



Memorandum

To: ACL Board

Date: April 12, 2018

From: Megan Shamp

Memo #: 2018-21

Topic: April committee changes

Recommendation: To appoint Mary Bluhm to the Campground Committee, Geoff Stocks and Bob Stanger to the CAMP Architecture & Design Ad Hoc Committee, Ron Manderschied to the Trail Committee, Sheila Gee to the Recreation Committee, and Bob Stanger to the Golf Committee; and to accept the resignation of Rich Krasula as Vice Chairman of the Conservation Committee

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



Memorandum

To: ACL Board

Date: April 13, 2018

From: Conservation Committee

Memo #: 2018-15 (2)

Topic: Greenway Stewardship Program

Issue & Analysis: At their March meeting, the Conservation Committee motioned to “approve the changes to the Greenway Stewardship Program application, administrative procedures, and suggested plantings document.” The Board sent a memo back to the Conservation Committee with questions after their March 17 meeting. The committee has provided revised ACLPOA Greenway Stewardship Program Overview and Application and Administration Procedures documents addressing the Board’s questions.

Recommendation: To approve the amended Greenway Stewardship Program application, administrative procedures, and suggested plantings document as presented by the Conservation Committee.

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



Memorandum

To: ACL Board

Date: March 12, 2018

From: Julie Janssen

Memo #: 2018-27

Topic: Pool Concrete

Issue & Analysis: In March, the Board of Directors approved to spend up to \$8,000 on repairs to the concrete around the pool area. The initial repairs were for cracks in the concrete and an area that had broken apart plus areas around the walk-in area of the pool where the concrete had heaved and created a ledge between the pool and the concrete. At the time, we were hopeful that additional costs would be covered within \$8,000 and once the weather warmed, the heaving would not be as significant. We now have a quote for repairing the original areas plus the areas around the walk-in for \$9,500. On April 6, the Board conducted an electronic vote, approving spending an additional \$1,500 for the project. This will allow us to fix all areas of concern prior to the pool season. The total cost for the project will be \$9,500 and the work will be performed by Ernst Concrete and Masonry of Stockton, IL.

Recommendation: To ratify the electronic vote to approve spending an additional \$1,500 for the pool concrete repairs

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

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Memorandum

To: Board of Directors

Date: April 12, 2018

From: Julie Janssen

Memo: 2018-24

Topic: Swim for a Cure pool party beneficiary

Issue & Analysis: This is the third year for the Swim for a Cure/Cause Pool Party. The 2018 Pool Party is scheduled for Saturday, July 21; programming will take place throughout the entire day at the pool, and we also plan to have a dock jump and other activities at Nixon Beach. The events will be limited to property owners and their guests, amenity tags/auto decals are required. Money is raised through sponsorships, free will donations, t-shirt sales, and a silent auction. This is an excellent opportunity to provide a day of fun to the people of ACL while supporting a worthy cause each year. This year, I would again like to donate our proceeds to the What's Trump Relay for Life Team. The team is willing to help run the event and seek donations for the silent auction.

Recommendation: To approve the Swim for a Cure Pool Party, benefitting the Apple Canyon Lake What's Trump Relay for Life team in 2018. All proceeds will be donated to that organization after the event.



Memorandum

To: Board of Directors

Date: April 12, 2018

From: Rick Paulson, Building Inspector

Memo: 2018-23

Topic: Lot Combination 07-206 and 07-207

Issue & Analysis: Matthew & Aneta Mlynski have requested a Lot Combination of lots 206 and 207 in the Apache (7) subdivision. This Lot Combination request was reviewed and approved by the Architectural and Environmental Control Committee at their April 7, 2018 meeting.

Recommendation: To approve the Lot Combination Agreement requested by Mr. & Mrs. Mlynski for lots 206 and 207 in the Apache (7) subdivision. Once recorded, the Lot Combination Agreement may not be revoked or rescinded.

