department, with the authority of the ACLPOA, will require the removal of signs in violation of the foregoing regulations.~~
- 4. Signage shall must be displayed at a height not to exceed 6 ft.
- 5. Signage placed on township road right-of-way falls under the rules of the Thompson Township road commissioner.

B. Commercial Signage

For Sale:

- 1. Two (2) ~~One~~ For Sale ~~sale~~ signs ~~shall~~ will be allowed per lot.
- 2. Sold signs shall must be removed within 14 days after placement of same.

Exceptions:

- ~~a. Lakefront lots shall be allowed a second sign on the lake side, which must be placed 100’ from the lake.~~
- ~~b. Lots bordering the golf course shall be allowed a second sign which must be placed within the improved property owner lot line with respect to the Building Code setbacks.~~
- ~~2. Information allowed on the signs shall be standard as used in the practice of real estate. Sold signs shall be removed within 14 days.~~

Contractor Signage:

- ~~1. During construction, the General Contractor may display one (1) sign, which may include Subcontractor advertisement.~~
- ~~2. Separate Subcontractor signs are prohibited.~~
- ~~3. Building Permit signs are the responsibility of the ACLPOA Building Inspector.~~

C. Personal Signage

- 1. Permanent personal signs are allowed within improved property owner lot lines.

2. Campaign signs or political statement signs may be posted 60 days prior to the election event and ~~should~~ must be removed 48 hours after the election event.
3. Temporary event signs may be posted 48 hours prior to the event and ~~should~~ ~~shall~~ must be removed 48 hours after the event.
4. All personal signage must conform to Jo Daviess County regulations.

Recommendation: To approve the amended Rules and Regulations, XVI Personal & Commercial signs as recommended by the Rules and Regulations Committee and Association attorney.

Plan on a Page: High Performing Operations and Management – Long Range Goals and Measures – Update and align all governing documents by June, 2018.



Memorandum

To: Board of Directors

Date: February 8, 2018

From: Shaun Nordlie

Memo: 2018-10

Topic: Ratify electronic vote re: legal services against Utilities, Inc.

Issue & Analysis: Utilities, Inc. Services (USI) sent a letter to all customers in December 2017 explaining a request for increase of services for meter size and water usage. According to USI the rate increase is "needed to finance ongoing operations, capital investments, and allow the Company the opportunity to earn a reasonable return on its investment." The proposed increases are increases of 43.4% for residential usage, 42.6% for all meters and 94% for commercial usage. A group of lake associations is joining together to hire Richard Balough of Chicago, IL to join with the Illinois Attorney General to fight these proposed increases. On February 2, the Board conducted an electronic vote, and approved a motion "To join other lake associations to hire Richard Balough to represent them in fighting the proposed increases by Utilities, Inc, Services for an amount not to exceed \$10,000. The money will go towards attorney fees for Richard Balough and expert witnesses."

Recommendation: To ratify the electronic vote "To join other lake associations to hire Richard Balough to represent them in fighting the proposed increases by Utilities, Inc, Services for an amount not to exceed \$10,000. The money will go towards attorney fees for Richard Balough and expert witnesses."



Memorandum

To: ACL Board

Date: February 8, 2018

From: Rules and Regulations Committee

Memo #: 2018-12

Topic: Rules & Regulations housekeeping from Keith Jones – 1st Reading

Issue & Analysis: Keith Jones from the Keay & Costello legal office has reviewed the Rules and Regulations and made multiple language clarifications suggestions to the document. The Rules and Regulations Committee has reviewed his housekeeping suggestions and have made a recommendation to the Board to approve 33 of these changes. The 33 changes highlighted in yellow are being voted upon today. The three items highlighted in green were addressed in Personal & Commercial Signs. The remaining changes are still being discussed by Rules & Regs.

Recommendation: No motion required at this meeting. For presentation & discussion only.

Plan on a Page: High Performing Operations and Management – Long Range Goals and Measures – Update and align all governing documents by June, 2018.