

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 21, 2014**

**APPROVED**

**2.0 Call to Order** – President Deb McNamee called the regular monthly meeting of the Apple Canyon Lake Property Owners Association (ACLPOA) to order at 9:00 a.m., Saturday, June 21, 2014.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Mr. Josh Cocagne, Mr. Mike Harris, Ms. Marge Clark, Mr. Erin Winter, Mr. Chuck Larsen, Mr. Bob Ballenger, and Mr. Rick Paulson. Mr. Kevin Kavanaugh was absent. Operations Director Tim Ridder and Acting Recording Secretary Megan Shamp were also in attendance.

**4.0 Record/Adopt May 17, 2014 Minutes** - Erin Winter moved, Mike Harris seconded, to “Adopt the May 17, 2014 Board Minutes as presented.” The motion carried with an abstention from Marge Clark.

**5.0 Committee Reports**

**Trails** – Mike Harris reported the committee did not meet in May due to the holiday, but will meet next weekend.

**Conservation** – Erin Winter reported the committee meets the first Saturday of each month. He reported that Roger Higgs provided an assessment of North Bay project which will be reviewed with Mike Malon. Different types of fish cribs are being discussed. Garlic Mustard is getting out of control and needs to be seriously addressed.

**Campground** – Chuck Larsen reported the Pancake Breakfast was once again a success; about \$1,700 was raised for their Designated Funds.

**Long Range Planning** – Chuck reported the committee is still on hold pending Board direction.

**Dam Advisory Panel** – Chuck reported the panel met after the May Board Meeting and came up with several budget recommendations, namely the outlet pipe inspection and possibly increasing spillway capacity.

**Rules & Regulations** – Josh Cocagne reported the administration will review the Rules and Policies, Procedures, etc. and report back to the committee. AECC and the Campground Task Force are also reviewing their sections of the Rules & Regs. The hope is to have everything completed by fall, to go in effect January 1.

**AECC** – Rick Paulson reported the committee met the first Saturday of the month and approved several projects, the three major ones being a deck/dock at the shoreline, addition, and a covered porch/deck.

**Budget** – Marge Clark announced that the meeting scheduled for today has been cancelled pending input from the Board of Directors. She is awaiting consensus on the next meeting date from the other members, but expects to meet after the July Board meeting.

**Legal** – Marge reported that the Legal Committee has not met.

**6.0 Operations Director's Report** – Tim Ridder explained that the Board present did not include the three new members elected at the Annual Meeting due to the fact that one of the candidates has requested a recount of the votes cast in the election. The Covenants and CICAA state that until the new Board members are seated, the previous Board members remain on the Board. In reference to Marge's statements, he needs the Board's direction and believes the new Board members should have a say in the 2015 Budget. He provided an update on the amenity closures related to the heavy rains. The lake was opened to no wake last night after being closed. Nixon Beach will be re-evaluated today. The trails will remain closed; if the rain holds off the crew will work on repairs next week. Property Owners were reminded to observe restrictions and closings, there is no tolerance for boating above no-wake speed or for driving on closed trails.

### **7.0 Property Owner's Comments**

Edie Petelle, 11-209, brought to the Board's attention that property owners are selling their Amenity Tags online. She believes that 10 tags is too many and something needs to be done to curb this.

Hans Bender, 14-058, commented that grass is not being kept up after the area along the dam was cleared and cleaned up last fall. If we are going to do work, we need to keep it up afterwards.

Rich Miranda, 14-008, agrees with Edie about Amenity Tags. He volunteers to participate on a group if one is formed to look at the Amenity Tags. Edie Petelle would also volunteer.

Ron Moore, 09-188, disagreed with the decision that property owners could not fish from their own property or the shoreline while the lake was closed. He asked what the logic was behind this. Tim Ridder responded that we have had issues with docks breaking free and also, the flooding pushes debris up on the shoreline. If someone were to fall in, Security would have to risk their own safety to respond in no-wake conditions. He made the decision that if the lake is closed, it should be closed to all activities. Deb McNamee believes that we shouldn't worry so much about the potential liability and should do everything we can to keep amenities open. To Bob Ballenger's question, Tim confirmed that fishing was not allowed from private property, as all lake activities were closed. Deb encouraged Tim to do everything he could to have the trails open by next weekend.

