

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 17, 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, November 17, 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. Duane Suits. Mr. Erin Winter was absent. General Manager Paula Lange and Recording Secretary Dottie Gricius were in attendance.

4.0 Record/Adopt October 20, 2012 BOD Minutes – Rick Paulson moved, Bob Ballenger seconded, to “Adopt the October 20, 2012 Minutes as presented.” The motion carried with one abstention from Duane Suits.

5.0 Treasurer’s Report – Duane Suits gave his report for the month of October. Marge Clark motioned and Chuck Larsen seconded to “Accept the October 31, 2012 Treasurer’s Report as presented.” The motion carried unanimously.

6.0 Committee Reports

AECC – Rick Paulson reported that AECC approved one large addition to a house which was subject to the county health department’s acceptance of the existing septic tank and whether that tank would match up with the house addition. A lot combination was approved.

Campground – Chuck Larsen stated that the committee will meet in March 2013.

Long Range Planning– Chuck Larsen reported the committee met last month. Two items are on the agenda today.

Legal – Marge Clark stated the committee has not met so there was nothing to report.

Rules & Regulations – Josh Cocagne stated that Rules and Regs met and discussed trail speed limits, grass height restrictions, and clarification on the number of people allowed on an ATV. The only motion made was on grass height restriction which is not on the agenda today but should be on the next meeting. The committee will continue to discuss trail speed limits and restrictions to the number of people allowed on an ATV on the next meeting, January 12th.

Trails – Deb McNamee was out of town and had to miss the last meeting. A major cleanup of the trails close to the Marina was excellent.

Nominating – Rich Miranda stated the committee is starting to look for members who would like to run for a Board of Directors position. Forms are right outside the Office door. If any member knows of someone that would be good for the Board, let Rich know.

Conservation – In the absence of Erin Winter, Kevin Kavanaugh read his report. The Lake Monitoring Committee report showed a consistent lake temperature and oxygen below 30 feet indicating the lake is turning over. The committee made a motion about a recommendation to the

lake manager to have water level gages installed for emergencies and lake monitoring purposes. A plan is being made to restore the greenway on south side of the Marina and fish stocking was completed. The next meeting will be February 2nd.

AECC – Chair Paulson added that there was also a variation on an addition where the garage has a double level: one for autos and the other for storage.

7.0 President’s Report – Everyone was bid safe and prosperous holidays and he echoed Rich Miranda’s request for Board candidates. Kevin explained the satisfaction of steering the Board to the future and he encouraged members to do what is necessary to join the Board. The President’s Report will be in the *Apple Core*.

8.0 General Manager’s Report – Paula Lange wrote a report which will be in the *Apple Core*. She reminded everyone that there is a payment plan available for dues and assessments. She noted a water increase has been filed with the Illinois Commerce Commission in addition to the one held in the Appellate Court. She gave a huge thank you to the office staff, senior staff, and all of the managers for doing a phenomenal job with of the extraordinary amount of work this year. She also thanked everyone for the good wishes for her grandson and herself during this difficult year.

9.0 Property Owner Comments – Henry Doden stated the Association does not seem to do competitive bidding. The job of removing material from behind the silt curtain (Presidents Bay) seems to have finished. Soil & Water said there should be a minimum of 2200 cubic yards of material removed. By his calculations, Henry did not think that much was removed and wondered if Soil & Water would check. He at an earlier meeting brought up the subject of the house on Mustang Lane about a driveway extending beyond the lot line; Henry disagreed with Brian Hartlep.

-Ron Moore stated the lake has a muskrat problem and described the expensive damage they are making by chewing rubber on boats. He asked the Board to approve trapping of muskrats.

-President Kavanaugh explained that trapping beaver is currently taking place and stated the Board should consider adding muskrats to the list.

-President Kavanaugh added that there was a house that was burglarized where weapons were taken along with a television. There were a number of homes in the Territory robbed as well.

President Kavanaugh made changes to the agenda. The first was 11.4 Pool Furniture, he asked to change the motion read “Approve the purchase of new pool furniture from Contract Furnishings at a cost not to exceed \$17,000 from the R & R Fund” (not the Operating Contingency Fund). The second change to the agenda was to add item 11.8 under New Business with the motion: Cancel the December Board Meeting. Josh Cocagne moved, Chuck Larsen seconded, to “Approve the change and addition listed above.” The motion carried unanimously.

