

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
August 20, 2016**

APPROVED

2.0 Call to Order – Bob Ballenger called the regular meeting of the Apple Canyon Lake Property Owners Association to order at 9:00 a.m. on Saturday, August 20, 2016.

3.0 Pledge of Allegiance – After the Pledge of Allegiance a quorum was present with the following directors in attendance: Gordon Williams, Gary Hannon, Bob Ballenger, Rich Krasula, Jim Craig, Barb Hendren and Jon Sonntag. Jody Ware and John Asta were absent. General Manager Shaun Nordlie was also in attendance.

4.0 Approve/Adopt July 16, 2016 Minutes – Rich Krasula motioned “to approve the July 16, 2016 minutes”. Seconded by Gordon Williams, motion carried.

5.0 Treasurer’s Report – Rich Krasula summarized the July, 2016 Treasurer’s Report. The full report will be published in *The Apple Core* and posted on the ACL website.

6.0 Committee Reports

Conservation – our summer intern completed an aquatic plant survey; survey will be posted on the ACL website. There was a discussion at the last conservation meeting dealing with weeds and algae and there was some misconception regarding chemical versus mechanical weeding. Shaun Nordlie discussed with Mike Malon and Joe Rush and what we are doing is according to state industry now. Watershed - finalized a new 319 grant application for implementation of the watershed plan and was filed with the state EPA. This will finish off our grant for the watershed plan itself and the next stage is to apply for a new grant to implement those changes and procedures that were identified in the plan. There will be a dinner for area farmers on 9/15/16 that are in the watershed to discuss the plan and hopefully institute some of the programs. The next watershed presentations will be held on 10/20/16 and 10/22/16.

Budget – met two weeks ago and finished the budget and is on today’s agenda to approve for publication. The whole process went a lot smoother than last year; they actually have a bit of a surplus of \$2500 in the budget for next year 2017 and we are getting a lot of capital equipment that we need to maintain the lake and surroundings. They want to thank Shaun Nordlie who did a fantastic job with putting together the budget initially and working with department managers in coming up with a very realistic budget.

Pro Shop Food & Beverage Study Ad Hoc – Rich Krasula stated they have been meeting periodically looking at inventories. Ran into some issues and have moved on to looking at costs and pricing for food and beverages – may have some changes later in the year.

Strategic Planning – Gordon Williams stated they approved their Plan On A Page after their two meetings on 7/29/16 and 8/11/16; they went to work with putting their cost analysis together for 2017, 2018 and the remainder of 2016. Their first priority was to look at 2017 and give it to Rich Krasula for the budget. This was accomplished and the 2017 cost analysis is in the budget.

Recreation – Jon Sonntag stated the 5k Color Run was a big success. Upcoming on Labor Day Weekend is the Ice Cream Social and Craft Fair and we hope to see everyone there.

Deer Management – two weeks ago the Youth Archery Program was held with 68 kids ages 5-18 and a few adults who tried archery for their first time – this is up from 50 last year. Very successful.

Water Monitoring – Gary Hannon stated they go out twice a month. On 8/16/16 clarity was at 42” and that compares to about 36” last year which is very common for this time of year. The dissolved oxygen, using a benchmark of 5mg/liter, is down to about 14’. The surface temperature of the water was 80 degrees.

Employee Handbook Ad Hoc – Gary Hannon stated their Plan On A Page for a short term 1 year goal was to update and complete an employee handbook and they have done that as a committee and is now in the hands of our attorney for legal review. The Board members have a copy for feedback and they have one more meeting to encompass all the feedback on 9/8/16 and should be on the agenda for approval next month.

Trails - George Drogosz, stated they met and had a discussion on the use of track vehicles. Currently some ATVs are 62” and that would add 18-20” to the width and that would be a direct violation of the 66” width rule for the trail system. Gary Hannon stated the walking path was a major discussion at the last meeting and it’s on the agenda for future discussion.

Maintenance – George Drogosz stated their last meeting was to prepare for the budget.

