

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 20, 2014**

APPROVED

2.0 Call to Order – President Bob Ballenger called the regular monthly meeting of the Apple Canyon Lake Property Owners' Association (ACLPOA) to order at 9:00am, Saturday, September 20, 2014.

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

4.0 Approve/Adopt August 16, 2014 Minutes – Deb McNamee moved, and Rich Krasula seconded to “Adopt the August 16, 2014 Board Minutes as presented.” The motion carried with 7 yeas and one abstention from Bob Ballenger.

5.0 Treasurer's Report – Rich Krasula directed everyone to read the June and July reports that were provided and which are available in the *Apple Core* and on the ACL website.

6.0 Committee Reports -

Rules & Regs – Josh Cocagne reported a meeting is scheduled for next weekend to review amenity tags and campground rules. After the review, the issues will come to the Board next month.

Campground – Jim Craig reported that the Campground Task Force met several times in the last month. They expect to bring campground rules to the Rules & Regs Committee and then to the Board as previously stated.

AECC – Mike Harris reported AECC approved a garage, screened in porch and bedroom addition for lot 3A191; lot combination at 6-82 and 83 to put a room onto an existing home; lot 3A72 approved a retaining wall, fire pit and a boat dock; lot 2A22 approved construction of stone steps; approved stairs and ATV turnaround at 1A101; lot 8A239 approved turf stone pathway to dock. The task force on amenity tags has put a proposal together for Rules & Regs.

Trails – Mike Harris reported that the Trails Committee met at 7:30 this morning. Mike stated that the work done on the trails is unbelievable. He's never seen anything like it in the last 15 years. He praised Rick Paulson and his staff. Deb McNamee commended Rick Paulson for setting the standards.

Recreation – Kathy Richards reported a successful ice cream social. She thanked everyone who helped and who attended. The Volksmarch is canceled for this year. There is a lot going on that weekend and they want to assure success by not having other conflicts.

Conservation – Rich Krasula reported that AmeriCorps pulled 27 loads of material (willows and honeysuckle) from the top and side of the dam. We are set to have a burn this fall or next spring in the general dam area. The Committee met with a contractor from Wisconsin who is an expert in controlling invasive species. Mike Malon and Darryle Burmeister took him for a tour of the

lake and he saw some possibilities for dealing with the invasive species. He'll be back in October with a plan for us to consider. The Committee suggests that the annual spring cleanup be held in association with Earth Day and promote it a little more. Certificates will be awarded to participants and kids can take those to school to show their participation. They will try to have a county representative at the event to talk about the lake and various ways it fits into the county.

Deb McNamee stated that the Trails Committee and other volunteers had worked on the dam two or three years ago to remove invasive species. The head of Maintenance at the time indicated that there would be a follow up with a burn or herbicide to keep it under control. Nothing was done. It was a waste of time. It's still not back to where it was. She asked if they could add that area to the burn. She also stated that the plan to burn every three years was determined to be wrong and that we should burn more often. Rick stated he will investigate what specific prairies need to be burned and find out what the plan is. Mike Malon is currently working on a report for Rick.

7.0 President's Report – Bob Ballenger stated the President's Report is printed in the *Apple Core*. He encouraged everyone to read it there.

8.0 Operations Director's Report – Director Ridder thanked the staff for a successful summer season. He offered his kudos to staff and volunteers. He encouraged everyone to take a look at the trails. They should hold up longer and take less maintenance now. There will be a beer and root beer tasting at the Marina on October 11 that will include an end-of-season sale to get rid of remaining products at the marina. More information will be posted. There is a new Pro Shop manager – Mary Nolan. Tim expects that the already good food will be much better going forward. He encouraged everyone to introduce themselves to Mary and welcome her. He announced the closing date for the Cove is October 31. The Pro Shop will go to 4-days-a-week schedule after October 31. They will be advertising some specials including the Thursday Italian night.

9.0 Property Owner Comments

Henry Doden 13A129 – stated there are definite improvements with the trail system. There had been a recommendation to have the trails 10 feet wide. He's concerned that with trails as they are now, people will run them as fast as they can. That could be a problem where trails are narrow. He would like to see us establish and enforce some rules about trail courtesy. The stop signs were removed and replaced with street crossing signs. We could face the possibility of the trails closing if the township or county considers this a hazard.

10.0 Consent Agenda – President Bob Ballenger read the items on the Consent Agenda. A motion was made by Jim Craig and seconded by Josh Cocagne "To approve the Consent Agenda Items: Committee changes (appointment of Edie Petelle to the Nominating Committee and the resignation of Mike Harris from the Rules and Regulations Committee); lot combination (Blue Gray 82 & 83); and budget adjustment for irrigation project." The motion carried unanimously.

