

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES
JULY 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 9:01 a.m. at the Apple Canyon Lake Clubhouse, Saturday, July 21, 2012.

3.0 Pledge of Allegiance – After the Pledge of Allegiance, a quorum was present with all the 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.

President Kavanaugh announced a couple of additions to the agenda: Under New Business 11.6 Security Boat Discussion and under Other, 12.1 Tree Removal – Pool Area. Marge Clark moved, Bob Ballenger seconded, to “Add to the July 21, 2012 Agenda items as presented by President Kavanaugh.” The motion carried unanimously.

4.0 Record/Adopt June 16, 2012 BOD Minutes – Erin Winter moved, Josh Cocagne seconded, to “Adopt the June 16, 2012 minutes as presented.” The motion carried with Rick Paulson abstaining.

5.0 Treasurer’s Report – Duane Suits read and explained the June 30, 2012 Treasurer’s Report. Chuck Larsen moved, Rick Paulson seconded, to “Accept the June 30, 2012 Treasurer’s Report as presented. Marge Clark asked about the Asset Preservation Fund to which GM Lange responded that the balance came from the audit. The motion carried unanimously.

6.0 Committee Reports by Board Liaison and/or Committee Chair

Campground – Chuck Larsen announced the amount earned from the Pancake Breakfast of which some will be donated to next year’s fireworks. Plans to prevent campground washout were reviewed by Brian Hartlep, Randy Stowe and Mike Malon, Jo Daviess Soil & Water Conservation District. Culverts and berms were suggested but there are no cost estimates yet. He noted an agenda item about the cost-share skylight installation at the bath house. The Dam Advisory Report suggested hiring someone to look at enhancing the capability of the spillway; it does not meet the standard but is okay legally. Chuck stated a 2013 cost for a flow meter to monitor the seepage is in the budget for review. In the five-year plan an outlet pipe inspection is needed. President Kavanaugh suggested getting someone in soon to look at the spillway.

Budget – Duane Suits stated a meeting is scheduled for next Saturday, July 28th. Everyone is invited.

Rules & Regs – Josh Cocagne stated the committee will meet next month.

Conservation – Erin Winter stated the Lake Monitoring Committee has been revamped-both Erin and Kim Rees started the monitoring process and Rich Krasula replaced them and deserves a lot of credit. Darryle and Sharon Burmeister will now do the lake monitoring unless State funding falls through. In that case, Rich will continue doing it.

Trails – Deb McNamee met with a seed company about broadcasting perennial flower seeds for the trails to rejuvenate North Bay. Brian Hartlep is working on that within his budget. Bob Ballenger noted an issue with silt fencing.

Pool – Doug Vandigo reported that a couple of recommendations were sent to the Board; a slide water feature and a removable basketball hoop, and he answered questions about the pole that would hold the basket. He explained savings if purchased. A groundbreaking ceremony is scheduled after this meeting.

7.0 President’s Report – Kevin Kavanaugh’s filed his report which was on the meeting table and will be in the *Apple Core*. He noted two things: pray for rain and that additional hours have been approved for Security to be on the lake weekends to enforce the “no wake” rule.

8.0 General Manager’s Report – Paula Lange reported on the low lake level, weed and algae growth, and difficulty getting the weed harvester to some areas. The golf course is holding up but in a few years the irrigation system will need replacing. It is urgent that the pump house is moved. The 2013 Budget will be reviewed and then recommended for publication at the August Board meeting. Given approval it will be published in the September *Apple Core* since this is the prescribed method of delivery. Paula read the CICAA rule and explained what CICAA requires as well as time frames and what members who reject budget items could do. It will be voted upon at the October Board meeting and property owners can review it and ask questions. The water rate case still does not have an Appellate court date. It is critical that property owners review the governing documents. GM Lange clarified that Rules and Regulations are in place and she read the rule IV Boating (4) and the rule about motorized vehicles; it is the property owner’s responsibility to know the rules and operate vehicles safely on the lake and trails. The pool will close August 6th and we are working on having a streaming video on the construction of the pool will be on the website. The burn ban is still in effect and she stated that Ferrellgas is \$1.629 this year and if someone does not have a contract to shop around. Since hot temperature are forecasted, above-ground tanks may need a cool-down with a water sprinkler.

President Kavanaugh added that those who have not used their boats from their shore stations to look at this because some folks cannot get their boat off their shore stations. If the lake lowers more you can contact the office and get a temporary unused Association slip (if available).

9.0 Property Owner Comments – Fred Pfeiffer indicated that Illinois stands a good chance of more deficits due to crop failures which was not budgeted. The state will either have to raise taxes or cut spending. He stated Illinois may put this to the counties and the tax multiplier may change. Since Fred was a commodities trader he wanted people to know that this drought will have a large impact on the economy.

- President Kavanaugh suggested those that have a large freezer to stock up on meat since grain, meat and dairy will be impacted and prices will rise.

