

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
April 16, 2016**

APPROVED

2.0 Call to Order – President Pro-Tem Bob Ballenger called the regular meeting of the Apple Canyon Lake Property Owners Association to order at 9:00 a.m. on Saturday, April 16, 2016.

3.0 Pledge of Allegiance – After the Pledge of Allegiance, a quorum was present with the following directors in attendance: John Asta, Marge Clark, Jody Ware, Bob Ballenger, Chuck Larsen, Rich Krasula, and Jim Craig. President Mike Harris and Fred Turek were absent. Operations Director Shaun Nordlie was also in attendance.

4.0 Approve/Adopt March 19, 2016 Minutes – Jody Ware motioned “to approve the March 19, 2016 minutes as presented;” seconded by Rich Krasula. Motion carried.

5.0 Treasurer’s Report - Rich Krasula summarized the February, 2016 Treasurer’s Report. The full report will be published in *The Apple Core*. Henry Doden questioned the total dollar amount listed for the seasonal campsites; Megan Shamp reported that the line item includes other items, including boat slips.

6.0 Committee Reports –

Employee Handbook Ad Hoc - Gary Hannon reported they had several meetings going through the handbook. Jody Ware noted this was one of the recommendations from WIPFLI to improve operations at the lake. Gary said they hope to have a new handbook ready for Board approval August 1.

Conservation – Rich Krasula reported that next Saturday is the Earth Day Spring Clean Up and volunteers are needed at 9:00 a.m. at Nixon Beach.

Campground – Chuck Larsen reminding everyone that the Pancake Breakfast is not far away.

Legal - Marge Clark reported that the committee will meet to deal with any changes to the Covenants after today’s meeting and then will go forward with other revisions which will require a property owner vote.

7.0 General Manager’s Report – Shaun Nordie reported that all new docks are in; the dredge is in the water; 33 more dues were paid since last meeting with 74 still not paid, not including those lots in lien/foreclosure. Liens will be filed May 1, with the Sheriff’s Sale auction held June 25 at 1:00 p.m. Joe Rush was here discussing the algae & weeds that are starting to develop and chemical treatment. Shaun is looking into the information from last month’s meeting about the mini dredge. The Marina and the Cove are both open, as are the fish house and Campground.

8.0 President’s Report – Mike Harris was absent; his report will be in *The Apple Core*.

9.0 Property Owner’s Comments - Marcy Stanger, 13-17 reported that the Jo Carroll Energy annual meeting will be May 25 at the East Dubuque High School with registration starting at

5:00; meeting starting at 6:00; and dinner at 7:00. If anyone has any questions about solar panels, please let her know.

Henry Doden, 13-129 reported that he noticed windows open in the Clubhouse – we all need to conserve. He also commented on several Maintenance Department projects.

Fred Pfeiffer 3-14 - Gave his thoughts on the weather patterns we can expect this year.

10.0 Consent Agenda – Rich Krasula motioned “to take 10.3 out of the Consent Agenda and make it 12.5.” Seconded by John Asta, motion carried. Chuck Larsen motioned “to approve the consent agenda items: committee changes (to accept the resignation of John Asta from the Employee Job Description Ad Hoc Committee and Rick Paulson from the Pro Shop Food & Beverage Study Ad Hoc Committee), and dissolution of the Transition Ad Hoc Committee Seconded by Marge Clark, motion carried.

11.0 Unfinished Business

11.1 Covenants Revision to Comply with CICAA - Marge Clark reported that the changes were published in *The Apple Core* with highlighted revisions. She outlined significant changes such as requirements for those leasing property. Property owners are obligated by CICAA to let the Association know if they are leasing their property, and provide a copy of the lease to the Association. The Association will have to discuss penalties for those who do not comply. Shaun reported that more information about this will be published. Another big change included language that a quorum shall consist of 20% of all eligible voting members, unless our Governing Documents call for a lesser amount. Discussion was held about someone other than a Voting Member being allowed to vote. The attorney was consulted and his interpretation was that if there was no ballot cast by the designated Voting Member, a non-designated voter could vote the day of the meeting. We need to incorporate language to clearly state this. Marge will take this to the Legal Committee for revision.

12.0 New Business

12.1 Tellers Committee Guidelines – Rich Krasula motioned “to approve the Tellers Committee Guidelines as presented and attached to the motion card.” Seconded by Chuck Larsen. Jim Craig said we are not in compliance with CICAA, in regards to non-Voting Members being allowed to vote. He also felt candidates should be given an opportunity to request a recount. Marge Clark motioned to amend the motion to include the following changes to #11: “Immediately after the announcement of the election results, unless a one-time recount is demanded by 10% of the members present or a candidate or candidate’s representative, deliver the Written Ballots and Return Envelopes to the GM to be secured and stored for one (1) year. A recount will be conducted according to the Tellers Committee guidelines starting with No. 7.” Motion to amend seconded by Jim Craig, motion to amend carried unanimously. Bob reread the motion and requested a roll call: John Asta – yea, Marge Clark – yea, Jody Ware – yea, Rich Krasula – abstain, Chuck Larsen – yea, Jim Craig – yea, motion carried with five yeas and one abstention by Rich Krasula.

12.2 Lot Combination – Jody Ware motioned “to approve the Lot Combination Agreement requested by Kevin & Denise Smith for lots 98 and 99 in the President (12) subdivision. Once recorded, the Lot Combination Agreement may not be revoked or rescinded.” Seconded by Marge Clark, motion carried.

12.3 Farm Lease Renewal – Motion from Jim Craig “to approve the three-year farm land lease (March 1, 2016 to February 28, 2019) with Rodney & Carol Ann Wurm as presented in Executive Session.” Seconded by Chuck Larsen, motion carried.

12.4 Campground Committee Designated Fund Usage – Playground improvements – Chuck Larsen made the motion “to approve the Campground Committee’s Designated Fund usage for improvements to the playground at the campground, at a cost of 50% of the project or a maximum expenditure of \$5,000. The balance in the Campground Committee’s Designated Fund as of February 29, 2016 was \$13,204.37.” Seconded by Jody Ware. Discussion ensued about money being approved in the R & R budget for mulch, not playground equipment. The project will require digging out the playground area, installing septic rock and a retaining wall to improve drainage, and then placing the new mulch. Motion carried with five yeas and Jim Craig voting nay.

12.5 2016 Short and Long Term Goals for GM - Rich Krasula made the motion “to approve the goals and incentive performance procedure recommended by the Executive Committee for the General Manager for 2016 to be paid in 2017.” Seconded by Jody Ware, motion carried.

Meeting adjourned at 10:55 a.m.

Recording Secretary, Rhonda Perry

President, Pro Tem, Bob Ballenger

Secretary, Jody Ware

Date