

**APPLE CANYON LAKE PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 20, 2015**

APPROVED

2.0 Call to Order - President Bob Ballenger called the regular monthly meeting of the Apple Canyon Lake Property Owners' Association to order at 1:00 P.M., Saturday, June 20, 2015.

3.0 Pledge of Allegiance - After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Jack Finley, Fred Turek, Jody Ware, Mike Harris, Bob Ballenger, Rich Krasula, John Asta, Chuck Larsen, and Jim Craig. No director was absent. Also in attendance were Interim Operations Director Rick Paulson and Recording Secretary Megan Shamp.

4.0 Orders of the Day – Rich Krasula motioned to nominate Mike Harris for President, seconded by Chuck Larsen. Mike Harris motioned to nominate Bob Ballenger for Vice President, seconded by Jack Finley. Jim Craig motioned to nominate Jack Finley for Secretary, seconded by Mike Harris. John Asta motioned to nominate Rich Krasula for Treasurer, seconded by Chuck Larsen. There were no other nominations. The motion for Mike Harris for President, Bob Ballenger for Vice President, Jack Finley for Secretary, and Rich Krasula carried unanimously. President Mike Harris then led the meeting.

5.0 Approve/Adopt the May 18, 2015 Minutes - Bob Ballenger motioned "to approve the May 18, 2015 Minutes"; seconded by Rich Krasula. The motion carried with one abstention from Chuck Larsen.

6.0 Treasurer's Report - Rich Krasula reported that preliminary treasurer's reports for March, April, and May are on the table. He briefly read from the preliminary May Treasurer's Report. All reports will be published in *The Apple Core* and on the ACL website.

7.0 Committee Reports-

AECC - Mike Harris reported that Steve Davis provided an update of permits issued at their June meeting. They approved a lot combination which is on today's agenda.

Budget - Rich Krasula reported that the second meeting was held June 13. Five departments were reviewed. Additional review of some of these departments will be needed following today's workshop discussion. The 2014 audit was finalized yesterday and we should be receiving it soon. The next meeting will be held July 11. He thanked Henry Doden for his kind words at the Annual Meeting.

Conservation - Rich reported the committee regretfully accepted the resignation of long-term member Erin Winter, but welcomed two new members, Gary Hannon and Henry Doden. Water clarity is at a record level and the Greenway Stewardship Program has been reviewed and is on today's agenda.

Dam Advisory Panel - Chuck Larsen reported that they are in the process of preparing an RFP for the outlet pipe intake inspection. This has never been inspected.

Campground - The Pancake Breakfast was a success, and although he doesn't have final numbers, Chuck estimates the Campground Committee made about \$1,000.

Long Range Planning - Chuck reported there is a long list of items for the committee to review and prioritize.

Trails - Rick Paulson reported that the Powder Horne trail is about 75% complete. Four pathways to boat docks have been repaired, two in Cottonwood, one in Colony, and one in Broken Lance. The committee will look at the next pathway to be addressed. The relocated Pioneer trail will be started soon.

Recreation - Kathy Richards reported that balls can still be purchased for the Rumble and Roll Ball Race. The summer season is kicking off and there are a lot of activities coming up; this is a busy time for the committee and there is a lot to do.

8.0 Operations Director's Report - Rick Paulson thanked both Jake Perry and Jake Spinhirne of the Safety and Security Department for their efforts on the medical call last Saturday. It is reassuring to know that they are here if we need them. Security issued several tickets for violations of no wake and the closed trails. They have been directed to issue citations for violations. Anyone observing a violation should call Security immediately. John Asta questioned how people are supposed to know if the lake is No Wake if there isn't a flag in their bay. The lake status is also posted on the ACL website, Facebook page, and Amenity Hotline. People can also always call the office.

9.0 President's Report - Mike Harris will publish his report in *The Apple Core*.

10.0 Property Owner Comments

Norm Vandigo, 12-277, stated that the DNR instructed his son, who has a 20' 9" boat, to report the length as 20' on the watercraft registration. He questioned how and why we got away from Security measuring boats. This will be discussed further under the first item of new business.

Henry Doden, 13-129, wanted to remind everyone that fireworks will be held Friday, July 3. He also wanted to be sure that everyone knows to immediately call 911 in an emergency, not Security. He spoke to comments from campers at his campground regarding both sides of the campground issue that will be discussed under new business. Henry questioned why multiple pieces of small equipment are being stored inside, while vehicles are not. He thinks the building could be better used.

11.0 Consent Agenda - Ballenger motioned "to approve the consent agenda item: committee changes (appointment of Rich Miranda, Mike Cammack, Edie Petelle, and Rosanne Brandenburg to the Nominating Committee, Steve Jennings to the Legal Committee, and Marge Clark as Chair of the Legal Committee; and to accept the resignation of Dane Curtis from the Rules and Regulations Committee and Erin Winter from the Conservation Committee)"; seconded by Jim Craig. The motion carried unanimously.

13.0 New Business

13.1 Property Owner request for variance - boat length - The property owner who requested the variance is not present at the meeting, but submitted an email to the Board. Bob Ballenger motioned "to approve the variance"; seconded by Jim Craig. Discussion ensued on what the title states for length and how the length is determined by the Rules and Regulations. Jim Craig feels that the Association grants variances frequently, especially in AECC, and he does not see granting the variance as a problem. The Rules and Regulations state that any boat listed as 19' or greater on the Watercraft Registration will be measured by Security. Unfortunately the previous Operations Director eliminated this procedure. Ron Beckel pointed out from the audience that the length requirements and how to measure a boat are both frequently published in *The Apple Core*. He believes it is every property owner's responsibility to read and understand the Governing Documents. The property owner has stated the boat is in fact 21' 6", and both the watercraft card and insurance state the length is 22'. He knows the boat is oversized and is asking for a variance. After additional

discussion a vote was called. Bob Ballenger voted yea solely to support his motion. Jim Craig also voted yea, John Asta nay, Chuck Larsen nay, Rich Krasula nay, Jody Ware nay, Fred Turek nay, and Jack Finley nay. The motion failed with two yeas and six nays.