10.0 Unfinished Business

10.1 Memorial Pavilion Fundraising Campaign - President Kavanaugh encouraged members to look at the rendering of the pavilion. Josh Cocagne moved, Chuck Larsen seconded, to “Approve the Memorial Pavilion Fundraising.” Questions included a cost estimate, objectives in terms of amount needed and cost for bid documents. Cindy Carton stated that based on the motion at the last meeting, the Board just wanted conceptual drawings. Since specific

information is now needed, Brian Hartlep and she could get the specific information but that was not what the Board asked for. All that Cindy wanted was a vote on the fundraising to start. There will not be a December meeting and by January there could be certified plans presented since there is money available. The motion carried unanimously.

10.2 Long Range Planning Committee Request to Retain Planning Resources, Inc. -

President Kavanaugh read the narrative. Chuck Larsen moved, Duane Suits seconded, to “Approve the motion to retain Planning Resources, Inc. at a cost not to exceed \$21,157.50.” The motion carried unanimously.

10.3 Long Range Planning Committee Funds - President Kavanaugh read the narrative. Rick Paulson moved, Chuck Larsen seconded, to “Approve the funds (\$5,841.25) for the Long-Range Planning Committee to begin their work with Planning Resources, Inc. in 2012. Funds from the 2012 Contingency Fund.” The motion carried unanimously.

11.0 New Business

11.1 Committee Changes Via Motion of Consent - President Kavanaugh read the narrative. Marge Clark moved, Chuck Larsen seconded, to “Approve the Committee Changes as listed: to accept the resignation of Laura Turek, Shirley Moore, and Pat Volpert from the Recreation Committee effective December 31, 2012; and to appoint Mike Harris and Dane Curtis to the Rules & Regulations Committee, Charles Larsen as Chair of the LRP Committee, Tim Johnson as Vice Chair of the LRP Committee, Duane Suits as Secretary of the LRP Committee, Rich Miranda as Chair of the Appeals Board, and Ron Beckel as Vice Chair of the Appeals Board.” The motion carried unanimously. Marge Clark stated that a debt of gratitude is owed to Laura, Shirley and Pat for the years and hours they have put into the Recreation Committee.

11.2 Farm Lease - President Kavanaugh read the narrative. Duane Suits moved, Rick Paulson seconded, to “Approve the Farm Lease to Rodney and Carol Ann Wurm for three years.” This amount is consistent with leases in the area. The motion carried unanimously.

11.3 Cove Lease - President Kavanaugh read the narrative. Bob Ballenger moved, Marge Clark seconded, to “Approve the Cove Lease Agreement for an additional two years (March 15, 2016).” President Kavanaugh stated that this is a significant accomplishment to have an agreement renewed in these economic times and shows the commitment to the partnership.

11.4 Pool Furniture - President Kavanaugh read the narrative. Chuck Larsen moved, Rick Paulson seconded, to “Approve the purchase of new pool furniture from Contract Furnishings at a cost not to exceed \$17,000 from the Contingency Fund.” After questions were answered about a warranty, shipping costs, the differences between Contract Furnishings and Leisure Creations (which is the furniture the pool has had for years) and correct fund (R & R). Marge Clark moved, Josh Cocagne seconded, to “Amend the motion to replace ‘Contract Furnishings’ with ‘Leisure Creations’ and to amend the cost not to exceed ‘\$17,500’. The amended motion reads: “To approve the purchase of new pool furniture from Leisure Creations at a cost not to exceed \$17,500 from the R & R Fund.” The motion carried unanimously.

11.5 Senior Exemptions - President Kavanaugh read the narrative. Chuck Larsen moved, Marge Clark seconded, to “Approve the ACLPOA Annual applications for Senior Exemption – 2013 for the lots on the attached list.” The motion carried unanimously.

11.6 Restricted Lots - President Kavanaugh read the narrative. Bob Ballenger moved, Chuck Larsen seconded, to “Allow lots 11-157, 05-137, 05-132, 13-054 and 12-186 to be Restricted. Recorded deed must be returned to Phil Jensen, ACLPOA Counsel and ACLPOA Office prior to December 31, 2012 to qualify for reduction in dues for 2013.” The motion carried unanimously.

11.7 Lot Combination - President Kavanaugh read the narrative. Rick Paulson moved, Chuck Larsen seconded, to “Approve the lot combination for lot 13A19 with 13-017 and 13-018.” The motion carried unanimously.

11.8 December 2012 Board Meeting - Josh Cocagne moved, Bob Ballenger seconded, to “Cancel December Board Meeting.” The motion carried unanimously.

12.0 Other – There was no other business.

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