Henry Doden, 13-129, noted that a lot of trash was left on a trails worksite and needs to be cleaned up. He asked why no one knew about the rip rap project until it was complete. Rip Rap has been done there before and washed into the lake; other options need to be looked at. He noted that the steps at the end of the parking lot are still in bad shape; he has brought this up three or four times and it hasn't been fixed. If it isn't fixed next week he is going to send a picture to our insurance company.

Fred Pfeiffer, 03-014, spoke about issues with the number of people retiring in the United States in the next few years and also provided his thoughts on weather patterns. He expects that this fall things will turn around but the next few months will remain cooler than normal and very wet.

John Asta, 08-056, inquired about the Board's procedure for responding to comments and complaints made by property owners. He questioned whether someone on the Board should take ownership for the problem and follow through to make sure it is taken care of. He felt that other property owners were treated rudely when their comments were not acknowledged. Deb's expectation is that the Operations Director would evaluate and take care of any issues. Tim noted

that a Work Order system is in place and we are working to respond to these requests more quickly than has been done in the past.

Ron Carpenter, 11-247, noted that several years ago if something was brought to the Board of Directors it was answered then and there or addressed at the next Board meeting. Marge Clark noted that in 2007 and 2008 this information was also published in *The Apple Core*.

**8.0 Consent Agenda** – Marge Clark requested that item 8.4 Purchase of Pilot Boat Docks be removed from the consent agenda. Bob Ballenger made the same request for item 8.2 Approve Irrigation System. Josh Cocagne moved, Mike Harris seconded, to approve the consent agenda items Committee Changes, “to approve the appointment of Cindy Cisek to the Budget/Audit Committee, and Cindy Finley and Greg Smith to the Golf Committee; and to approve the resignation of Wes Cocagne from the AECC effective immediately and Rick Paulson from the AECC effective July 1, 2014.”; Board Member resignation, and Board of Directors Election ballot recount. The motion carried unanimously.

## **10.0 New Business**

**10.1 Irrigation System** – Henry Doden questioned why AECC had not reviewed the irrigation system or the rip rap at Winchester Bay. Rick Paulson’s recollection is that the irrigation system was approved along with the pump house. Tim provided a quick explanation about the improvements made to the project and the cost savings. The plan that was approved via electronic vote is nearly \$150k under budget. Additionally, because of the savings, the Association will not be taking out financing to pay for the project, freeing up money in future years that can be applied to other R & R projects. Henry also questioned several installation details in the contract which were clarified by Chuck Larsen. Bob Ballenger motioned, seconded by Rick Paulson, to ratify the electronic vote on the irrigation system. The motion carried unanimously.

**10.2 Purchase of Pilot Boat Docks** – Josh Cocagne and others noted that they are not a fan of these types of docks, but at one point we looked at replacing all the wooden docks and this purchase will give us a long term test dock. Marge noted that this replacement is built into the Reserve Study and the Board will have to take into consideration priorities with the R & R. Many people noted that to get a real idea of how the docks will hold up, they need to be moved to the main body of the lake. Ron Carpenter felt that the dock replacement in the Reserve Study was someone’s pipe dream and could be completely disregarded. Tim agreed that there are a lot of options to look at and information needed before a decision is made. Marge Clark motioned, seconded by Bob Ballenger, to “approve the purchase of the pilot boat docks at a rate of \$21,000 plus tax, with the agreement of Frentress Lake Marine to allow Apple Canyon Lake to make payments over the next three years. Approve the budget adjustment of \$7,000 in 2014 to be paid out of contingency funds.” The motion carried with one nay by Erin Winter.

**10.3 Revised Amenity Policy for Employees** – Tim explained the issues he had found in the Employee Handbook and explained that a complete review is needed. No motion was made on the revised policy, so the current Handbook policy will be used until a review is completed and approved.

**11.0 Other** – There was no other business.

**Adjournment** – Mike Harris moved to adjourn at 10:10 a.m. The meeting adjourned.

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Acting Recording Secretary Megan Shamp

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Date

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President Deb McNamee

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Corporate Secretary Josh Cocagne