



Memorandum

To: ACL Board

Date: August 12, 2021

From: Megan Shamp

Memo #: 2021-68

Topic: August committee/commission changes

Recommendation: To appoint Paula Wiener as Chair and Mike Yorke as Co-Chair of the Conservation Commission; Tom Sheehan to the Appeals Board; and Cindy Zophy to the Nominating Committee; and to accept the resignation of Rich Miranda from the Appeals Board and Sandra Malahy from the Legal Commission.

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

CAMP

Discussion



Memorandum

To: ACL Board

Date: August 11, 2021

From: Strategic/Long Range Planning Commission

Memo #: 2021-73

Topic: Approval of the 2022 Plan on a Page

Issue & Analysis: The Strategic Planning Committee was created by the Board of Directors in 2016. The present charge of the commission is to formulate, monitor, make recommendations to the Board of Directors for additions and deletions in the existing Strategic/Long Range Plan.

The Strategic/Long Range Planning Commission has revised their Plan on a Page for 2022 and is seeking approval in order to be in alignment with the 2022 budget planning process.

The commission will continue to communicate the progress of the plan in the Apple Core. The "dashboard" keeps the membership informed on the progress of the one-year action items.

Recommendation: To approve the 2022 Plan on a Page as presented by the Strategic/Long Range Planning Commission.

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

Apple Canyon Lake Property Owners' Association Plan-on-a-Page

2022-2027

The Apple Canyon Lake Property Owners Association Board of Directors shall act in a fiscally responsible manner, as a fiduciary, while exercising all powers and authority vested in the Association, so as to preserve its values and amenities, and promote health, safety and welfare for the common benefit and enjoyment of its membership while maintaining its not-for-profit status.

Vision	Long Range Goals and Measures	One Year Action Plans
<p>High Performing Operations and Management</p> <p>To operate at full efficiency and effectiveness for the benefit of the Association</p>	<ul style="list-style-type: none"> Utilization of office management software data efficiencies for analysis and decision making Annually study and conduct cost analysis on financial operations including contracting, purchasing, and utility costs Assure the knowledge and understanding of roles, responsibilities, and governing documents by the membership Review and update, if necessary, all Governing Documents on an annual basis Find best ways to communicate Operational Changes to property owners 	<ul style="list-style-type: none"> Develop training programs to promote, educate, and support the membership on options for allowing each property owner to create a digital file using Northstar Property Management system. Through an IALC collaboration, monitor and challenge USI on utility pricing Cooperate with other Lake Associations on common interest issues, legislation, or events by lobbying on issues not appropriate for ACLPOA Communicate with membership on voting on changes In 2021 Declaration and reach a quorum
<p>Improvement of Infrastructure</p> <p>To develop, maintain and improve the existing infrastructure</p>	<ul style="list-style-type: none"> Create a long-range capital development plan to include but not limited to flood mitigation, clubhouse area master plan, watershed management, dry dam improvements, dredging programs, and campground expansion With help from consultants, provide consistent lake and environmental management Initiate concept plan for lower 80 acres, development and design Effectively communicate Improvement of Infrastructure Plans to property owners 	<ul style="list-style-type: none"> Retain and utilize consulting services for lake, dam and watershed management Develop the engineering concept, plan of action and implementation timeline for flood mitigation Continue with implementation of the watershed plan of action Continue dry dam action plan for sub-watersheds surrounding the lake Continue with dredging program and explore commercial dredging options Develop plan for disposing of silt from our dredge ponds, including promotional campaign to raise awareness Increase capacity of cellular service to members Improve and maintain existing trail system
<p>Amenities and Services</p> <p>To study, develop, implement, and maintain existing and new amenities</p>	<ul style="list-style-type: none"> Develop ways to expand high demand amenities like the Campground & the Association Docks Create a long-range plan on adding additional amenities and services throughout the ACLPOA properties Effectively communicate Amenity Changes to the property owners 	<ul style="list-style-type: none"> Conduct member surveys to find interest levels of all current and any future amenities Add additional upgraded campground sites with water and sewer hook-ups Study location options for additional Association Docks Study the membership and local vendor interest in holding a Seasonal Farmer's Market at Apple Canyon Lake
<p>Growth and Value Enhancement of Association</p> <p>To promote membership and property of the Association</p>	<ul style="list-style-type: none"> Develop an efficient and effective marketing plan Study opportunities for land acquisition by the Association in the surrounding Area, primarily to protect the watershed or expand amenities Support a Fully operational and sustainable ACL Charitable Foundation Better communication of Growth Plans and Value Enhancement to property owners 	<ul style="list-style-type: none"> Develop plan of action for image and branding of Apple Canyon Lake Study and assess the viability of land acquisition or partnership in the surrounding area Support and promote ACL Charitable Foundation and their fundraising activities for ACL enhancements



