

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
APRIL 21, 2012**

**APPROVED**

**2.0 Call to Order** – President Kevin Kavanaugh called the regular monthly meeting of the Apple Canyon Lake Property Owners Association (ACLPOA) to order at 9:00 a.m. at the Apple Canyon Lake Clubhouse, Saturday, April 21, 2012.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with all the following directors in attendance: Mr. Bob Ballenger, Ms. Marge Clark, Mr. Josh Cocagne, Mr. Kevin Kavanaugh, Mr. Chuck Larsen, Ms. Debra McNamee, Mr. Rick Paulson, Mr. Duane Suits and Mr. Erin Winter. General Manager Paula Lange and Recording Secretary Dottie Gricius were in attendance.

**4.0 Record/Adopt March 17, 2012 BOD Minutes** – Marge Clark moved, Erin Winter seconded, to “Adopt the March 17, 2012 minutes as presented.” The motion carried with Josh Cocagne abstaining.

**5.0 Treasurer’s Report** – Duane Suits stated the March 31, 2012 Treasurer’s Report which covered the year-to-date numbers for the year which included a term loan made for the pool. The numbers may be adjusted when the final Honkamp report is presented – probably at the Annual Meeting in June 2012.

**6.0 Committee Reports by Board Liaison and/or Committee Chair –**

**Architectural and Environmental Control** – Jim Craig reported on a review of restricted lots and approvals. A property owner (PO) attended and expressed concerns about AECC having time to review the pool plans. He asked that each member receive a set of plans for a minimum of two weeks to review the specs for plumbing, electrical or construction-type of items. President Kavanaugh explained why he did not think that was a good idea and the AECC Chair Rick Paulson stated reasons for AECC members not to be given the plans. Marge Clark revisited that President Kavanaugh, Doug Vandigo and Paula Lange would communicate progress with the AECC, the Building Inspector and others when needed, which should be more than enough to be involved. GM Lange specified that she would not ignore PO concerns or issues and would follow up via the proper channel.

**Legal** – Marge Clark reported the Committee had not met.

**Trails** – George Drogosz reported that Saturday (4-28-12) at 9:00 a.m. volunteers, with some Maintenance included, will begin the Trail Cleanup.

**Nominating** – Duane Suits noted the Meet the Candidates session will begin after the Board Meeting. Marcy Stanger added that at the table were paper and pens to write courteous questions to the candidates.

**Campground** – Chuck Larsen stated that the Campground Committee’s Memorial Day weekend Pancake Breakfast is underway. The first thing on the agenda is the campground site plan which is comprehensive to solve some of the erosion problems.

**Rules & Regs** – Josh Cocagne stated that the committee does not meet regularly and has only four (4) active members and could use a couple more members.

**Conservation** – Erin Winter thanked Isa Magnusson for her time chairing the committee and presenting good ideas. The Geese Control Program was a success; 34 eggs were shaken.

**Pool** – Doug Vandigo reported that Wednesday (4-25-12) is the bid opening and with \$2.5 million he was sure there was anxiety. There are a number of bid alternates. No information about the plans have gone into the *Apple Core* or given to AECC because that it is not ready. Wednesday at 3:30 p.m. is the next committee meeting.

**Deer Reduction** – Jack Finley made a presentation about deer counts, what that meant, where the committee is at with the deer counts and how the count was made this year, population of the deer, the current capacity at the lake, and some suggestions the DNR has given. Handouts were given. A survey may be taken this year and the presentation synopsized at the end. Ultimately the committee will need to focus on a Maintenance Program.

**7.0 President's Report** – Kevin Kavanaugh's written report was on the meeting table and will be in the *Apple Core*. President Kavanaugh stated that Fred Pfeiffer will hold a meeting in the afternoon regarding the state of the economy and what to look for which should be interesting.

**8.0 General Manager's Report** – Paula Lange reported on staff accomplishments such as researching and writing RFPs and she listed a lot of purchases such as 16 new boat slips and campground water heaters were under budget. Also, the pool progress was noted along with the bid opening date and next pool meeting. The leash law was discussed; Security apprehends and confines stray pets. ACL members were asked to volunteer pet food for sheltered pets and if possible, a large dog house. Future activity dates were announced. ACLPOA has 145 active members and clubs such as the Garden Club, Bass Club, Men's and Ladies Golf Leagues, who volunteer time and money working on committees or working at cleanup or fundraising. She asks that if anyone recognizes one of those volunteers, to thank them for all they do for ACL. Members that are returning to the lake this spring were asked to remember the Work Order system and use it for repairs or maintenance needed. GM Lange asked those not to call Maintenance with requests; work orders can be downloaded from [www.applecanyonlake.org](http://www.applecanyonlake.org). Questions regarding the OARF and Delinquent Assessment Fees were answered and Paula read the Governing Documents and CICAA sections that authorized the charged fees. GM Lange closed thanking everyone who supported and prayed for grandson Nick.