11.0 Unfinished Business – None.

12.0 New Business

12.1 Restricted Lot Form & Procedures – Bob Ballenger read from the memo that earlier this year the Board approved an Ad Hoc Committee of Board members to review the restricted lot procedures. The recommendation is approve the restricted lot form and process as approved by the Restricted Lot Ad Hoc Committee. Deb McNamee moved and Mike Harris seconded to have the association attorney review our restricted lot procedures and advise if it is within guidelines of CICAA. If a property owner owns only one lot, they're asking for relief yet they're using the lake, the trails and the pool while paying 40% less than everyone else. They have not paid a full share on one lot yet. CICAA states everyone shares responsibility in covering costs. This has created a special class. Mike Harris pointed out that the ad hoc committee decided this issue but he's on that ad hoc committee and there's never been a meeting. Rich Krasula would like a better definition of the word 'structure'. He feels the term is too vague. Discussion included the Covenants' definition of the word as well as county zoning and the need for a definition just for restricted lots. Deb altered her motion to incorporate 12.1, 12.2 and 12.3. Mike Harris stated that back in January the old Board gave Mr. Ridder permission to deal with restricted lots. It's in our Covenants that it's a Board action to approve or disapprove restricted lots. The Board must remove this responsibility from Mr. Ridder due to the Covenants. Bob Ballenger indicated his agreement saying that just after they passed that, the majority of the Board changed. There were four new Board members who, if they went by the Covenants, wouldn't know what we were doing. Tim Ridder stated he hadn't approved nor would he approve any until the procedure is reviewed. He suggested following a legal opinion, a vote be taken on the entire issue. Bob Ballenger clarified the motion is to send 12.1, 12.2 and 12.3 to attorney for review to see if it meets CICAA requirements and get a stronger definition of structure. Bob will also check with county on their definition of a structure. Rich Krasula asked to have a change made to the request form. Question 1 uses the term 'structure' while the following section references 'improvements'. We need consistency. Tim Ridder stated he will modify the form to show 'structure' in both sections. Josh Cocagne pointed out that it may depend on the final definition of structure. Jim Craig stated that 'improvements' will provide a more comprehensive list of what's on the property. Mike Harris asked to see the old restricted lot form and new form with changes in red so it's obvious what those changes are. The motion carried unanimously.

12.2 Restricted Lots Recommended for Approval by Staff – Addressed with item 12.1.

12.3 Restricted Lots Requiring Board Consideration – Addressed with item 12.1.

12.4 Golf Committee Designated Funds Purchase – Mike Harris moved and Deb McNamee seconded a motion to pay for the new fence on the ramp to Hole #9 out of the Golf Committee's designated funds, not to exceed \$275. Josh Cocagne asked why, for \$300, use designated funds? Rick Paulson stated the golf committee requested and offered to pay for the fence through designated funds rather than use golf maintenance funds. Josh asked if they had put in a work order, would it have gotten fixed. Rick replied that, no, it was an addition. The motion carried with 5 yeas. Jim Craig and Josh Cocagne opposed.

12.5 Golf Committee Entrance Sign Request – Mike Harris moved and Rich Krasula seconded a motion to take the existing entrance sign in the maintenance shed and place it at the entrance of the golf course. Rick Paulson stated he thought the sign was being moved to the road and would include a letter board to announce specials. Fred Turek stated that the sign was originally removed because it was broken and it is now repaired. The motion carried unanimously. Josh Cocagne questioned why these issues were being brought before the Board, to which Rick Paulson responded that he wanted to be sure he had backing before making changes.

12.6 Trails Committee Request – Bob Ballenger read from the memo, “Due to safety concerns, move to give Security the equipment and direction to enforce the rules. Issue: Security does not have the physical equipment nor the password access to systems needed to immediately identify past infractions on trail usage when violators are stopped on the trail. This information is vital to determine the appropriate action to take. Once a violator is ticketed, it’s imperative that the Board uphold the ticket in order to reinforce the message to the general population that violations will not be tolerated.” Deb McNamee asked, what database don’t they have access to? Josh Cocagne moved to suspend Robert’s Rules for open discussion. Jim Craig seconded. The motion passed unanimously. Leonard Woodbury (Security) stated that since that trail meeting, he has received passwords to the ‘Class’ system for the part-time people. They can look up people by lot number or name to check for previous stops. Mike Harris suggested having a computer on the trail vehicle so they can look it up themselves rather than check with the office. Tim Ridder stated we don’t have a system that would accommodate that right now. He also pointed out that Security can mail them a ticket after doing the research. Leonard stated that if hold them for 25 minutes and then we let them go and then issue a ticket, it creates a problem. Jim Craig suggested they explain to people that they will research your records and you may get a ticket. Mike stated we shouldn’t be issuing tickets through the mail. Bob Ballenger stated the Illinois Supreme court made a ruling that they can do it, because we don’t have the authority to detain people. Josh Cocagne moved to reinstate Robert’s Rules. Jim Craig seconded. The issue died for lack of a motion.

12.7 Deer Management Program Application Revision – Josh Cocagne moved and Mike Harris seconded “to change the date for submittal of all required information and forms, including the hunting fee, by July 31. The only exception will be that out of state hunters will not be required to submit the out of state hunting license until after they qualify, all other submittal requirements being met.” Jack Finley stated they are moving it up 30 days so they will know how many people are going to show up for qualification. They want applications submitted before they do the qualifications. The motion carried unanimously.

13.0 Other –

Josh Cocagne stated that there are 89 current Restricted Lots and 18 were on for today. Henry Doden stated thought it would be good to thank the township for mowing on the sides of the roads. Bob Ballenger asked Rick Paulson to thank them.

Josh Cocagne motioned to adjourn at 9:49am. Meeting adjourned.

Recording Secretary Candy Matheson

President Bob Ballenger

Date

Corporate Secretary Josh Cocagne