Memorandum

To: ACL Board

Date: August 13, 2021

From: Shaun Nordlie

Memo #: 2021-74

Topic: Walk in Freezer Additional Funds

Issue & Analysis: During the 2021 Budget process, a new walk in freezer was requested to replace the current freezer at the Pro Shop. A quote was obtained for a replacement similar to what we currently use for the freezer. This spring, a new freezer type was discovered that is more suitable for our needs, an outdoor freezer that is exposed to the weather elements. The Polar King M88 Freezer addresses many of the issues we have been having with the current system including crowned roof, defrost timer, heated door jamb, rain cap above the exterior door and seamless fiberglass interior/exterior. The Polar King also comes with 25-year insulation, 12-year structural and 5-year compressor warranties. The current budget for the freezer is \$13,000, the total cost of the Polar King M88 is 18,109.55. We are asking for approval of an additional \$5,109.55. This money will use unused R&R money out of the 2021 budget.

Recommendation: To approve the additional funds of \$5,109.55 to be paid to Polar King International of Fort Wayne, IN to be paid out of the R&R fund.

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

[Get Your Quick Quote](#) >

Designed And Engineered Specifically For Outdoor Use

All Polar King Walk-In Freezers provide operating temperatures of 0°F or -50°F (-18°C/-46°C).

As the industry's #1 manufacturer of seamless fiberglass outdoor walk-in freezers, **Polar King** units are designed to endure even the most extreme elements and conditions. Polar King walk-in freezers provide on-site storage solutions in through-wall or freestanding applications. As each walk-in freezer unit is built to order, Polar King can customize the walk-in freezer to meet your specific needs and building configuration. Plus, our **no hassle delivery** means each Polar King walk-in unit will arrive pre-wired, fully constructed, factory tested and ready to operate.


Optional Accessories

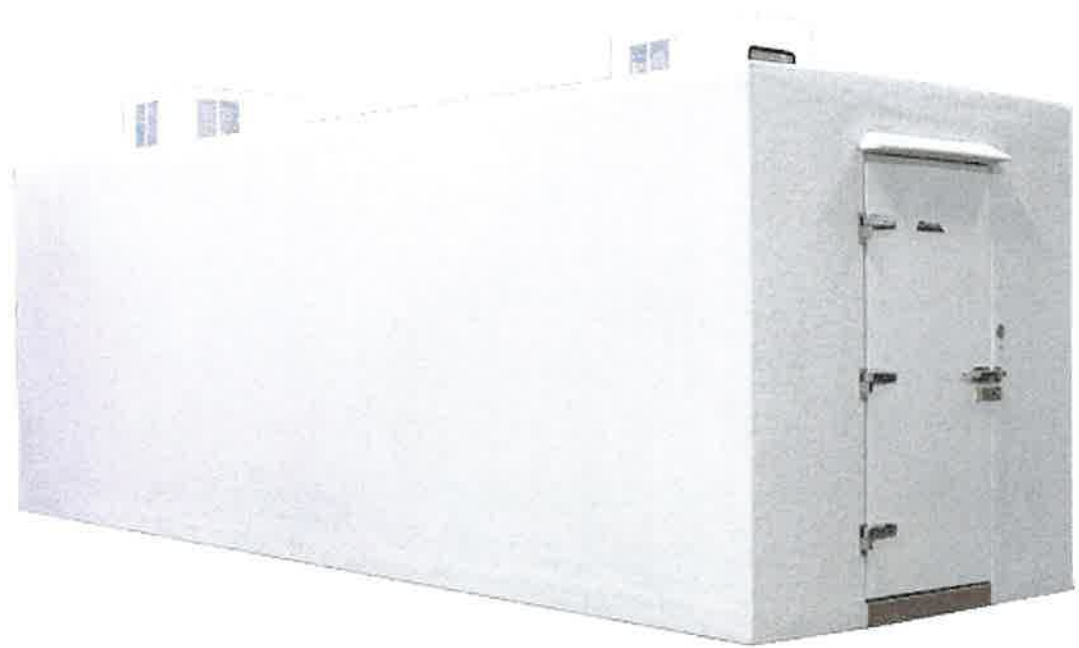
- Stainless Steel Kickplate
- Vinyl Strip Curtains
- Shelving Package
- Interior Bumper Guards
- Custom Finishes
- Temperature Data Logging and Monitoring Systems
- Reinforced Floor Load
- 54" Door

