

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 19, 2014**

**APPROVED**

**2.0 Call to Order** – Vice President Bob Ballenger called the regular monthly meeting of the Apple Canyon Lake Property Owners Association (ACLPOA) to order at 9:00 a.m., Saturday, July 19, 2014.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Mr. Mike Harris, Mr. Rich Krasula, Mr. Chuck Larsen, Mr. Bob Ballenger, Mr. Jim Craig, and Mr. Jack Finley. Mr. Josh Cocagne and Ms. Deb McNamee were absent. Operations Director Tim Ridder and Recording Secretary Patti Compton were also in attendance.

**5.0 Record/Adopt June 21, 2014 Minutes** – Chuck Larsen moved, Mike Harris seconded, to “Adopt the June 21, 2014 Board Minutes as presented.” The motion carried unanimously.

**6.0 Treasurer Report** –No Treasurer’s Report was available.

**7.0 Committee Reports**

**Trails** – Mike Harris reported that beginning at the July 26 meeting, the new chairman will be John Matheson. The pathway to the boat docks has been held off waiting for Rick Paulson to get on board. Cindy gave a presentation on the Volksmarch and has asked for help from the committee.

**Campground** – Chuck Larsen reported the committee has not recently met.

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

**Dam Advisory Panel** – Chuck reported budget recommendations were submitted for possibly increasing spillway capacity and inspecting the outlet pipe.

**AECC** – Mike Harris reported three approvals, one for a garage, solar panels, and a small addition.

**Nominating** – Rich Miranda noted that at this time no one had stepped forth to join the committee. Although the election has just recently occurred, there is a lot of work to be done for next year that they need to get started on. If anyone is interested in joining the committee, please submit an application.

**8.0 Presidents Report** –President McNamee was not present to submit a report.

**9.0 Operations Director’s Report** – Tim thanked Rick Paulson for the progress that has been made in the past couple weeks he’s been on. We are working on getting our work orders up to date in a timely matter. Maintenance as a whole has really stepped up. Rick Paulson noted from the audience that if you do fill out a work order, please put your email on the form. The VIP concert is tonight, please come join us in listening to a rising country star. The open air concert was moved to the Clubhouse due to weather last weekend, and as a result, the donations were lower than usual.

### **10.0 Property Owner's Comments**

Edie Petelle, 11-209, wants to know if any progress was made with the Amenity Tags being sold online. She suggests that we get photo IDs of family members only, family members defined as people living in the household.

Gary Bartell, 11-001, feels that if the offending party selling the tags can be tracked down, that person's tags should be taken away not everyone else's. He thinks we should keep the tags the way it is. If you want to change it, put it up to vote for the entire community.

Henry Doden, 13-129, stated that five or six years ago there was a discussion about building a new maintenance shed. At that time he brought up drainage, when it rains now you're faced with flooding and erosion. Some work was done on the road which was well needed, but when you look at it it's like a rain gutter the water runs right down.

**11.0 Consent Agenda** –Vice President Ballenger read the items on the Consent Agenda. A motion made by Mike Harris, seconded by Jim Craig “To approve the Consent Agenda Items: Committee Changes (Appointment of Jim Frank to the AECC, Karen Smith to the Budget/Audit Committee, and John Matheson as Chairman of the Trails Committee; and to approve the resignation of Mike Harris and George Drogosz as Chairman and Secretary of the Trails Committee, both will remain as members), signers for ACLPOA bank account, and Deer Management Committee Designated Fund Purchase. The motion carried unanimously.

**12.0 Unfinished Business** - Henry Doden stated that the minute for last month's meeting doesn't state the reason that the new directors weren't seated. Vice President Ballenger commented that minutes of a meeting need only reflect motions, brief discussion and vote count. Henry stated that the minutes should reflect the history of the meeting and property owners shouldn't have to go to six different places to find the answer. Megan Shamp pointed out to him that the recount was addressed in the minutes under 6.0

### **13.0 New Business**

**13.1 Suspension of Membership Rights** – Vice President Ballenger summarized the memo, but did not state the property owner's name. Operations Director Ridder provided additional background. The property owner has made several reservations, both at the campground and for boat rental, which do not require an Amenity Tag to do. There is no language in the governing documents explicitly prohibiting him from using these rentals. The ACLPOA Amended and Restated Bylaws state “any member's rights to use the common properties and facilities may be suspended by action of the board during the period when the dues or assessments remain unpaid. Upon payment of the unpaid dues and assessments, his or her rights and privileges shall be automatically restored.” A motion made by Mike Harris, seconded by Jack Finley, “to suspend the membership rights of lot 07-233 until the dues and assessments are paid in full. Upon payment of the unpaid dues and assessments, the membership rights will be automatically restored. The motion carried unanimously.

At this time, Vice President Ballenger called for a recess to Executive Session at 9:20 a.m. The Board then recessed to Executive Session. The Board returned and the meeting reconvened at 10:25 a.m. Ms. Debra McNamee joined the meeting via telephone.

**4.0 Orders of the Day** – Vice President Ballenger explained that the Orders of the Day remained, which included election of officers, and the appointment of a director for the term of one year. Rich Krasula motioned, seconded by Mike Harris, to appoint Kathy Richards to the vacant position on the Board until the next Annual Meeting. A roll call was held and the motion carried unanimously. At this time, Kathy Richards took her seat with the Board. Mike Harris motioned to nominate Bob Ballenger for President, seconded by Rich Krasula. There were no other nominations. The motion carried unanimously. Bob Ballenger motioned to nominate Mike Harris for Vice President, seconded by Jack Finley. There were no other nominations. The motion carried unanimously. Bob Ballenger motioned to nominate Josh Cocagne for Corporate Secretary, seconded by Mike Harris. There were no other nominations. The motion carried unanimously. Mike Harris motioned to nominate Rich Krasula for Treasurer, seconded by Chuck Larsen. There were no other nominations. The motion carried with one abstention by Rich Krasula.

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

**Adjournment** –Chuck Larsen moved to adjourn at 10:30 a.m. The meeting adjourned.

---

Recording Secretary Patti Compton

---

President Bob Ballenger

---

Date

---

Corporate Secretary Josh Cocagne