

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
May 21, 2016**

APPROVED

2.0 Call to Order – President Mike Harris called the regular meeting of the Apple Canyon Lake Property Owners Association to order at 9:00 a.m. on Saturday, May 21, 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, Chuck Larsen, Rich Krasula, Jim Craig. Bob Ballenger was absent. Operations Director Shaun Nordie was also in attendance.

4.0 Approve/Adopt April 16, 2016 Minutes – Jody Ware motioned “to remove 12.4 from the agenda and to approve the April 16, 2016 minutes;” seconded by Jim Craig, motion carried.

5.0 Treasurer’s Report - Rich Krasula summarized the March, 2016 Treasurer’s Report. The full report will be published in *The Apple Core*.

6.0 Committee Reports –

AECC Committee – Mike Harris reported that they had met and discussed two lot combinations, which will be brought to meeting today, construction of a new home at 12A326, and demolition of an old home with construction of a new home at 8A156.

Budget – Rich Krasula reported that the Budget Committee met two weeks ago but had no quorum. Updates were discussed about the pool payoff and the change in banking. Shaun Nordie has assisted with putting together a schedule and timeline for working on the budget; discussed having another reserve study done internally, and suggested guidelines on how to present the budget to smooth out the process.

Campground - Chuck Larsen reminded the Board about the Pancake Breakfast.

Legal – Marge Clark reported that after the last Board meeting, language in the Covenants has been updated about the voting procedures and will be explained today for our third meeting of the three meeting rule. This will complete the updates. If anyone has any other requests for more updates, please submit in writing.

Ad Hoc Strategic Plan – Jody Ware reported that this ad hoc committee met two times and are pulling together information from the 2014, 2015 strategic plan and the Wipfli Organizational Study and will plan to meet again next Friday. They may bring something to the Board in June for approval.

Ad Hoc Job Descriptions – Jody Ware also reported that this ad hoc committee has met a couple of times and are working on re-writing job descriptions to align with the needs of this organization. Gary Hannon also reported that work is being done to update the employee handbook. Progress is being made with four sections finished of the six sections.

Lake Monitoring - Gary Hannon reported the committee has met once and checked water clarity -which is very good - 17ft. Darryle Burmeister has been assisting with this and we are

transitioning this task to Gary Hannon and Kim Rees and Erin Winter, with Kim Rees spearheading this committee. Their goal is to report on the quality once per month.

Trails – George Drogosz reported that the first meeting was last month. Mr. Paulson gave an update on construction north of Remington. Trails are the best they've been in the last 20 years.

Conservation – Rich Krasula reported that they had a great turnout for cleanup day with 49 volunteers. We are still in the VLMP (Volunteer Lake Monitoring Program) supported by the state EPA – but are now Tier 2 since there is no money to spend from the state. However, we will still get sufficient testing that will help us continue to support the watershed program. We have three active greenway stewardship projects.

7.0 General Manager's Report – Shaun Nordie reported that 33 liens were filed this year – this is the lowest we've had other than 2014 where didn't file any. Software demos have started this week. Hoping to make a decision by the end of June with implementation by the end of the year. Trails are open completely now. Lake – weeds have been sprayed for milfoil. The curly leaf invasive weed at North Bay is being treated by cutting right now, next spring we will treat chemically. The harvester is going in North Bay, dredging is going on in Independence, then will move to Hawthorne. The roof is completed at the annex building and the clubhouse along with new doors at the clubhouse. Security shifts will start this week and will have a better presence this year. The first fish survey will be this Thursday at 7:00 a.m.

8.0 President's Report - Mike's report will be in *The Apple Core*. Mike also wanted to say thank you to the Board for allowing him to be president this past year, it's been exciting to help lead the many improvements and his proudest part of being the president was putting together the search team to hire Shaun as the GM. Other Board members expressed their gratitude to Mike for his leadership and all he has done while president.

9.0 Property Owner's Comments

George Drogosz, 08-048, wanted to inform everyone that if you send an email address to the association, you will receive the Apple Seed. This has great information and a well-informed membership is a good membership.