Polar King Walk-in Freezers and Energy Efficiency

The seamless fiberglass design of our walk-in freezer units has the highest energy efficiency of any outdoor walk-in on the market. Polar King units offer energy savings not seen in standard metal panel units.

feefo 
Product Rating 36 reviews

- Features
- Common Layouts
- Standard Equipment
- Standard Colors
- Accessories
- Delivery
-  Contact Us



- 12 Year Complete Structural Warranty
- Cuts Operating Costs
- Lowers Power Bills
- Reduces Maintenance/Repair Costs
- [^] Eliminates Construction and Replacement Costs

The patented process for constructing the Polar King walk-in incorporates urethane insulation completely encased in fiberglass, both inside and out. This method provides superior structural strength since it forms a one-piece structure. There are no seams on a Polar King unit; therefore the structure remains completely intact so air and moisture cannot deteriorate the insulation.

One-piece seamless construction allows the unit to be set outside without the use of a roof cap or any other type of expensive protection. The walk-in is completely weatherproof and requires no assembly. Every Polar King comes with a 12-year complete structural warranty ensuring you superior durability even in the worst of weather conditions.

The Polar King walk-in is designed to save you money by cutting operating costs, lowering power bills, reducing maintenance/repair costs and eliminating construction and replacement costs. Polar King uses fiberglass, so you never have to worry about rusting, denting or corroding, and you can be certain that your unit will always look factory new with regular care and cleaning. If you're looking for a freezer rental or a walk-in cooler rental check out [PolarLeasing.com](https://polarleasing.com).

Polar King

Custom Exterior

LEARN MORE



Memorandum

To: Board of Directors

Date: August 11, 2021

From: Budget Commission

Memo: 2021-70

Topic: publication of the 2022 Operating Budget

Issue: The Budget Commission has recommended the 2022 Operating Budget to the Board for approval. Per CCAA, the budget must be advertised for a minimum of 30 days prior to the Board adopting the budget. The 2022 Operating Budget will be published in the September issue of *The Apple Core*. The Budget will then be adopted by the Board at the October 16, 2021 meeting.

Recommendation: To authorize staff to publish the 2022 Operating Budget, with a total revenue of \$4,615,967.00 and total operating expenses of \$3,631,632.00, with a transfer to the R&R fund of \$537,000 and a transfer to the Capital fund of \$500,000, in the September issue of *The Apple Core*.