7.0 General Manager’s Report – Shaun Nordlie reported that of the 8 lots that the association took back after the auction, we have sold four so far and we still have a lot of leads out there so hopefully within the next few weeks we will sell the other four. We sent out letters two weeks ago on liens and foreclosures – three have paid and we are down to 33 liens for the year. Update on the Watershed – the EPA sent their comments back and Mike Malon made changes and we will send it back today to the EPA. The 319 grant was submitted by 8/1/16 which was the deadline. Also Mike Malon has accepted a different position not with Soil and Water, but Mike Malon said he will stay with us in regards to the watershed and they will meet in the next week with regards to his role and to move forward with that. We will miss Mike but he has assured Shaun that he will stay involved with the watershed so nothing falls through the cracks. As far as the beach samples, they have come back fine regarding E. coli, we have one more sample on Monday that we will send in and that will get us through Labor Day Monday. With the pool and the beach, typically Labor Day is the last day we are open and we will evaluate the weather to see if we want to extend those times. That information will come out in the *Apple Seed* eblast. The Trail Trekker had 288 participants this year which was a great event. Cindy Carton and Tim Brokl did a great job with that. Night Golf had 44 participants and the Ice Cream Social and Craft Fair is coming up in two weeks so please come out for that. The Cove hours will change after Labor Day, Tuesday and Wednesday they will be closed, then Monday’s and Tuesday’s after that with the exception of Columbus Day, Monday they will be open.

8.0 Presidents’ Report - Bob Ballenger reported that Jody Ware apologized for her absence today but her report will be published in *The Apple Core*.

9.0 Property Owner Comments

Edie Petelle, 11-209 – had questions regarding the budget on expenses associated with training and music fees. Cindy Carton will look into Sirius XM radio that after Labor Day.

George Drogosz, 8-48 – commented that he had the misfortune of following a minivan pulling a 4 x 4 trailer Sunday afternoon going to garbage dump with garbage barrels on back without lids

and it was leaving a trail of garbage. Also noticed an ATV on the perimeter road and advised him of our rules.

Marcy Stanger, 13-17, is our representative for Jo Carroll Energy – their CEO has taken another position and are in the process of hiring a new CEO. The next annual meeting will probably be in May in Savanna. She discussed changes in energy consumption as it involves solar, wind, hydro and coal. She wants to thank the Board for their direction and remembering who we are working for which is our membership.

Fred Pfeiffer, 3-14 – updated us on what the weather will look like in the next six months. The whole North American continent is going to be warmer than normal. We can expect some rain but also warmer temperatures than we've had.

Bob Stanger, 13-17 – he is not opposed to a walking trail but we also must consider the annual cost for upkeep. The Trails Committee and Maintenance Department are doing a fantastic job to come up with this recommendation but feels we should maintain what we have and not increase costs for new projects.

Henry Doden, 13-129 - feels we are not following the watershed plan when building new houses or upkeep on the trails as it relates to water runoff.

10.0 Consent Agenda - Jim Craig motioned “to approve the consent agenda items: Committee changes (appoint Gordon Ostrander to the Deer Management Committee, Marcy Stanger to the Recreation Committee, and John Diehl to the Recreation Committee, and to accept the resignation of Ed Ryan from the Budget Committee, and Joe Chiaro from the Deer Management Committee)”. Seconded by Rich Krasula, motion carried unanimously.

11.0 Unfinished Business – None.

12.0 New Business

12.1 Lot Combination – Cocagne - Wes & Stephanie Cocagne have requested a Lot Combination for lots 52 and 53 in the President (12) subdivision. This Lot Combination request was approved by the Architectural and Environmental Control Committee at their August 6, 2016 meeting. Rich Krasula motioned “to approve the Lot Combination Agreement requested by Mr. and Mrs. Cocagne for lots 52 and 53 in the Presidents (12) subdivision. Once recorded, the Lot Combination Agreement may not be revoked or rescinded.” Seconded by Gordon Williams, motion carried unanimously.