13.2 Employee Health Insurance - Rick Paulson briefly explained the differences current employee health insurance policy and the proposed policy. Bob Ballenger motioned "to authorize the Interim Operations Director to purchase the Blue Cross Blue Shield 510 PPO Employee Health Insurance Plan from Bullis & Sundberg LLC Insurance at a cost estimated at \$10,000 to \$13,000 per month based on the current and future employee census"; seconded by Rich Krasula. The motion carried unanimously.

13.3 Campground Cancellation Policy - Jim Craig motioned "to approve the amendment to the campground cancellation policy to read: All Full Hookup Campsite cancellations are non-refundable. No modification of bookings is allowed"; seconded by Chuck Larsen. Discussion followed on the problems the office is having with a small number of property owners who work within the bounds of the Rules and Regulations and cancellation policy to hold campsites for extended periods of time. Rich Krasula feels this is a temporary fix and we need to re-think the whole campground; this should be a priority for next year. There are currently 59 seasonal sites and 9 short term RV sites. Several members questioned whether water and electricity could be run to some of the primitive sites to convert them to RV sites. Jim Petelle stated that this motion coincides with the direction the Rules & Regs Committee is taking with their recommendations. He urged caution when creating more sites since the number we can have is limited by Jo Daviess County based on the septic. For clarification, those who have already booked a campsite will be allowed to cancel the site under the old policy. Going forward, the office will ensure everyone is advised of the new policy before booking a site. The motion carried unanimously.

13.4 Deer Committee request - Deer Management Program change - Rich Krasula motioned "to limit the number of deer hunters to the current zone space available. The Deer Management Committee will follow the existing procedure to allocate the zones"; seconded by Jim Craig. Jack Finley explained that the purpose of this motion is to allow a waiting list to be created if there comes a time when there are too many qualified hunters for the zone space we have. He explained that hunters can get permission from another hunter to use their zone, however hunters have to take care so as not to spook off the deer. If there are too many people out there, the deer will leave the area and the Management Program will not be successful. The top performers from the prior year are given their top choice of a zone, and those who participated the prior year and didn't harvest a deer are moved to the bottom of the list and given last pick. New hunters are allowed to select a zone before those who did not harvest a deer the previous year. Rich Krasula wanted assurance that the committee would look at the existing zones to see if they could be modified to accommodate more hunters. Jack Finley stated this would not be a problem and that they would do it. The committee is also going to propose an increase in the program fee for next year. The motion carried with six yeas and two abstentions from Jim Craig and Bob Ballenger.

13.5 Deer Committee request - hunter property theft - Bob Ballenger motioned "to match any reward monies paid for the apprehension and conviction of any person or persons involved in the destruction or theft of the personal property of any deer hunter participating in the ACL Deer Management Program. The property must be located in an issued zone on ACL property at the time of the act. The amount of matching funds would be limited to \$500, which would be paid from the

Deer Management Committee Designated Fund, which currently has a balance of \$2,154.33"; seconded by Rich Krasula. The motion carried with seven yeas and one nay from Jim Craig.

13.6 Conservation Committee request - Greenway Stewardship Program & Application - Bob Ballenger motioned "to approve the ACLPOA Greenway Stewardship Program overview and application as presented and attached to the motion card"; seconded by Rich Krasula. Rich clarified that the new program does not require Board approval. He requested that a line be added to the application for staff approval. The application will be revised. The motion carried unanimously.

13.7 Conservation Committee request - Invasive Species Removal - Bob Ballenger motioned "to authorize the Interim Operations Director to enter a contract with Driftless Stewardship to remove invasives from an approximate seven acre area lying between Nixon Beach, the waterfall, and Eisenhower. The cost of the project will not exceed \$9,000."; seconded by Chuck Larsen. Rick has sent letter to all of these property owners requesting their permission to complete this project. He will pursue those who have not yet given their permission, however if they do not allow us to access the lot, they will have to be left alone. Money is budgeted for this project in the 2015 R & R Budget. The motion carried unanimously.

13.8 Conservation Committee request - fish habitat tree placement - Chuck Larsen motioned "to approve the placement of two cedar trees in Presidents Bay area for fish spawning. Mike Malon will help select the best locations from the map provided in the board packet."; seconded by John Asta. Discussion again centered on how deep the trees are placed and whether they are a hazard to water quality and boaters. Our Resource Conservationist Mike Malon supports the tree placement. The motion carried with six yeas, one nay from Jim Craig, and one abstention from Rich Krasula.

13.9 Lot Combination - Chuck Larsen motioned "to approve the Lot Combination Agreement requested by Charles Laing & Janice Arp-Laing for lots 165 and 166 in the Pioneer (13) subdivision."; seconded by John Asta. Off topic discussion followed on the definition of a shed. Jim Craig read from the Covenants "Garage" shall mean a Structure, either attached to a Dwelling or constructed as a separate Structure, designed and constructed for the primary purpose of storing motor vehicles, boats, or other items of personal property..." The shed has not yet been approved pending the lot combination, but that will be up to AECC. The motion carried unanimously.

Jack Finley motioned to adjourn. Meeting adjourned at 10:36 A.M.

Recording Secretary, Megan Shamp

President, Mike Harris

Secretary, Jack Finley

Date