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

Apple Canyon Lake Property Owners Association Committee/Commission Motion Card

Budget Committee/Commission

Date 8/9/21

I move:

The Commission recommends to the BOD the 2022
Operating Budget with a total revenue of \$4,615,967.00
and total operating expenses of \$3,631,632.00
with a transfer to the R&R Fund of \$537,000
and a transfer to the Capital Fund of \$500,000

Action Taken

MOTION MADE BY: <u>Ren Carpenter</u>	<u>in US for</u>	VOTE RECORDED:
MOTION SECONDED BY: <u>Brett Livengood</u>	<u>Brett Livengood</u>	YEA: <u>6</u>
CHAIR: <u>[Signature]</u>		NAY: <u>3</u>
		ABSTAIN: <u> </u>

Date Received _____ Given to _____ Date Completed _____

Memorandum



To: Board of Directors

Date: August 11, 2021

From: Budget Commission

Memo: 2021-71

Topic: publication of the 2022 R & R Budget

Issue: The Budget Commission has recommended the 2022 R & R Budget to the Board for approval. Per CICAA, the budget must be advertised for a minimum of 30 days prior to the Board adopting the budget. The 2022 R & R Budget will be published in the September issue of *The Apple Core*. The R & R Budget will then be adopted by the Board at the October 16, 2021 meeting.

Recommendation: To authorize staff to publish the 2022 R & R Budget, in the amount of \$679,000 in expenditures, in the September issue of *The Apple Core*.

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

2022 R&R Budget as recommended by Budget Commission

Lake		\$ 155,000
	Streambank Stabilization	
	Dry Dam Resapir and installation	
	Erosion Control Projects	
	32 New Boat Slips	
	Dredge Pond Work	
Cove		\$ 31,000
	Carpet Replacement	
	Walk-in Freezer	
Golf Course		\$ 56,500
	Slopes Mower	
	Top Dresser	
Pro Shop		\$ 16,500
	Outdoor Walk-in Refrigerator	
Pool		\$ 12,500
	Table Replacements & Umbrellas	
Security		\$ 44,500
	UTV	
	Star Com Radio Systems (County Upgrade)	
Maintenance		\$ 50,000
	Paths to Boat docks	
	Aerial Lift	
Vehicles		\$ 15,000
	Rental Boat	
Property		\$ 298,000
	Campground Chip & Seal + Main Entrance to Clubhouse	
	Fitness Equipment	
	Main Entrance landscaping	
	Tennis Courts	
		\$ 679,000

Apple Canyon Lake Property Owners Association Committee/Commission Motion Card

Budget Committee/Commission

Date 8/9/21

I move:

The commission recommends to the ROD the 2022 R&R Budget in Expenditures of \$679,000

Action Taken

MOTION MADE BY: <u>Ron Carpenter</u>	VOTE RECORDED:
MOTION SECONDED BY: <u>Steve Nelson</u>	YEA: <u>7</u>
CHAIR: <u>[Signature]</u>	NAY: <u>2</u>
	ABSTAIN: <u> </u>

Date Received _____ Given to _____ Date Completed _____



Memorandum

To: Board of Directors

Date: August 11, 2021

From: Budget Commission

Memo: 2021-72

Topic: Publication of the 2022 Operating and Building Fee Schedules

Issue: The Budget Commission recommends the following changes to the 2022 Operating Fee Schedule –

- 1st Motorized Boat raised to \$30
- Seasonal Campsite raised to \$785
- Property Owner Golf Pass raised to \$225
- Pool Parties in excess of 50 people \$50 surcharge

The Budget Commission did not recommend any changes to the 2022 Building Fee Schedule. Per CICA, the budget must be advertised for a minimum of 30 days prior to the Board adopting the budget. The 2022 Operating and Building Fee Schedules will be published in the September issue of *The Apple Core*. The fee schedules will then be adopted by the Board at the October 16, 2021 meeting.

Recommendation: To authorize staff to publish the 2022 Operating Fee Schedule and the 2022 Building Fee Schedule in the September issue of *The Apple Core*.

