

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
June 17, 2017**

**APPROVED**

**2.0 Call to Order** – President Jody Ware called the regular meeting of the Apple Canyon Lake Property Owners Association to order at 9:01 a.m. on Saturday, June 17, 2017.

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

**4.0 Orders of the Day** –

Bob Ballenger motioned “to nominate Jody Ware for President of the Board of Directors.”  
Seconded by Mike Harris, motion carried unanimously

Barb Hendren motioned “to nominate Bob Ballenger for Vice President of the Board of Directors.” Seconded by John Asta, motion carried unanimously.

Gordon Williams motioned “to nominate Barb Hendren for Corporate Secretary of the Board of Directors.” Seconded by John Asta, motion carried unanimously.

Mike Harris motioned “to nominate Gary Hannon for Treasurer of the Board of Directors.”  
Seconded by John Asta, motion carried unanimously.

Jody Ware welcomed John Diehl and Mike Harris to the Board of Directors. Jody Ware also congratulated Gary Hannon for his continued service.

**5.0 Approve/Adopt May 20, 2017 Minutes** – Gordon Williams motioned “to approve the May 20, 2017 minutes.” Seconded by Gary Hannon. Motion carried with Mike Harris and John Diehl abstaining.

**6.0 Treasurer’s Report** – Shaun Nordlie reported that right before Memorial Day we were hit with a ransomware that affected the financial package we have with our system. We are re-entering April and May numbers. We will discuss three months of financial information next month.

**7.0 Committee Reports** –

**Maintenance Committee** – Barb Hendren reported that the committee met on June 6. The HVAC proposal for the Cove has been submitted to the Budget Committee. Rick has been asked by Henry Doden about a geothermal system. Tubes would have to be more than 20 feet below the water, concern about boat anchors. Tubes could be in the ground that could be cooled by lake water, but we do not space for cooling there. We could use water coolant units, but the cost is twice as much as gas fired. Dredging is taking place in President’s Bay right now; we continue to spray for weeds; and are still working on the trails. A discussion was held about going to quarterly meetings.

**Lake Monitoring** – Gary Hannon reported that on Tuesday, 6/13, clarity of the lake was tested. The lake is at 9’10”, whereas last year it was at 13’5”. The dissolved oxygen is down to 16’, whereas last year it was at 13’. Temperature is at 76.6 degrees, last year it was 72 degrees.

**Golf Committee** – Fred Turek reminded everyone about the Big Cup Tournament next month (7/15), the money raised is to oversee the fairway, \$45.00 for meal, golf, and prizes along with more activities.

**Campground** – Gordon Williams reported that the committee met on May 27 for final preparation for the Pancake Breakfast. They are starting to discuss budget. Water quality at the campground was also discussed and the testing of the water. The campsite waiting list was discussed – waiting list vs. lottery.

**Recreation** - John Diehl reported the committee has been very busy planning some events. Golf Cart Parade, Farm Fun Days are coming up, Kids Camp, Trail Trekker Color Run/Walk on July 29, concert at the beach in August, and September Ice Cream Social. We are soliciting volunteers for those activities. Jody informed everyone that there are sign-up sheets for volunteers available for these events.

**8.0 General Manager's Report** – Shaun Nordlie gave everyone an update on the lake. In early May, the lake was chemically treated for Milfoil and Curly Leaf. These are dying off at North Bay but Coon Tail is in its place. Coon Tail is a native and we would like to have this in the Lake but unfortunately it can get very aggressive. We are harvesting this but the harvester went down on June 9th, needs a new radiator. The plan is to put in the new radiator on Monday and keep cutting on Tuesday; Offloading in Winchester is very time consuming. Maintenance will create an off-load spot at the end of North Bay rather than Winchester. This will make us more efficient. At this point we have no plans for more chemical treatment other than surface spraying for algae and that will be done all summer. Coon Tail will be harvested all summer. We will continue the dredging at President's Bay then move to North Bay next year.

