

**APPLE CANYON LAKE PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 18, 2015**

**APPROVED**

**2.0 Call to Order** - President Mike Harris called the regular monthly meeting of the Apple Canyon Lake Property Owners' Association to order at 9:00 A.M., Saturday, July 18, 2015.

**3.0 Pledge of Allegiance** - After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Chuck Larsen, Jack Finley, Fred Turek, Mike Harris, Rich Krasula, John Asta, and Jim Craig. Directors Bob Ballenger and Jody Ware were absent. Interim Operations Director Rick Paulson was also in attendance.

**4.0 Approve/Adopt the June 20, 2015 Minutes** - Rich Krasula motioned "to approve the June 20, 2015 Minutes"; seconded by Fred Turek. Jim Craig requested the definition of a garage he cited from the Covenants be added to item 13.9 Lot Combination. The motion carried unanimously.

**5.0 Treasurer's Report** - Rich Krasula read from the June Treasurer's Report. This is the first final report of the year. Work on the pool has been completed and all final payments made. The full report will be published in *The Apple Core* and on the website.

**6.0 Committee Reports-**

**AECC** - Mike Harris reported on the projects approved by the AECC. So far 51 permits have been issued this year compared to 36 in all of 2014.

**Campground** - Chuck Larsen stated the committee will meet next Saturday, after which he will have a report. The **Dam Advisory Panel** has not met, no report.

**Long Range Planning** - Met yesterday and discussed projects to consider in the future. A detailed report is to come.

**Deer Management** - Jack Finley reported their season is ramping up. Youth Archery event will be held August 1, Deer Management Program application deadline July 31, Qualification August 8, and Orientation September 12.

**Golf** - The Big Cup will be held this afternoon. Fred Turek hopes to see more participation in the future.

**Budget** - Rich Krasula reported the committee met again last week. He will be seeking guidance from the board in Workshop.

**Recreation** - Kathy Richards thanked everyone who participated in the Firecracker Rumble and Roll Ball Race. The event was very successful. June was a busy month for the committee with Farm Fun Day, Kids Camp, and the Open Air Concert. An estimated 600-700 people attended Farm Fun Day and approximately 40 children attended Kids Camp. Stormy weather affected Open Air Concert attendance, but expenses were covered. The next big event is the Ice Cream Social, the committee will be seeking pie donations soon.

**7.0 Operations Director's Report** - Rick Paulson updated the membership on damages sustained during recent rains, including damage to the Independence dredge pond and the retaining wall by the Cove. He is working with Mike Malon on a plan to repair the dredge pond

and will be seeking bids to repair the retaining wall, which is not covered by insurance. The Security UTV is down, new transmission needed. 2,400 people utilized the pool over the 4th of July weekend. In the past four weeks the lifeguards have performed two assists and a save; they should be commended for their work. Rick has received numerous complaints about the weeds in North Bay. Some weeds must remain to prevent silt from entering the rest of the lake. Duckweed is not picked up by the weed harvester. Mike Malon is looking at the situation and will make a recommendation. Six pathways to boat docks have been completed and the Powderhorne trail and access point completed. Work on the Powderhorne reroute started yesterday.

**8.0 President's Report** - Mike Harris' report will be published in *The Apple Core*.

### **9.0 Property Owner Comments**

**Jan Helgason, 6-18**, read from a letter she prepared. She stated that weeds and algae cover the majority of North Bay. She stated that the weeds are getting tangled in boat props, cause navigation problems, and the bay is generally unsightly. She believes that blue-green algae is present, which is a danger to health. She would like to see the weeds cut three feet below the surface.

**Henry Doden, 13-129**, believes that projects such as Wilson Court should be published for property owner input before being put out to bid. He is concerned that we are using methods which save on costs but do not hold up over time.

**Jon Sonntag, 6-19**, also addressed the weeds in North Bay. He thanked Rick for getting the weed harvester out, but would like to see it done more often. He is glad that weeds are no longer being sprayed. He stated that the alarm has gone off on his boat because the intake was full of weeds. In his opinion, one full time employee should be dedicated to weed removal on the lake.

John Asta questioned whether weeds and algae are related. Rich Krasula stated that they are two separate issues. The algae is largely due to the large amount of phosphorus entering the lake. Rick Paulson is in contact with Mike Malon, our conservation consultant. Weed harvesting is being the same as in the past, but the large rain events, excellent water clarity, and phosphorus have made it difficult to keep up with growth this year. Testing has not found blue-green algae in the lake; the color of algae is not an identifier of this issue.

**10.0 Consent Agenda** - Mike Harris read the recommended motion. Jim Craig motioned "to approve the consent agenda items: committee changes (appointment of Kathy Richards and Rich Krasula to the Legal Committee, Vickie Sershon to the Nominating Committee, Mike Harris as Board Liaison to the Nominating Committee, Jack Finley as Board Liaison to the Maintenance Committee, John Asta as Board Liaison to the Budget/Audit Committee, Rich Krasula as Board Liaison to the Conservation Committee, Jim Craig as Board Liaison to the Rules and Regulations Committee, and Jody Ware as Board Liaison to the Legal Committee and Editorial Review Board) and dissolution of the Boat Dock Pathways Ad Hoc Sub-Committee and New Pool Committee"; seconded by John Asta. The motion carried unanimously.