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

2022 Operating Fee Schedule - as recommended by Budget Commission

ANNUAL FEE	DAILY RATE
Annual Assessment (Due March 1) \$ 1,100.00	Golf
Annual Trash Fee* (Due March 1) \$ 120	Property Owner Mon-Fri Wknd/Hol
<small>*required for all ACL homes, fee includes two passes (paper or decal)</small>	Holes (9) 9 12
	Holes (18) 12 17
Seasonal Amenity Licenses (Due March 1)	Non Property Owner
Marina Boat Slip (\$200) & Boat Registration (\$5) \$ 205	Holes (9) 12 16
Nixon Boat Slip (\$200) & Boat Registration (\$5) \$ 205	Holes (18) 17 23
Zone Boat Slip (\$200) & Boat Registration (\$5) \$ 205	
Seasonal Campsite (\$700)/Trash (\$80)/Camper (\$5) \$ 785	Cart Rental
Camper Winter Storage (Onsite) \$ 135	Holes (9) 7 9
	Holes (18) 13 17
Golf Cart/ATV/UTV Storage Inside \$ 125	
Golf Cart Storage Outside \$ 25	<i>Call ACL Pro Shop for tee times (815) 492-2477</i>
Kayak Locker Rental \$ 25	
Registration Fees	Campground Mon - Thurs Wknd/Hol
Owner Amenity Registration Fee (per owner) \$ 100	RV Site (power and water)
Golf Cart Registration \$ 5	Property Owner \$ 14 \$ 16
Motorized 1st Boat \$ 30	Guest \$ 28 \$ 33
Motorized 2nd Boat \$ 5	Tent Site (primitive)
Non-Motorized Boat \$ 5	Property Owner \$ 9 \$ 12
Snowmobile \$ 5	Guest \$ 19 \$ 28
ATV/UTV \$ 30	Extended Camping Fees Primitive/Full Hook Up per week
	PO 60 PO \$ 85
	Guest 125 Guest \$ 170
Annual Golf Season Passes	Washer/Dryer \$ 1.25 (per load)
Property Owner (Individual) \$ 225	<i>Call ACL Office for reservations (815) 492-2238</i>
Junior (Age 10-16) \$ 25	
Non Property Owner (Individual) \$ 350	Marina Boat Slip Rentals
Corporate \$ 2,000	Daily \$25
	Weekly \$105
	Monthly \$200
Classes	<i>Call ACL Office for reservations (815) 492-2238</i>
Swimming Lessons (per person, two sessions) \$ 35	Boat Rentals Mon-Thurs Mon-Thurs
Swimming Lessons (per person, one session) \$ 18	Property Owner Guest
Private Swimming Lesson (per person, per lesson) \$ 25	Pontoon 1/2 Day 100 \$175
	Pontoon Per Day 175 \$250
Miscellaneous Each	
Auto Decals (5 free per OARF paid) \$ 5	
Amenity Tag (10 free per OARF paid) \$ -	
One Additional One (1) Day Amenity Tag \$ 3	
One Additional Three (3) Day Amenity Tag \$ 5	
One Additional Annual Amenity Tag \$ 15	
Replacement Trash Pass \$ 30	
Directory \$ 5	
Electronic Item Disposal \$ 30	
Large Item Disposal \$ 15	
Mattress Disposal \$ 30	
Map \$ 5	
Delinquent Dues Fee (Assessed March, April, May) \$ 125	
Payment Plan Processing Fee \$ 35	
Payment Plan Late Sign Up Fee \$ 25	
Lot Mowing \$ 80	
Pool Party Monday - Thursday \$ 125	
Friday - Sunday \$ 150	
*Excess of 50 people (add) \$ 50	
Programs	
Heat Light Program Call SSD Office (815) 492-2436	
Sub-License Boat Slip Program Call ACL Office (815) 492-2238	
	Clubhouse Rental
	Business Meetings Number PO Fee
	Mon - Thurs 1-100 \$ 100
	101-250 \$ 200
	Parties/Open Houses
	Sun-Thurs 1-75 \$ 100
	76-150 \$ 200
	151-250 \$ 400
	Fri-Sat 27395 \$ 125
	76-150 \$ 275
	151-250 \$ 450
	Weddings/Receptions
	Fri-Sat 1-250 \$ 450
	ACL Club Fee: Non-ACL events, etc. \$ 25
	ACL Employee (restrictions apply) \$ 25
	<small>Deposit of equal amount required. For guests, add \$100 to above rate.</small>
	<small>For reservations call (815) 492-2769</small>

ALL MANDATORY FEES MUST BE PAID ON ALL LOTS OWNED PRIOR TO ANY REGISTRATIONS OR DISTRIBUTION OF PASSES, AMENITY TAGS, OR STICKERS, UNLESS PROPERTY OWNER IS ON THE ACLPOA PAYMENT PLAN.