- Ron Horist asked about a permit requirement for replacing his screen on his screened-in porch. After clarification, no permit is needed but Rick Paulson explained why permits are necessary on a lot of home improvements.
- Andy Olvera stated there are not enough handicap docks and he fell into the water once and could not swim (his daughter got him out). He stressed that a lot of docks are not safe for him when bumpers or heavy waves hit his dock. One should not have to wait from March to July to get their dock.
- GM Lange indicated there are handicap accessible docks at Nixon Beach which some drive their boats over there so handicapped individuals can access their boats.
- President Kavanaugh stated that the dock slip Sub-License program is under evaluation.
- Bob Cook asserted that by the time he receives the *Apple Core* in Chicago, deadlines pass. Also, when his kids are swimming off his private dock, fishermen cast close to his dock and kids. He was concerned for his kids because hooks have torn holes into his tubes tied to his dock and asked if there could be some rule to keep people a certain distance from other people's property.
- President Kavanaugh stated that the *Apple Core* is on the web along with other information. President Kavanaugh stated he is willing to attend the next Bass Club meeting and voice this concern. People with this problem should record the boat number and give that that Security. Bob Ballenger suggested "No Trespassing" signs around his dock
- Henry Doden agreed with Rick Paulson, Chair of the AECC, that the Association only wants to protect and help homeowners, but he declared that the Association should also follow the same rules as members and follow AECC rules too. People do not follow the rules such as "No Wake" and stated many Bass Club boats do not have numbers and many do not follow stop signs on the trails. He stressed that enforcement is needed.
- President Kavanaugh responded that several citations were issued on the trails and at the lake and asked the General Manager to make notes regarding ID number violations to put on appropriate members windshields. The Association is doing things just not as fast as everyone wants.
- Rich Miranda suggested that the *Apple Core* print citations and asked to have solar warning lights on the dam. This is being done per President Kavanaugh.
- Doug Vandigo witnessed a catastrophic injury narrowly avoided at North Bay by a group of reckless boats tied together. Another boat was operating at high speed the wrong way and he explained other violations. Doug stated we all need to adjust our thinking and know that this endangers everyone. Citations are needed because enforcement is needed.

10.0 Unfinished Business

10.1 Contract for General Contractor for Pool/Bathhouse Project – President Kavanaugh read the narrative. Erin Winter moved, Duane Suits seconded, to "Approve the contract with Conlon Construction for the Capital Project – Pool/Bathhouse project." With no discussion, the motion carried unanimously.

10.2 Fencing at Marina – President Kavanaugh read the narrative. Rick Paulson moved. Chuck Larsen seconded, to "Approve the fence for the Marina area at a cost not to exceed \$7,893.60." Rick asked for a better description of the materials. The motion carried unanimously.

11.0 New Business

11.1 Committee Changes via Motion of Consent - President Kavanaugh read the changes. Marge Clark moved, Josh Cocagne seconded, "To approve the committee changes as listed: to accept resignation of George Drogosz from the Maintenance Committee, Betty Padera from the Rules & Regs Committee, Linda Kusnierz of the Recreation Committee; and to appoint Jim Craig to the Rules & Regs Committee and Darryle Burmeister to the Conservation Committee." The motion carried unanimously.

11.2 Restricted Lots – President Kavanaugh read the narrative. Marge Clark motioned and Rick Paulson seconded, to "Approve lot 09-016 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." With no discussion, the motion carried unanimously.

11.3 Apple Slide for Pool - President Kavanaugh read the narrative. Erin Winter moved, Chuck Larsen seconded, to "Approve the customized Apple slide to the kids area of the new pool at cost not to exceed \$30,550." Duane Suits moved, Marge Clark seconded, to "Amend the motion to deduct the \$2,500 credit from the original amount." The new amount on the original motion is \$28,050. Doug Vandigo explained thoroughly everything about the slide which included the preliminary rendering which could be changed. No fees have been paid. Chair Kavanaugh assumed there would be age-use signs for the water features; areas of the pool where little ones and adults could swim. The slide should be appropriate for ages up to 12. The amended motion that reads: to "Approve the customized Apple slide to the kid's area of the new pool at cost not to exceed \$28,050" carried unanimously.

11.4 Basketball Hoop for Pool - President Kavanaugh read the narrative. Deb McNamee motioned and Josh Cocagne seconded, to "Approve the addition of the basketball hoop to the new pool at a cost not to exceed \$3,000." Questions were answered about where it would go, depth of water and how the pole would be cushioned." The motion carried unanimously.

11.5 Approve the Purchase of Two Electronic Skylights for the Campground Bathhouse - President Kavanaugh read the narrative. Chuck Larsen moved, Bob Ballenger seconded, to "Approve the two electronic skylights for the Campground bathhouse. One-half of the cost will be from the Campground Designated funds for \$1,485.49." Chuck indicated that humidity and heat has been a problem and maintenance would install the skylights. The exhaust system in place is inadequate and the existing skylights are inoperable. The ones discussed can be opened by remote, would automatically close if raining and would be over the shower area to draw-out humidity. Rick Paulson did not think these would eliminate the problem and thought the exhaust system should be upgraded. After questions were answered, the motion carried with two nay votes by Bob Ballenger and Rick Paulson.

11.6 Security Boat - President Kavanaugh read the narrative. Chuck Larsen motioned and Erin Winter seconded, to "Approve the additional \$10,224 for the purchase of the security boat." Josh Cocagne noted: \$25,000 has already been budgeted. He found it hard to believe that a

boat could not be found for \$25,000 but Erin Winter explained the special specifications called for with the 21 foot boat with at 115 motor. President Kavanaugh suggested purchasing a used motor with a warranty for the current boat. After discussion the motion failed with one yea vote from Erin Winter.

12.0 Other

12.1 Pool Area Tree Removal - President Kavanaugh read the narrative. Deb McNamee moved, Erin Winter seconded, to “Removed the arborvitae and selected others from the area of the pool.” GM Lange explained which trees should be removed sat grade level – just to cut them to see the view and be able to put up a fence. There is a large willow that may need to come out too so the equipment can come to the area to begin digging for the pool. Erin and Deb will see what it looks like when the arborvitae are removed and decide on the spot whether other trees should come out. The motion carried unanimously.

Adjournment – Josh Cocagne moved, Erin Winter seconded, to “Adjourn at 11:06 a.m.”

Recording Secretary Dottie Gricius

President Kevin Kavanaugh

Date

Corporate Secretary Josh Cocagne