

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES
OCTOBER 20, 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 9:03 a.m. at the Apple Canyon Lake Clubhouse, Saturday, October 20, 2012.

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

After the Pledge of Allegiance, President Kavanaugh announced that GM Lange was recuperating from an operation and both Debra and Duane had previous engagements.

4.0 Record/Adopt September 15, 2012 BOD Minutes – Erin Winter moved, Marge Clark seconded, to “Adopt the September 15, 2012 Minutes as presented.” The motion carried unanimously.

5.0 Treasurer’s Report – Due to Duane Suits’ absence, President Kevin Kavanaugh read the September 30, 2012 Treasurer’s Report. Marge Clark motioned and Josh Cocagne seconded to “Accept the September 30, 2012 Treasurer’s Report as presented.” The motion carried unanimously.

6.0 Committee Reports

AECC – No report.

Campground – Chuck Larsen stated that tonight is Halloween Trick-or-Treat at the Campground. He reported that someone is stuffing the toilets with toilet paper and paper towels which could cause damage to the septic system. Help is needed to find out who is doing this. Campground improvements are underway with the culverts in place. He was elected chairman of the Long Range Planning Committee at the meeting that he attended. Their next meeting is November 17.

Rules & Regulations – Josh Cocagne reported the Committee did not meet, as the meeting did not have a quorum. Due to time restrictions, items that the Committee did not review will be addressed at this Board meeting. The next Rules & Regs meeting is scheduled for the second Saturday in November.

Conservation – Erin Winter was not at the meeting, but Rich Krasula reported there was no quorum.

Legal – No report.

7.0 President’s Report – Kevin Kavanaugh reported that the Nominating Committee held their meeting which Rich Miranda chaired. The Committee is looking for volunteers to throw their

name in the ring for next year. Three Board members' terms will expire in June so at least five candidates are needed. Diversity is always something needed – part-timers, campers, full timers. Applications for Candidacy are available at the office or from Rich Miranda.

8.0 General Manager's Report – The General Manager's report will be published in the *Apple Core*.

9.0 Property Owner Comments – Marcy Stanger reported on JoCarroll Energy.

-Henry Doden perceived a number of infractions being made such as across the way from him at Presidents. A year ago someone was turned down for a permit to install steps on the greenway. On his boat, Henry saw steps there that look like railroad ties. Also, Sproule was to make two boat paths for \$10K at Presidents Bay but that still has railroad tie steps there. He stated that a lot is going on that is not being checked. He mentioned other areas such as at Constitution; erosion is beginning and the area has all weeds and very little grass.

-Brian Hartlep stated that the railroad ties were not part of the scope of work; somebody discarded those there. He explained that the other steps Henry mentioned (that looked like railroad ties) are actually approved treated timbers. The Constitution area was seeded and the dam was closed out with approval from the Soil and Water Conservation District. Winchester is in progress awaiting approval for a cost-share. There is no violation. Brian wished Henry would come to him before bringing these issues to the Board as this would save time.

-Jim Craig noticed that the boat ramps are not in useable shape now and asked if he should go to Nixon Beach to get his boat out. Yes – that information is on the website and posted at the launch.

-Gary Bartell referred to page 6 of the *Apple Core* about the boat license slip and transferrable docks. He asked if this is what is on today's Agenda. He is sensitive to the issue of transferrable docks Megan Shamp reminded him of the purple-colored form he filled out earlier this year; that is what the Board Minutes referred to.

-Henry Doden offered a suggestion about the stuffed toilets at the campground. He recommended a camera be placed at the entry to record use of the bathhouse.

-Jim Craig suggested using a swipe card to tell the administration who was there.

-Rick Schaschwary asked about the watershed project at the Campground and the status of the retaining wall. His fire pit area is only 26 ft. from his neighbor and is in an erosion area which puts him at a disadvantage. The fire pit is at the bottom of a slope where his parents find difficult to get to and Brian Hartlep slipped when checking that area. To have the fire pit on the south side of his camper just will not work. Rich believed a retaining wall will still be needed and that was in the first plan, but that plan was changed in a closed door meeting.

-Kevin Kavanaugh responded that nothing has been decided or done behind closed doors. There have been several conversations on erosion. This Board made the decision to get experts involved. He agrees that a fire pit is integral to camping and encouraged Rich to work with Brian on some compromise that fits everyone's needs. The Association does not want more retaining walls. It also wants to meet the needs of everyone at the campground and unfortunately that may not work for some.

-Brian explained the confusion: the professionals thought the rock wall was a necessity but thought the Board did not want it based on a cost factor. The third waterway indicated a rock wall will be needed. Brian stated the retaining wall was budgeted and approved by the Board.

-Marge Clark and most Directors received that memo stating that the original plan would be used. Chuck did not receive that memo. The retaining wall is included in that plan and will be built.

10.0 Unfinished Business

10.1 Adopt the 2013 Operating Budget, R&R Budget and Fee Schedule - President Kavanaugh read the narrative. Marge Clark moved (to add an “s” to schedule) and Bob Ballenger seconded, to “Adopt the 2013 Operating Budget, R&R Budget and the Fee Schedules.” The motion carried unanimously.