ACLPOA 2022 Construction Fee Schedule - as recommended by Budget Commission

New Dwelling: Permit Fee/Inspection (Good for one (1) year)	\$1,000
Environmental Impact Fee (Non-Refundable): New dwelling only	\$1,000
Environmental/Debris Bond (Refundable)	\$500
Additions to Existing Dwelling: Permit fee	\$0.20/square foot
All Accessory Structures	\$0.20/square foot
General Permits: Per item	\$10
Driveways	
Shoreline Construction	
Demolitions	
Landscaping: Any earthwork or lot grading whether performed as a single project or as a series projects on an existing developed lot	
Roofing	
Boat Docks	
Small Misc Permits/Projects	
GIS: Full Site	\$325

Building code regulations may be obtained from the Building & Environmental Code Book or on the website www.applecanyonlake.org

Apple Canyon Lake Property Owners Association Committee/Commission Motion Card

Budget Committee/Commission

Date 8/9/21

I move:

Recommend to the BOI that the 2022 Fee Schedule
be renewed for 2022 with the following changes:-
1st Motorized Boat up to \$30.
Annual Seasonal Campground \$785
Property Owner Annual Golf Pass \$225
Pool parties in excess of 50 people \$50 Surcharge.

Action Taken

MOTION MADE BY: <u>Steve Malone</u>	VOTE RECORDED:
MOTION SECONDED BY: <u>Brett Livenood</u>	YEA: <u>9</u>
CHAIR: <u>[Signature]</u>	NAY: <u>0</u>
	ABSTAIN: <u> </u>

Date Received _____ Given to _____ Date Completed _____



Memorandum

To: ACL Board

Date: August 9, 2021

From: AECC

Memo #: 2021-69

Topic: ACL Building & Environmental Code amendment

Issue & Analysis: "Lot" also known as Unit, means any numbered parcel of land, or any separately identified condominium unit, in any subdivision as shown on any plat of The Properties recorded under the provisions of Article II, but not including any of the Common Properties or Reserved Properties. The Building and Environmental Code currently contains language in 104.1 that refers to an approved building permit and a lot change situation that is very unlikely to occur. The section should be worded to prevent a change in the size of a lot. This will protect the integrity of the recorded lot as well as the validity of a permit approved based on setback compliance.

The AECC recommends revision of the Apple Canyon Lake Building and Environmental Code section 104.1 Reducing or Diminishing Lot Area from:

It shall be unlawful to reduce or diminish the area of a lot or plot of which a plot plan has been filed and has been used as the basis for a permit, unless a revised plot plan showing the proposed changes in conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

to:

It shall be a violation of the Building and Environmental Code and no Lot Owner, nor anyone acting on a Lot Owner's behalf, may reduce, divide, subdivide, or change the area or change the boundary line(s) of a Lot, also known as Unit. This prohibition applies to any numbered parcel of land and Condominium Units, in any Subdivision, as shown on any Declaration or Supplementary Declaration. This prohibition does not apply to any of the Common Properties or the Reserved Properties, nor shall it apply when the Lot area is changed by reason of a street opening or widening or other public improvement. Apple Canyon Lake Property Owners Association shall not be bound by any decisions of Jo Daviess County or any other applicable municipal authority concerning the reduction, division, subdivision, or change in any Lot boundary lines or Lot area nor shall any such decision otherwise impact a Lot Owner's obligation to pay assessments or membership status.

The language in red above was added by Association legal counsel.