### **12.0 New Business**

**12.1 Highland Classes** - Mike Harris read the recommended motion. Chuck Larsen motioned "allow Highland Community College to offer Lifelong Learning classes to our members and the public at Apple Canyon Lake. All classes will take place in public areas only. There is no cost to ACL."; seconded by John Asta. Cindy Carton explained that these classes are not for college

credit, but are life enrichment courses such as art, fitness, dance, and culinary classes. This is a good way to offer programming to our members and is good for community relations. We probably could not do this without the public because minimum enrollment numbers are required. Cindy will work with Highland on scheduling the classes to ensure the Clubhouse will still be available for ACL meetings and events. The motion carried unanimously.

**12.2 Designated Signers for ACLPOA accounts** - Mike Harris read the recommended motion. Rich Krasula motioned "to remove Debra McNamee, Kathy Richards, and Josh Cocagne from any and all ACLPOA accounts on which they are authorized signers, and to designate directors Fred Turek, Jody Ware, and John Asta as authorized signers for US Bank accounts, to update all accounts to reflect the correct Board of Directors officers elected at the June 20 Board Meeting: Mike Harris, President; Bob Ballenger, Vice President; Jack Finley, Secretary; and Rich Krasula, Treasurer. To designate Interim Operations Director Rick Paulson as a designated signer on accounts held at Citizens State Bank, Apple River State Bank, the safety deposit box and CD at Apple River State Bank, and American Funds."; seconded by Jack Finley. With no discussion, the motion carried unanimously.

**12.3 Ratify Electronic Vote - Dredge Repair** - Mike Harris read the recommended motion. John Asta motioned "to ratify the electronic vote to direct the Interim Operations Director to purchase the necessary parts to repair the dredge. R & R funds will be used. The Association software purchase budgeted at \$100,000 will not be completed in 2015."; seconded by Fred Turek. Fred questioned whether the manufacturer had provided maintenance instruction. Rick responded that when the dredge was purchased, a staff member was trained on maintenance, but it is clear that no one followed up to make sure it was being done. Maintenance staff has been able to do all the work required up to this point, which would have cost \$1,000 per day plus travel if the manufacturer was doing the labor. The motion carried with five yeas and one abstention from Jim Craig.

**12.4 Dredge Pond Inspection Contract** - Mike Harris read the recommended motion. Rich Krasula motioned "to direct the Interim Operations Director to enter into an agreement with Fehr Graham for the inspection of six pond facilities and the certification of each pond as specified in their proposal dated May 27, 2015 in the amount of \$4,500."; seconded by Jack Finley. The motion carried unanimously.

**12.5 Wipfli Proposal** - Mike Harris read the recommended motion. John Asta motioned "to direct the Interim Operations Director to enter into a contract with Wipfli CPAs and Consultants in an amount not to exceed \$16,500."; seconded by Jack Finley. Rich Krasula motioned to amend the motion to add "funds to initially be used from the GM recruitment designated fund."; motion to amend seconded by Jack Finley. The motion to amend was approved unanimously. Rick believes that the process will take two to three months to complete once started. Mike Harris read the full motion and a vote was taken. The amended motion carried unanimously.

**12.6 Honkamp Proposal** - Mike Harris read the recommended motion. Rich Krasula motioned "to direct the Interim Operations Director to enter into an agreement with Honkamp Krueger & Co to provide additional services as outlined in their proposal."; seconded by John Asta. Rich explained that this is a short term solution to the lack of financial expertise we have in staff and on the board. A representative from Honkamp will be here to train and cross-train Carrie and

Megan and also provide assistance to Rick and Rich. As an added benefit, this person from Honkamp would also become trained on day-to-day operations as an additional backup. The motion carried unanimously.

**12.7 Deer Management Committee Designated Funds Purchase** - Mike Harris read the recommended motion. Rich Krasula motioned "to approve the purchase of arrows, arm guards, and other miscellaneous equipment for use at the Youth Archery event from the Deer Management Committee's Designated Funds at a cost not to exceed \$500. The current balance in the fund prior to this purchase is \$1,654.33."; seconded by Jack Finley. The motion carried unanimously.

**13.0 Other** - John Asta went back to item 12.3. He questioned who determined the replacement of various parts was needed. Rick responded this was done via email and photos between maintenance staff and the manufacturer. John would like to inspect the equipment.

Jim Craig motioned to adjourn. Meeting adjourned at 9:54 A.M.

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Acting Recording Secretary, Megan Shamp

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President, Mike Harris

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Secretary, Jack Finley

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Date