

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
April 8, 2017**

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 9:04 a.m. on Saturday, April 8, 2017.

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

4.0 Approve/Adopt March 18, 2017 Minutes – Barb Hendren motioned “to approve the March 18, 2017 minutes.” Seconded by Rich Krasula with one typo in 12.1, 7th line, remove “we” after should, motion carried.

5.0 Treasurer’s Report – Rich Krasula reported no March information since we are having an early meeting, but we have February results. Full report will be in *The Apple Core*.

6.0 Committee Reports

Nominating Committee – Barb Hendren reported that we will have a Meet the Candidates forum after this meeting and will be asking the Board candidates six questions.

Maintenance Committee – Barb Hendren reported that there was a meeting this week. Acid Tank will be installed this week for the pool; dredging has started; trails are partially open; water is turned on at the campground.

Conservation Committee - Rich Krasula reported that April 22 is Earth Day and we will be having spring cleanup at the lake starting at 9:00 a.m. Rain date will be Sunday, April 23. We will meet at Nixon Beach. Still have applications coming in for Greenway Stewardship.

Recreation Committee – Jon Sonntag reported that we had the chili cook off and all went well. 10 contestants with a wide variety. Frank Sinatra Tribute is scheduled for tonight.

7.0 General Manager’s Report – Shaun Nordlie reported that 75 owners have not paid dues yet. Last year we filed over 100 liens. We will file liens on May 1st. Trails partially opened yesterday afternoon. Annual work on the trails has started. New computer system is still going well. Conversion of information is one sticky point right now. Accounting training has started. POS system will start next week, hoping to go live in 3-4 weeks. On March 16, we had our farm dinner which resulted in good discussion. Stream bank stabilization project in the North Bay area is being discussed. North side of the bridge, we own where the creek is; there is 25-acre area lot which we do not own, but could work on with the owner to keep silt under control. Excited about that. Tickets for the Frank Sinatra Tribute are still available. Henry Doden asked about the situation about The Cove. Shaun talked to Eric and will shoot for an opening next Friday; if not next Friday it will definitely be the 21st of April.

8.0 President’s Report – Bob Ballenger sends Jody Ware’s regrets for not being here and her full report will be in *The Apple Core*.

9.0 Property Owner Comments

Edie Petelle, 11-209, asked about a letter of resignation from a board member which is being held, why? Bob reported that the Board member is postponing his resignation until July. The board member is sending us a revised letter.

Marcy Stanger, 13-17, reminded everyone about the Jo Carroll Energy Annual Meeting on May 23 in Savanna. She is up for re-election for District 3, please send your ballots in. Should be coming out in the next two weeks.

Henry Doden, 13-129, asked about no agenda being posted for this meeting. Questions about this meeting being legal. Shaun informed Henry that it was on the calendar since last fall and on the website stating April 8th. Made the decision to change this date last October. Henry also informed the board about his discussion with Shaun about the windows being open at the Clubhouse, he has questions about managing the heat for the building. Henry also has concerns about our docks and that they should have resistance to walking. He will submit a letter to Shaun requesting a meeting about insurance for this.

10.0 Consent Agenda – Jon Sonntag motioned “to approve the consent agenda items: Committee changes (to appoint Jim Barker and Jerry Maculitis to the Campground Committee, Leanne Killeen to the Recreation Committee, and Deb Vanderleest to the Recreation and Clubhouse Area Master Planning Committees; and to accept the resignation of George Drogosz from the Maintenance Committee).” Seconded by Gary Hannon, motion carried unanimously.

11.0 Unfinished Business

11.1 Tellers Committee Guidelines – Rich Krasula motioned “to approve the Tellers Committee Guidelines as presented at the April 8, 2017 Board meeting.” Seconded by Barb Hendren, motion carried unanimously.

12.0 New Business

12.1 Property Owner Boat Length Variation Request - Candice Smith (3-11) brought discussion to the board about the length of boats allowed on the lake, specifically asking about swim decks (molded versus bolted). She was asked if she was a property owner, she replied that she oversees the property, lives here in the summer and maintains the property and were in the process of purchasing a second lot. Technically not a property owner. Motion from Rich Krasula to suspend Roberts Rules of Order to discuss this issue, motion carried unanimously. Rich Krasula explained that technically if you are not a property owner, unless your name is on the deed, therefore, you cannot speak up at a meeting. So, suspending the rule of order, we can have a discussion. Ms. Smith informed the board that she wants to purchase two new lots about three weeks ago for her new boat and found out there was an issue. She is postponing this purchase since she was told her boat was not in regulation. Went to Security to measure. Minus the swim deck their boat is actually less than 21 feet. Security told them they do not measure with the swim deck, nor do they require the swim deck be removed. All new boats will have integrated swim decks within the next five years. Her swim deck does not touch the water. Her boat is actually under the 21 foot requirement. Spoke to the lady in the office twice, she told her bow to stern measurement. Her boat is under the 21-ft. regulation, but with the swim deck included, she is over, her deck does not detach. She fully agrees with the restriction. And also noticed a variance given on land and property but why won't we accept the fact that most boats are going to the integrated version. Not asking to change the footage; change the verbiage to say swim decks are not included. There are also two boats as of last year on the water that she has seen that shouldn't be if this was enforced. Rich Krasula informed her that back in the mid 1990's the actual length allowed was 19 ft. with an integrated rear swim deck not measured. Around 2000 we had an incident with someone who had an integrated swim deck on the front and they were not initially allowed

to put the boat in the water. Then we changed the rule to 21 ft. including swim decks regardless of whether in the bow or stern. The intention was that we only wanted 19 ft. boats, changed to 21 ft., now you are asking to extend that. Jon Sonntag that there are two ways to measure the boat length, length overall and length of waterline. The average appears on the title. This should go to Rules and Regulations Committee. Jim Craig informed the board that the DNR measure bow to stern, swim deck is not included. If she received this information that the swim deck was not included by our office, they acted upon that. We have to send to Rules and Regulations, and figure out what we need; but should we make definitions on the fly? We need to go by the State of IL. Bob Ballenger reminded everyone that our bylaws are approved by the State of IL so they become state law. We want to direct Rules and Regulations to specifically look at these rules, State of IL has the definition. Are our rules properly written? Jim Craig asked why we couldn't approve this? Rich Krasula wants to discuss the wording and what it means and what is the proper interpretation and go from there, some may not have been interpreting this correctly. Not talking about rule change, talking about interpretation. Could be a request for a variation as well. Motion to re-establish Robert Rules of Order from Rich Krasula, seconded by Jim Craig, motion carried unanimously.

12.2 Lot Combination 11-098 and 11-099 – Gary Hannon motioned “to approve the lot combination agreement requested by Mr. and Mrs. Schmidt for Lots 98 and 99 in the Fairway (11) Subdivision. Once recorded, the lot combination agreement may not be revoked or rescinded.” Seconded by Jon Sonntag, motion carried unanimously.

Motion to adjourn by Gary Hannon, meeting adjourned at 9:57 a.m.

Recording Secretary, Rhonda Perry

President Pro-tem Bob Ballenger

Secretary, Gary Hannon

Date