

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 20, 2013**

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 20, 2013.

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, Mr. Duane Suits, and Mr. Erin Winter. Ms. Debra McNamee was absent. General Manager Paula Lange and Recording Secretary Kande Haertel were also in attendance.

President Kavanaugh requested the following changes to the agenda with the addition of 11.5 and 12.1. Rick Paulson moved, Chuck Larsen seconded, to “Approve the additions listed above.” The motion carried with Josh Cocagne abstaining.

4.0 Record/Adopt March 16, 2013, BOD Minutes – Erin Winter moved, Chuck Larsen seconded, to “Adopt the March 16, 2013 Minutes as presented.” President Kavanaugh requested a wording change to Item 12.1, to reverse the order of the words aggregate electricity to electricity aggregate, which was made. The motion carried with Josh Cocagne abstaining.

5.0 Treasurer’s Report – Duane Suits gave his report for the month of April. Marge Clark motioned and Rick Paulson seconded to “Accept the April Treasurer’s Report as presented.” He noted that these statements are still preliminary because we are waiting for the completed audited financial statements, which may contain adjustments. His narrative indicates all of the variances. Of significance is that registration expenses are under budget because we are not purchasing a key card access system, which was budgeted but will use amenity tags this year. He noted that a new SUV was purchased during the month. The motion carried unanimously.

6.0 Committee Reports

AECC – Rick Paulson reported that AECC did not meet. They continue to work on revising the building code and possible Covenant changes regarding garages.

Campground – Chuck Larsen stated that the committee will be meeting today at 2:00 pm. There will be a pancake breakfast on Sunday, May 26th from 8:00 to 12:00 am. On May 11th, there will be an open campers meeting to ascertain what future plans they would like to see for the campground.

Long Range Planning – Chuck Larsen reported that the committee met in April. They are in the process of making the final revisions to the survey that was used to create the 2005 Master Plan. The survey will appear in the May *Apple Core* and will be available electronically to those property owners who have provided their email addresses. They are working with Planning Resources, who is the firm that created the 2005 Master Plan. Planning Resources will also be here to make a presentation at the Annual Meeting. The purpose of the survey is to begin the process of

updating and modernizing the old long range plan. Following there will a question and answer session on the master planning process.

Chuck Larsen also reported that the Dam Advisory Panel will meet in May.

Legal – Marge Clark stated that committee had not met so there was no report.

Budget – Duane Suits reported that the first budget meeting for the 2014 budget has been set for May 4th at 10:00 am. This is an open meeting and all are encouraged to attend to learn about how the budget for the coming year is developed. Participation is encouraged.

Rules & Regulations – Josh Cocagne stated no meeting this month. They may meet next month on May 11th, but the date is not yet set.

Trails – Deb McNamee was absent so there was no report.

Nominating – President Kavanaugh reminded everyone that the Meet the Candidates forum is after this Board meeting at 11:00 am.

Conservation – Erin Winter reported the committee met on April 6th. Goose patrol was delayed due to weather and has been rescheduled for April 23rd. Saturday April 27th is the annual clean up beginning at Nixon Beach, with April 28th set as a rain date. We are still seeking volunteers for the clean up.

7.0 President's Report – President Kavanaugh reported that it has been a long, long winter for full time residents. The Pro Shop being open was a real attraction to break up the bleakness. All of the amenities will open when it is possible. The trails are closed because of the weather. He noted the lake conditions flags of yellow meaning no wake and red meaning that the lake is closed. The goal is to open the amenities when they are ready to be open, not before, to avoid damage to the amenity and for personal safety.

8.0 General Manager's Report – Paula Lange wrote a report which will be in the *Apple Core*. The pool is behind schedule, mainly because of the road closures that do not allow work to continue. Unfortunately because the pool work is now 6 weeks behind, it will not be open for Memorial Day. It is hoped that the roads will be unposted on April 24th. We are working to have the job done right, not rushed simply to meet an arbitrary deadline. We are still working on second water rate increase, there are no further developments. Campground is fully open with some grass protection caveats. We are evaluating the golf course on a day-to-day basis and it will perhaps open to walking tomorrow. It is still very wet. Information regarding the golf course will be on the hotline. The new survey has already been discussed, but you should also know that if you paid the OARF and turn in a survey with your personal information, you will be eligible for prizes that will be awarded in August.