**9.0 Property Owner Comments** – Bob Stanger commented on the NICAA Senior Services Golden Meals. It is open to all seniors (60 or older) at Stella's at downtown Stockton, M-F, 1 to 3 p.m., the cost is free or a \$3 donation. Forms at Stella's are available. He asked about the campground concrete pads; about restricted lot owners being responsible for the lot maintenance; and whether the AECC approved the golf course port-a-potty which he did not think was in the best location.

-Marcy Stanger reported on JoCarroll Energy's Annual Meeting which was well attended. HyVee catered the breakfast which was followed by the General Annual Meeting.

-Henry Doden stated that Maintenance put up signs to keep traffic from the trails but Security indicated the signs are not visible due to the stop signs. The township has not moved those to date. He named other issues: pool plans not readily available for members; the campground

septics redo; the redoing of the Cove heating ducts because of being installed incorrectly; and pool's structure access being in the wrong area (which was contested). He incorrectly believed that CICA gave members rights to ask about specific finances such as salaries.

President Kavanaugh commented: 1) that handing out pool plans is not a good idea, 2) the sign installation Henry referred to is good news, 3) finances are always shared but it is nobody's business what the General Manager earns except the Board's.

## **10.0 Old Business**

**10.1 Campground Site Plan** - President Kavanaugh read the narrative. Before discussion, Chuck Larsen moved, Josh Cocagne seconded, to "Approve the alternative campground site plan for the R&R #8057." Chuck explained what the pads were for (now 18 sites for less cost) and Josh indicated the money was previously authorized. Jim Craig stated that site 57 is now a seasonal site and site 76 needs a short wall which AECC needs to approve. Marge Clark asked what happened to the combined representation with the Campground and AECC to develop guidelines and a plan. Rick Paulson responded that Jim Craig was the liaison for the Campground and the recommendation was to hire an engineer. The Board did not see a motion. Deb McNamee detailed that since Randy Stowe engineered the trails those are in the best condition and stand up to the weather. Brian Hartlep explained engineering would not be cost effective out of the \$39K allotted. Chuck stated that between the campground and maintenance it looked like a good plan. President Kavanaugh summarized Brian Hartlep's remarks that there was a collaborative effort between years of experience in Maintenance, consultants Randy Stowe and Mike Malon, with Jo Daviess Co. Soil & Water, and the Campground Committee. Marge shared the history of the installing the Marina parking lot and asked Brian where the drawings were. Chuck stated that Maintenance created a pretty good comprehensive attack to abate the water and site washout issues. The motion carried with 6 yea votes, 2 nay votes (Bob Ballenger and Rick Paulson) and 0 abstentions. Marge qualified she would like to see from the work going forward from the previous recommendations to really look at the Campground issues and try to minimize occurrences annually.

A recess was called at 10:40 a.m. and the Board reconvened at 10:46 a.m.

## **11.0 New Business**

**11.1 Property Owner Appeal on Payment of Transfer Fee Charged in 2010** – The property owner was contacted by teleconference; he explained his situation where he was charged a \$100 transfer fee in 2010 after his deed changed. He could not find any authority backing this charge in the Bylaws and asked for that information and the number of other deed changes with that fee attached. To date he has not received that information. He believed he was exempt from the charge because of having no beneficial financial interest. President Kavanaugh asked if he received an email letter from Phil Jensen dated April 5, 2012 to which Mr. Jones stated he did not. Mr. Jones would be called back after the Board made a decision. The Board took a brief recess to Executive Session. After Executive Session, he was called back and told the appeal was denied and that GM Lange would call him on Monday, 4-23-12. Bob Ballenger motioned and Rick Paulson seconded, to "Deny the Appeal." The motion carried unanimously.

**11.2 Property Owner Appeal on Payment of Delinquent Dues Fee** - President Kavanaugh read the narrative. Duane Suits moved, Josh Cocagne seconded, to “Deny the Appeal.” The motion carried unanimously.