12.2 Restricted Lots – The office has received three Restricted Lot applications. Lots 09-102, 12-089 and 12-100 have been inspected by the Building Department and found to be vacant. Jim Craig motioned “to approve all 3 lot restrictions together”. Seconded by Barb Hendren. Rich Krasula indicated that we have set some standards to evaluate these lots for possible restriction. It was suggested that we have sufficient open space even if we build up those lots. But most important is that we put a burden on all other property owners to make up the difference that the other lot owners are not paying into the annual assessment and perhaps is not fair to everyone else. George Drogosz stated that CICAA states that everyone should share equally in the upkeep and maintenance in the association and questions if the Board grants these Restricted Lots does it go against CICAA. Rich Krasula stated we have discussed the CICAA with our lawyer. Those in favor Jim Craig and Jon Sonntag, those opposed Rich Krasula, Gary Hannon, Barb Hendren and Gordon Williams, motion failed.

12.3 Walking Trails – we have a proposal to approve two walking trails on the East and West side on the North end of the lake – Gary Hannon motioned “to authorize the construction of two new walking trails as proposed by the University of Wisconsin-Platteville. All work will be done in-house by the Maintenance Department.” Jon Sonntag seconded. Discussion: Rich Krasula stated that Jon pointed out that these walking trails do come into the area of the deer hunting stands set up this year – can be somewhat dangerous – would suggest that we hold off building these trails until after the deer season is over to work out some remedy for safety – the monies will still be available in next year’s budget. Henry Doden stated that this might be too much additional work to be given to Maintenance to handle. Jim Craig asked how much in labor would this project cost – Gary Hannon replied a 2-person crew 30 hours a week approximately \$3,600 and noted that it could be done in-between projects. Motion carried unanimously. Jon Sonntag stated people complain it’s unsafe with ATVs and these trails would allow for walking only and people can go on these trails and enjoy the fall colors and not worry about golf carts or ATVs. Roll call: Gary Hannon aye, Gordon Williams aye, Barb Hendren aye, Jim Craig nay, Rich Krasula aye, Jon Sonntag aye, motion carried.

12.4 Finalize Dissolution of GM Search Committee Designated Fund – Rich Krasula motioned “To approve the designated fund listing as presented.” Seconded by Gordon Williams, motion carried unanimously.

12.5 Surplus Fund Transfer from Operating to R & R – Rich Krasula motioned “To approve transferring \$500,000 from the Operating Fund to the R&R Fund. Seconded by Jim Craig, motion carried unanimously.

12.6 Publication of 2017 Operating Budget – Rich Krasula motioned “To authorize staff to publish the 2017 Operating Budget in the September issue of *The Apple Core*.” Seconded by Gary Hannon. Discussion: Rich Krasula stated that if anyone has any questions, please email questions to Shaun Nordlie or Rich before the next meeting. Motion carried unanimously.

12.7 Publication of 2017 R & R Budget – Gordon Williams motioned “To authorize staff to publish the 2017 R & R Budget in the September issue of *The Apple Core*”. Seconded by Rich Krasula, motion carried unanimously.

12.8 Publication of 2017 Operating and Building Fee Schedules - Rich Krasula motioned “To authorize staff to publish the 2017 Operating Fee Schedule and Building Fee Schedule in the September issue of *The Apple Core*.” Jon Sonntag seconded. Discussion: Rich Krasula stated there are no changes in the fees from last year. Motion carried unanimously.

13.0 Other - Ron Carpenter stated this year’s budget process was much smoother than in the past and that Shaun Nordlie and his staff did a nice job. Edie Petelle stated Bernie Hogan asked about adult swim-is there an answer regarding her question? Shaun Nordlie will handle and call Bernie.

Motion to adjourn by Jim Craig, meeting adjourned at 10:17 a.m.

Temporary Recording Secretary, Mary Hannon

Vice President, Bob Ballenger

Secretary, Gary Hannon

Date