9.0 Property Owner Comments – Joe Harrison, 3A166 – He stated that he lives elsewhere during the winter. While he was opening three months of mail, he found an invoice on pink paper that was apparently for non-payment for property owner dues. Mr. Harrison felt this was a waste of money and not good public relations. The mailing was sent in February to remind people to pay by March 1 and Mr. Harrison pays his dues by ACH.
Mike Deneen, Sr., 15A202 – He was concerned about a change in his son's boat slip. The current assignment will remain until a slip closer to the desired location becomes available.

Fred Pfeiffer, 3A14 - He gave an explanation of what happened to spring based on ocean warming and the effects of climate change. Because of this, he stated that extremes are going to continue and that the computer models indicate we are going to have a very hot summer.

Henry Doden, 13A129 – He feels that the trail system needs to be crowned in order to avoid rutting and should be graded as soon as possible. He showed photos to the Board of areas he felt need various types of maintenance.

Nancy Winter, 5A62 – She noted that the Garden Club will have a bake sale after the Meet the Candidates forum. She also requested people consider being part of the garden walk next year. The Garden Club has adopted islands around the lake to showcase them this year.

10.0 Unfinished Business – None.

11.0 New Business

11.1 Committee Changes Via Motion of Consent - President Kavanaugh read the narrative: “To appoint Tim Reese as Chair of the Golf Committee; and to accept the resignation of Tim Johnson from the Trails Committee and Julienne Strasser from the Recreation Committee.” Chuck Larsen moved, Josh Cocagne seconded, to “Approve the Committee Changes as listed above.” The motion carried unanimously.

11.2 Restricted Lots – President Kavanaugh read the narrative. Bob Ballenger moved, Erin Winter seconded, to “allow lots 07-102 and 05-076 to be restricted. Recorded deed must be returned to Phil Jensen, ACLPOA legal counsel, and ACLPOA office prior to December 01, 2013 to qualify for reduction in dues for 2014.” The motion carried unanimously.

11.3 - Restricted Lot Application Previously Denied – President Kavanaugh read the narrative. Chuck Larsen moved, Duane Suits seconded, to “rescind the motion made as part of the electronic vote taken on December 9, 2011 and ratified on January 28, 2012. Original motion was “to deny the request to restrict the two lots listed above (which were 13-126 and 03-025).” Bob Ballenger stated that the detail in the current photos shows what he considers to be a patio and questioned whether or not a permit was issued to build a patio because, to him, it definitely appeared to be a structure. Josh Cocagne questioned whether this was over 62 sq. ft., because if it was then a permit should have been issued. Brian Hartlep stated that “any landscaping project that disrupted the soil” requires a permit. Josh Cocagne stated that the 62 sq. ft. is in code book and questioned whether the patio existed prior to Mr. Ford purchasing the property. Brian Hartlep stated that the file did not show anything about building this structure. Chuck Larsen stated that, to him, this appears to be a structure and looks like a place to have a party and that he agreed with Bob Ballenger. Marge Clark stated that she believes that the definition of a structure is defined in the Covenants, and that this is clearly a structure by that definition. Erin Winter read the definition of a structure from the Covenants. President Kavanaugh called for a roll call vote to rescind the motion ratified on January 28, 2012. Board members Ballenger, Clark, Cocagne, Paulson, and Winter voted nay. Members Larsen and Suits voted yes. The motion to rescind the motion failed.

11.4 – Memorial Request -- President Kavanaugh read the narrative and the Golf Committee’s motion. Bob Ballenger moved, Rick Paulson seconded, to “approve the Massingill Memorial and

use of the golf course designated funds for the amount over (\$1,100) the \$1,000 Massingill donation. The total cost of the project will not exceed \$2,100.” The motion carried unanimously.

11.5 Changes To Rules And Regulations - President Kavanaugh read the narrative. Chuck Larsen moved, Erin Winter seconded, to “Approve the changes to the rules and regulations as attached, to include the re-numbering of sections.” The motion carried unanimously.

12.0 Other

12.1 – Contract 2013 - President Kavanaugh read the recommended motion, which was to “Approve the contract with Galena Port-A-Potty for the year 2013. The contract is the same as 2012. Bob Ballenger moved, with a second from Erin Winter, to vote on the subject contract. The motion passed unanimously.

Adjournment – Josh Cocagne moved to recess this portion of the meeting at 9:45 a.m. The Board will recess until after Meet the Candidates Forum and will then continue in Executive Session. The motion carried.

Call to Order- Meeting was called to order by President Kavanaugh at 12:05 p.m. and immediately recessed to Executive Session.

Adjournment - With no further business the meeting was adjourned at 12:47 p.m. by President Kavanaugh.

Recording Secretary Kande Haertel

President Kevin Kavanaugh

Date

Corporate Secretary Josh Cocagne