*Plan on a Page: Improvement of Infrastructure – To develop, maintain and improve the existing infrastructure.
High Performing Operations and Management - 1YAP – Provide on-going training of Board of Directors and staff on governing documents for consistency in decision-making.*



Memorandum

To: ACL Board

Date: April 12, 2018

From: Pat Reese, Tellers Committee Chair

Memo #: 2018-22

Topic: Tellers Committee Guidelines

Analysis: The Apple Canyon Lake Restated Bylaws require that the Tellers Committee “not less than two months prior to the commencement of the annual meeting adopt written Tellers Committee Guidelines, which will describe the procedures it will follow to count all Written Ballots at all votes taken during the following year, which will be submitted to the Board for approval.” The Tellers Committee Guidelines presented are the same as those approved in 2017, no changes have been made.

Recommendation: To approve the Tellers Committee Guidelines as presented.



Memorandum

To: Board of Directors

Date: April 12, 2018

From: Shaun Nordlie

Memo: 2018-26

Topic: CAMP Soil Borings Contract

Issue & Analysis: The CAMP Architecture and Design Ad Hoc Committee has been working with the Farnsworth Group on the next steps in the process. Soil borings are necessary in order to determine where rock is located on the site of the clubhouse and how hard the rock is on this site. The soil borings are necessary to determine in the schematic design phase if a basement will be feasible. The Farnsworth Group has given us the locations of the points for the soil borings, the work will be performed by Terracon, of Rockford, IL the same company that did soil borings for the pool project.

Recommendation: To accept the contract for soil borings in locations provided by the Farnsworth Group with Terracon of Rockford, IL for a price not to exceed \$xxx to come out of the R&R fund.

*Plan on a Page: Improvement of Infrastructure – To develop, maintain and improve the existing infrastructure.
Amenities and Services – To study, develop, implement and maintain existing and new amenities.
Growth and Value Enhancement of the Association – To promote membership and property of the Association.*



Memorandum

To: Board of Directors

Date: April 12, 2018

From: Shaun Nordlie

Memo: 2018-25

Topic: CAMP Schematic Design agreement

Issue & Analysis: The CAMP Architecture and Design Committee has been working with the Farnsworth Group to start the next phase of the project, schematic design. The goal of schematic design is to develop the design created during the master planning process, ensure the design is realistic, buildable and economically feasible and to create a set of deliverable information that a contractor or construction manager can use to verify the probable project costs, enabling the Board to review and if necessary, adjust the project scope before continuing with design and construction documents. A scope of work and schedule has also been included with the agreement.

The Architecture and Design committee felt that a fee structure of time and materials not to exceed would be best for this agreement.

Recommendation: To accept the agreement for Schematic Design phase with the Farnsworth Group of Peoria, IL for time and materials not to exceed \$48,000 including expenses to come out of the R&R fund.

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Amenities and Services – To study, develop, implement and maintain existing and new amenities.
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Memorandum

To: ACL Board

Date: October 3, 2017

From: Architectural & Environmental Control Committee

Memo #: 2017-70

Topic: Amendments to the ACL Building & Environmental Code discussion

Issue & Analysis: The AECC has recommended revisions to the ACL Building & Environmental Code. The AECC believes that a new fine structure is very necessary. The \$50.00 fine is not a large enough penalty to prevent homeowners and their contractors from working without a permit, or working outside of the approved plan and encroaching within the 100-foot lakefront setback without an approved variation. Rick Paulson has recommended the attached changes to Section 106 of the Building and Environmental Code Violations: Procedure, Appeals and Fines section. Joe Wiener, AECC Chairman, has worked with Rick Paulson on these suggestions prior to the July meeting. The committee discussed the fine structure at the July meeting and voted to recommend the changes to the Board. Any questions may be submitted to either Rick Paulson, Bob Ballenger, or Mike Harris.

Recommendation: No motion required at this meeting. For 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.