Marcy Stanger, 13-017, reminded everyone about the Jo Carroll Energy annual meeting will be Wednesday, May 25 at the East Dubuque High School with registration starting at 5:00, annual meeting starting at 6:00 and dinner at 7:00.

Henry Doden, 13-129, commented that when they first bought their property at the lake, it was an easy walk to their house. Since the trail construction has been done, that is no longer the case. Last year they were told some issues would be solved, and that is not the case – nothing has been done. There has been a lot of discussion about watershed project – where is the set-back distance from the creek? Trail system south of Independence – trail goes straight down as well as the ditch.

Hans Bender, 14-058, reported that at the end of February he noticed seven control boxes had 4 leads left open – these should be locked. Why? Called the Maintenance Department.

Ed Helgason, 06-018, questioned if the weed spraying is done all the way to the shoreline and around the docks? Shaun reported that it is most of the time and we prefer to spray where shallow. We should be seeing some results within at least 10 days, sometimes up to three weeks. Henry Doden also questioned why the sprayers had respirators on – should there be a warning to residents? Shaun said there is no restrictions on this chemical other than irrigation. Henry thought an article in *The Apple Core* might be a good idea.

10.0 Consent Agenda – Jim Craig motioned “to approve the consent agenda items: committee changes (to accept the resignation of Ron Beckel as Vice Chairman of the Ad Hoc Amenity Tag Committee and Appeals Board (will remain on both as a member) and Tim Butvilas from the Deer Management Committee; and to appoint Ted Bluhm to the Deer Management Committee, Mary Hannon and Fred Turek to the Pro Shop Food & Beverages Study Ad Hoc Committee, Jean Burton to the Golf Committee, and Gordon Williams to the Strategic Plan Committee) and appointment of the Nominating Committee (Mike Cammack, Rich Miranda, Rosanne Brandenburg, Barb Hendren, Edie Petelle, Vickie Sershon, and Mike Tyson).”
Seconded by Chuck Larsen, motion carried.

11.0 Unfinished Business

11.1 Covenants Revision to Comply with CICAA – Marge reported that after the April meeting some clarification was needed with regard to voting members. With advice from legal counsel, this sentence was added in Article IV, Section 2, Voting Rights-One Voting Member, Para. 1, Sent 4: “Notwithstanding anything to the contrary in this Amended Declaration, where there is more than one owner of an ACL lot, and the designated voting member is not present at a meeting of the membership and has not voted, the owner in attendance shall be entitled to cast the member vote associated with that unit even if that owner is not the designated voting member. The vote must be cast on the day of the meeting prior to the closing of the polls.” Hans Bender asked about a trust, Marge responded that this puts you in as a legal entity category. You have to file your designated voting member. Jody thanked Marge for all of her work with this huge task. Rich Krasula motioned “to approve the amended declaration to conform to the common interest community association act as attached to the motion card.” Seconded by Jody Ware, motion carried.

12.0 New Business

12.1 Lot Combination – Pope – Chuck Larsen motioned “to approve the lot combination agreement requested by the Popes for lots 100 and 101 in the Apache (7) subdivision. Once recorded, the lot combination agreement may not be revoked or rescinded.” Seconded by Jim Craig, motion carried.

12.2 Lot Combination – Coppes/Carter – Rich Krasula motioned “to approve the lot combination agreement requested by Thomas Carter, Dustin Coppes, and Kari Coppes for Lots 59 and 60 in the Fairway (11) Subdivision. Once recorded, the lot combination agreement may not be revoked or rescinded.” Seconded by Jody Ware, motion carried.

12.3 Restricted Lot Correction – Marge Clark motioned “to approve the restricted lot correction request of Matthew & Aneta Mlynski for Lot 7-207 Bison Ct. and to recover 50% of

past dues from owner property.” Seconded by John Asta, motion carried. Rich Krasula also reminded everyone that a lot combination needs to be completed as well.

Meeting adjourned at 11:00 a.m.

Recording Secretary, Rhonda Perry

President, Mike Harris

Secretary, Jody Ware

Date