11.0 New Business

11.1 Committee Changes Via Motion of Consent - President Kavanaugh read the narrative. Rick Paulson moved, Josh Cocagne seconded, to “Approve the Committee Changes as listed: to accept the resignation of Tim Reese from the Maintenance Committee.” The motion carried unanimously.

11.2 Restricted Lots - President Kavanaugh read the narrative. Bob Ballenger moved, Rick Paulson seconded, to “Allow Lots 09-52 and 07-209 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.” The motion carried unanimously.

11.3 Amenity Tag Program - President Kavanaugh read the narrative. This has not been reviewed by Rules and Regs because their meeting was cancelled. Rick Paulson motioned and Erin Winter seconded, to “Approve the Amenity Tag Rules and Regulations as written”. It was suggested to add “snowmobiles” to the list of vehicles wearing the tag is necessary. This will replace the current Guest Pass Policy. References to “Guest Pass(es)” in the Governing Documents will be replaced with “Amenity Tag(s).” Josh stated concern about wearing pins at the beach or pool for fear of kids losing the tags and asked if the tags could be pinned to something like a pool bag. President Kavanaugh responded that this had previously been discussed. The main reasoning is to limit Security’s interaction with people. By displaying the tag, Security will know a person is entitled to be at the beach or the pool. The color of the tag will change every year. Mark Gabel, Security Chief, stated this was identical to the policy from where he worked before. Jim Craig suggested not accepting this before this goes to Rules and Regs first. In order to get the tags in 2013, this needs to be voted on now. This program was discussed at length during previous Budget meetings. The motion carried unanimously.

11.4 Approve Foreclosure or Liens on Association Lots - President Kavanaugh read the narrative. Marge Clark moved, Chuck Larsen seconded, to “Approve foreclosure on the liens on ACL lots as identified on the attached list.” Rick Paulson at first voted nay and President Kavanaugh then voted yea to make the vote 4+1 to 2 nay votes. After discussion on *Robert’s Rules*, the vote changed to 5 to 1, nay vote from Bob Ballenger. The motion carried.

11.5 Approve Memorial - Josh Cocagne moved, Erin Winter seconded, to “Remove this item from the agenda.” The motion carried unanimously.

11.6 Boat Slip Assignments - President Kavanaugh read the narrative. Chuck Larsen moved, Rick Paulson seconded, to “Approve the attached changes to the Operational Programs and Procedures.” Megan Shamp read and explained the proposed changes to the programs and procedures. Marge Clark offered a change to number 2 of the Notification Procedures by inserting “by phone, email, letter, or in person” after the word “respond.” President Kavanaugh stated that most of this is due to the Sub-License program. The motion carried unanimously.

11.7 Campground - President Kavanaugh read the narrative Chuck Larsen moved, Marge Clark seconded, to “Approve the change to the Campground Rules and Regulations as written in Section A. General Rules, #10, c.: Reservations may not exceed four (4) weeks and may be renewable if site is available.” Rules and Regs did not have a chance to look at this policy change and Josh asked why this change from “two weeks” was needed, to which Chuck Larsen responded that the idea behind this is that every week except the three major holiday weeks there are empty sites at the campground. ACL has 50-some people on the waiting list looking for a permanent site and this would allow some people to come in and stay for a month if they could. Jim Craig explained the advantages to renters. Ron Carpenter described how this could tie up a site. On the other hand, a person could only have one reservation which means if a person reserved a site on June 2 for July and then tried to reserve that site on July 1 for August, that site may have been reserved by someone else. Marge asked whether four week rentals could in essence turn a site into a permanent site. The motion failed with no yeas, 5 nays by Marge, Josh, Chuck, Bob and Rick and 1 abstention by Erin.

11.8 Scope of Services - President Kavanaugh read the narrative. Chuck Larsen motioned and Bob Ballenger seconded, to “Approve the performance of beginning phases of the scope of services (Steps 1 and 2 and extras where applicable) with Planning Resources, Inc. at a cost not to exceed \$10,000 to come from the 2012 Budget.” Chuck could not give an overview of the \$10K and steps 1 and 2 came to approximately \$5K. Marge could not recall approval to go with an outside consultant. Rick Paulson wanted to see RFPs from other firms. Joe Forman stated Planning Resources, Inc. did the original one and if another consulting firm was used, everything would have to start from square one. The Committee came up with \$10K from the \$5K for step 1 and 2 and added an extra \$5K for any extra that would come up. Marge noted the cost for the 2005 plan was \$55K. Megan went to locate the motion card with the Long Range Planning Committee’s charge.

A recess was called at 10:43 a.m. and the meeting resumed at 10:50 a.m.

Bob Ballenger and Chuck Larsen withdrew the motion. Bob Ballenger moved, Erin Winters seconded, to “Table the Motion.” The motion carried unanimously. This was to be sent back to the Committee.

Adjournment – Josh Cocagne moved to adjourn at 10:55 a.m. Motion carried.

Recording Secretary Dottie Gricius

President Kevin Kavanaugh

Date

Corporate Secretary Josh Cocagne