**11.3 Committee Changes via Motion of Consent** - President Kavanaugh read the changes. Josh Cocagne moved, Erin Winter seconded, to “Approve the committee changes as listed: To accept the resignation of Phil Janikowski as Chairperson of the Deer Committee, Greg Peterson from the Campground Committee, Isa Magsamen from the Conservation Committee; and to appoint Rosanne Brandenburg to the Recreation Committee.” The motion carried unanimously.

**11.4 Restricted Lots** - President Kavanaugh read the narrative. Marge Clark moved, Rick Paulson seconded, to “Approve the lots as listed below to be restricted. Recorded deed must be returned to Phil Jensen, ACLPOA Legal Counsel, and ACLPOA Office prior to December 31, 2012, to qualify for reduction in dues for 2013. Lots: 08-047, 10-011, 11-017, 04-092, 04-116, 04-117, 03-102.” The motion carried unanimously.

**11.5 Approve Re-Allocation of Funds** - President Kavanaugh read the narrative. Chuck Larsen moved, Erin Winter seconded, to “Approve the reallocation of R&R funds \$15,852-#8336 to #8511 for truck purchase.” With no discussion, the motion carried unanimously.

**11.6 Golf Committee’s Designated Funds** - President Kavanaugh read the narrative. Marge Clark moved and Rick Paulson seconded, to “Approve the use of \$1,500 in Golf Committee’s designated funds for the enclosure of the port-a-potty as located between holes #2 & #7.” Brian Hartlep will oversee the project. The motion carried unanimously.

**11.7 Changes to AECC Code Book** - President Kavanaugh read the narrative. Chuck Larsen moved, Bob Ballenger seconded, to “Delete line item (h) from the AECC code book on page 17, section 102.16, Lot Combination Agreement.” Marge Clark clarified the pertinent page is 18. The motion carried unanimously.

**11.8 Presentation by Ted Petitgout-EZ Docks** - President Kavanaugh offered background for this EZ Dock presentation. Ted Petitgout has leased new rental boats to ACL and a new EZ Dock is on display at the Marina to show what the docks are and capable of doing. Everyone was asked to go view the dock and evaluate it. The Association may consider purchasing this type of dock versus replacing or maintaining the wood ones; lake front owners may also consider owning these docks. EZ Docks were installed at the Galena Territory since it has the same issues with weather and water rising. The presentation will be put on the Association website. Ted Petitgout introduced Mike Serot as the IL representative. Ted gave a brief history of the molded polyurethane docks and the topics were cost, longevity, quality, design samples, and accessories. Mike explained the differences between wood and their docks which is maintenance free and extremely stable. Once a dock is purchased there is no need to pay for maintenance; however they do offer accessories which can be added to the dock system, i.e., benches, extensions, roller trays, canopies and much more. The docks are strong enough to hold up to 5,000 pounds. At the end of the presentation, questions were answered. It was

suggested that EZ may want to put a dock out on the lake where we consistently have more severe turbulence.

**11.9 Change Committee Name** - President Kavanaugh read the narrative. Josh Cocagne moved, Erin Winter seconded, to “Approve the committee change of name from Deer Reduction Archery Committee to Deer Management Committee.” Marge Clark indicated that there are numerous references to the committee’s name in the Rules & Regs, etc. which the office will need to do some housekeeping changes. The motion carried unanimously.

**11.10 Change the Committee’s Mission Statement** - President Kavanaugh read the narrative. Erin Winter moved and Chuck Larsen seconded, to “Approve the new mission statement of the Deer Management Committee as attached.” Marge Clark explained why the committee charge should not be deleted and the Mission Statement should be revised with a paragraph introducing the charge. Marge Clark moved, Bob Ballenger seconded, to “Amend the motion to include “Manage the deer population to the carrying capacity of Apple Canyon Lake POA with specific guidance and direction from the Illinois Department of Natural Resources and with adherence to the program under the Rules & Regulations of ACLPOA.” The amendment carried unanimously. The full motion reads: to “Approve the new mission statement of the Deer Management Committee as attached and to manage the deer population to the carrying capacity of Apple Canyon Lake POA with specific guidance and direction from the Illinois Department of Natural Resources and with adherence to the program under the Rules & Regulation of ACLPOA.” The motion carried unanimously.

**Adjournment** – Josh Cocagne moved to adjourn at 11:47 a.m.

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Recording Secretary Dottie Gricius

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President Kevin Kavanaugh

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Date

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Corporate Secretary Charles Larsen