**9.0 President's Report** – Jody Ware reported that the Executive Committee of the Board of Directors evaluated General Manager Shaun Nordlie. He has 14 short and long-term goals and the committee met to review his progress on the short-term goals. An important topic that Jody wants every member to know about is CAMP (Clubhouse Area Master Planning). We interviewed 4 architectural firms to design a clubhouse master planning area design from the tennis courts, old fire house, parking lot, this clubhouse (which is a main priority) and down to the point. Hopefully, at the July 15 Board meeting CAMP will make a recommendation to the Board for the firm to design our master plan for the area. We need membership awareness and input. We want to continue to keep this document alive in our long-range planning. Jody wants every member to know and understand this plan and the vision. We are looking at many different strategies for informing the residents.

### **10.0 Property Owners Comments**

Henry Doden, 13-129, reported that he talked to Shaun about 350 ft. of shoreline in front of his house, generally there is 8-15 ft. of lily pads along that shoreline. He counted eight. Lily pads are considered very beneficial. He noticed in the Annual Report that the total income for 2016 and divided by 365 would equal \$10,264.00 per day coming in. We spent \$8,035.00 per day. This is a good size operation, yet, we hear very little about what is going on financially. He also commented on the Golf Course and Pro Shop supposedly lost \$84,000 last year. Pro Shop lost \$90.66 each day using 364 days. Why are we giving our employee discounts on meals when losing money? Henry also passed around some photos of Koester's Pond and of the Territory. Territories have put berms to protect the lake.

### **11.0 Consent Agenda**

**11.1 Committee Changes** – Bob Ballenger motioned “to approve the consent agenda items: Committee changes (to appoint Ric Ruffolo to the Campground Committee and Steve Tribbey to the Architectural & Environmental Control Committee (AECC); and to accept the resignation of Bob Stanger from the Maintenance Committee.” Seconded by Mike Harris, motion carried unanimously.

**13.0 New Business**

**13.1 Unauthorized Use of Amenity Tags** – Mike Harris motioned “to uphold the rule: sale, or unauthorized use of Association Amenity Tags violation of \$500.00 for first offense and suspend membership rights of the Property Owner for 30 days.” Seconded by Gordon Williams. Gordon Williams wanted to commend the security for staying sharp and doing their job. This type of action should not be permitted. Motion carried unanimously.

John Diehl motioned “to suspend Robert’s Rules of Order.” Seconded by Gary Hannon.

**13.2 Archery Range Rules and Regulations – First Reading** –Jody Ware explained that this was the first reading of the rule and next meeting we will take action. She also explained that the current archery range rule bans the use of arrows tipped with broad heads. At conflict with this rule is the Deer Management Committee requirement for hunter qualification, which requires a hunter to use the equipment he will use in the field which would include broad heads. The rule change wording must include verbiage indicating that the archer must use only a target brought to the range by him/her and any broad head practice must be designated to a specific area of the range. The only exception to this rule would be during hunter qualification. John Sershon explained the quarry is not being maintained and it is difficult to shoot. The Committee is trying to develop and complete an Archery Park Plan. If we put in a small archery park, we would have a designated area along with designated times. A typical broad head target runs close to \$100 each, which is why we would require they bring their own target. Possibility of a fee based archery park, some have fees, some do not. The plan for the quarry area is to clean it up quite a bit after the holiday.

**13.3 Boat Length Rules and Regulations – First Reading** – Shaun Nordlie reported that after the May meeting, we looked at our definition, how others measure boats, and how to define and show exactly how we measure our boats (bow to stern). After some research, and looking at how other associations define and measure their boats, it was determined to use length overall as our measurement. No platforms included with the measurement. This gives us a better definition of what we are measuring, and will also put consistency into the rule. Will put this change on the agenda for the July board meeting for vote. Molded deck (platform) is not included in the length.

Bob Ballenger motioned “to reinstate Robert’s Rules of Order.” Seconded by Gordon Williams.

**13.4 Update to the Amended Declaration to Comply with CICAA** – Bob Ballenger motioned “to approve the changes to the amended and restated covenants and restrictions to comply with the Common Interest Community Association Act (CICAA) as recommended by the ACL Legal Counsel.” Seconded by John Asta, motion carried unanimously.

Motion to adjourn by Barb Hendren, meeting adjourned at 10:02 a.m.

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Recording Secretary, Rhonda Perry

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President Jody Ware

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Secretary, Barb Hendren

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Date