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 – Assure the knowledge and understanding of roles,
responsibilities and governing documents by the Board of Directors*

Apple Canyon Lake Property Owners Association Committee Motion Card

Committee: AECC

Date: August 7, 2021

Agenda Item: 5.6

**I Move:
Regarding Apple Canyon Lake Building and Environmental Code**

To approve the revision of 104.1 Reducing or Diminishing Lot Area

from:

It shall be unlawful to reduce or diminish the area of a lot or plot of which a plot plan has been filed and has been used as the basis for a permit, unless a revised plot plan showing the proposed changes in conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

to:

It shall be unlawful and not permitted to reduce, divide, or change the area or change the boundary line(s) of a Lot, also known as Unit, meaning any numbered parcel of land, including Condominium Units, in any Subdivision as shown on any Declaration or Supplementary Declaration recorded under the provisions of Amended Declaration Article II, but not including any of the Common Properties or the Reserved Properties, also provided that this shall not apply when the Lot is changed by reason of a street opening or widening or other public improvement.

Action Taken

MOTION MADE BY: <u>DA</u>	VOTE RECORDED:
MOTION SECONDED BY: <u>BB Zoon</u> <u>BB</u>	YEA: <u>5</u>
CHAIR: <u>Cindy Lopez</u>	NAY: <u>0</u>
	ABSTAIN: <u>0</u>

ARTICLE VII
ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE

Section 1. Powers of the Committee.

- a. **Generally.** No Dwelling, Multifamily Structure, Dwelling Accessory Building, Structure, Driveway, Water Facility, fence, wall or other structure of any type or kind may be commenced, erected nor shall any exterior addition to or change or alteration be commenced or made on any Lot or on any of the Common Properties or Reserved Properties subject to this Amended Declaration without the prior written approval of the Architectural and Environmental Control Committee (AECC). Such approval shall be obtained only after written application has been made to the AECC by the Owner of the Lot requesting authorization from the AECC. Such written application shall be in the manner and form prescribed from time to time by the AECC and shall be accompanied by two (2) complete sets of plans and specifications for any such proposed construction or improvement. Such plans shall include plot plans showing the location of all improvements existing upon said Lot and the location of the improvement proposed to be constructed or placed upon said Lot, each properly and clearly designated; said plans shall also show the building lines shown on the recorded plat of subdivision. Such plans shall set forth the color and composition of all exterior materials proposed to be used, together with any other material or information which the AECC may require from time to time. All plans, drawings and other documentation required to be submitted to the AECC shall be as the AECC may require. There shall also be submitted, where applicable, the permits or reports required under Article III of the Amended Declaration. (See, Art. III, Sec. 11, Wells and Plumbing.) All such plot plans shall be prepared by either a registered land surveyor or engineer or architect; except that plans for Driveways, Water Facilities, walls or fences need not be prepared by such professionals. No grading of the lot shall be permitted without the prior written approval of the AECC. The AECC shall have the power, subject to the Board's approval to adopt building codes, guidelines and standards governing the quality, design, workmanship and materials and colors to be used for all proposed construction or improvements.

APPLE CANYON LAKE BUILDING AND ENVIRONMENTAL CODE

PAGES 20, 31, 32

101.3 DEFINITIONS (R202)

N. "Lot" also known as Unit, shall mean any numbered parcel of land, or any separately identified condominium unit, in any subdivision as shown on any plat of The Properties recorded under the provisions of Article II, but not including any of the Common Properties or Reserved Properties.

104 LOT

Lot, also known as Unit, shall mean any numbered parcel of land, or any separately identified condominium unit, in any subdivision as shown on any plat of The Properties recorded under the provisions of Article II, but not including any of the Common Properties or Reserved Properties.

104.1 REDUCING OR DIMINISHING LOT AREA

It shall be unlawful to reduce or diminish the area of a lot or plot of which a plot plan has been filed and has been used as the basis for a permit, unless a revised plot plan showing the proposed changes in conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

Memorandum



To: ACL Board

Date: August 13, 2021

From: Shaun Nordlie

Memo #: 2021-75

Topic: Recording Association Meetings

Issue & Analysis: With the Association using Zoom now for all Board of Directors meetings, we have had requests from owners to start recording the monthly Board meetings and make them available on the Association website. A policy needs to be adopted to lay out the procedure for the recording and the length of time that the recording will be available on the website. The recording will only be on the private side of the website where a member log in is required to access the recording.

Recommendation: No motion at this time; for discussion only.

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

Capital Projects Update

Workshop

Declaration

Voting Ideas