

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
August 19, 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 9:00 a.m. on Saturday, August 19, 2017.

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

4.0 Approve/Adopt July 15, 2017 Minutes – Mike Harris noted that item 10.1 Board Liaison for Maintenance Committee lists Barb Hendren; it should be corrected to Mike Harris. Gary Hannon moved “to approve the July 15, 2017 minutes.” Seconded by Gordy Williams. Barb Hendren abstained. Motion carried.

5.0 Treasurer’s Report – Gary Hannon reported that the July Treasurer’s Report is not ready yet, but will be printed in *The Apple Core*.

6.0 Committee Reports –

AECC – Joe Wiener reported that they have approved changes in the fine structure which will be forwarded to the board for consideration. He would like to come to the September board meeting and address questions. Jody thanked him and noted that any changes would require a two-meeting rule to allow opportunity for discussion.

Trails – George Drogosz reported last month’s meeting was cancelled. They will have a regular meeting this Saturday. He commended the Maintenance Dept. on the excellent job in getting the trails back up and running after the flood.

Recreation – Mary Hannon reminded everyone about the upcoming Ice Cream Social on Sunday, September 3. They need additional volunteers for the 2nd shift 12:15 – 2:30. If you want to help, contact Mary or Deb VanDerLeest. They also have the first annual Haunted Trail taking place and are looking for donations of Halloween decorations. Cindy Carton added that there is an Art & Photography exhibit in the Clubhouse this afternoon.

Conservation Committee – Rich Krasula reported that Shaun continues to work with a property owner at the North end of the lake to find a better way to reduce sediment coming into the lake. They are working on a “plantings document” with suggested plantings to be used near the lake. There will be a conservation walk in October probably taking place below the dam, and Cindy is looking for a speaker to help identify flora and fauna. There have been 2 new greenway stewardship applications.

Clubhouse Area Master Planning (C.A.M.P) – Barb Hendren reported there were two meetings in the last two weeks; first was a Webex with Farnsworth, the architects, to go over the conceptual drawing. The needs and wants list is being refined by committee members. This week there was a site walk with Farnsworth on the property. The next step is that Farnsworth will present drawings. We are planning two town hall meetings so that people can see what is being

planned and give input – those meetings are tentatively planned around Columbus Day weekend and are Thursday, Oct. 5 at 7:00 pm and Sunday, Oct. 8 at 1:00 pm.

Strategic/Long Range Planning – Jody Ware reported that they met yesterday. They met with Doug Sury, our Association attorney, and are in the process of framing up a foundation for ACLPOA. The focus of the Foundation is preservation, beautification, and conservation of the lake.

Deer Management – Jon Sonntag reported that they had a great turnout at Youth Archery last weekend. Normally, they borrow equipment from the Boy Scouts, but due to the flood, most of their equipment was damaged so we had to make use of our own. The two new bows that were purchased and new arrows that John Sershon worked on this winter worked great and the kids had a great time.

Lake Monitoring – Gary Hannon reported that they went out August 2, two weeks after the rain event. The transparency was down to only 4’3”. The test 2 weeks prior to the rain event was 7’6”. Dissolved oxygen was down to 12’ (from 14’ last year). Temperature on the surface was 74.3 degrees (below last year’s 79 degrees).

7.0 General Manager’s Report – Shaun Nordlie reported that he’s still working with the insurance company on whether we will be able to submit a claim for wind damage, water backup and possible loss of revenue with the Marina being closed. We do not have flood insurance. We also submitted everything to IEMA (Illinois Emergency Management Agency), who has submitted everything to Springfield. IEMA is going to let Springfield decide how we get treated. Updates are forthcoming. We went live with the new software system, Abacus, on August 1 and have had a few issues, mainly with credit cards, but for the most part, things are going well with it.

8.0 President’s Report – Jody Ware shared a video documenting the damage and cleanup from the catastrophic rains we had in July, and noted special thanks are due to Cindy Carton and Tim Brokl for putting the video together. Jody asked everyone to note the efforts of our staff in getting us back to normal. While this was taking place, staff was also implementing new software. Also during the same time, the Marina, Aquatics, and Recreation Departments continued to provide opportunities for the membership. The weekend following the flood, we had the Trail Trekker 5K, a Pancake Breakfast, Pecatonica beer tasting, and a Denny Diamond concert all in one weekend. The power of water didn’t break the spirit of Apple Canyon Lake. Every staff member put many hours into cleanup, and there were many volunteers, some who were not captured in the video, and some who spent day after day for 3 weeks straight on the water trying to clear it up so that it would be safe. Just clearing the debris was very challenging. Everyone pulled together and worked very hard. Jody thanked Julie Janssen and the Security Department, as well as Cindy Carton and Communications, Mary Hannon and Recreation, Rick Paulson and Maintenance, Shaun and the office staff, the pool (we had over 800 people use the pool the weekend after the flood) and all our volunteers. Jody noted that you all are absolutely incredible. We’re putting ourselves back together again, and that’s the spirit of Apple Canyon Lake.

9.0 Property Owner Comments

Rick Paulson – 2-49 – Commented on the need for a speed limit on the trails.

George Drogosz – 8-48 - The Trail Committee is going to address the trail speed limit again this Saturday.

Norm Vandigo – 12-277 – Commented on pier repairs he did at his son’s private dock; dam inspection for movement; trail speed limit and reaction time; Budget Committee and upcoming expenses.

Henry Doden – 13-129 – Commented on red flags on the lake and Maintenance cleanup efforts, also dock construction.

Ron Carpenter – 11-247 – Commented that we do have yearly dam inspections to watch for dam movement.

Shaun Nordlie noted the dam was inspected 2 weeks before the flood. It was rechecked after the flood, and there has been no movement.

10.0 Board Member Comments

Gordy Williams thanked ACL staff for a job well done in flood cleanup. It was a huge job to get everything put back together and he congratulated the staff on their fine efforts.

John Diehl thanked all who volunteered to clean up the beach and Marina parking lot, with a very special thank you to those who helped clean up on the lake. Their help allowed our Maintenance Dept. to get to work on the trails.

Gary Hannon seconded these comments and asked that the video Cindy and Tim put together be available on our website. He also noted that management and staff will be learning from the cleanup efforts on how to better update our emergency management plan.

11.0 Consent Agenda –

11.1 Committee Changes - Jon Sonntag motioned: “to approve the consent agenda items: Committee Changes (to appoint Norman Homb to the Trails Committee, Fern Tribbey to the Lake Monitoring Committee, and Steve Tribbey to the Lake Monitoring Committee; and to accept the resignation of Ron Moore from the Golf Committee, Greg Smith from the Golf Committee, Phil Janikowski from the Deer Management Committee, and Ed Ryan from the AECC); and to appoint Barb Hendren, Gordy Williams, and John Diehl and one other board member to be named to the Architectural and Environmental Control Committee.” Seconded by Gary Hannon, motion carried unanimously.

11.2 Additional Appointments to AECC- President Jody Ware explained that under the guidance of our Association attorney, we have learned that AECC is different from other committees in that it can make decisions on behalf of the organization. In that case, the majority of the members on that committee must be board members. The alternative to that would be that every variance would have to come to the full board for approval. We met with AECC and they thought it would be in our best interest to have a majority of the membership be made up of board members, so we will have 6 board members as part of that committee. They meet the first Saturday of every month at 8:00 am. Bob Ballenger and Mike Harris are already members of the committee, and we will be adding Barb Hendren, Gordy Williams, John Diehl, and another board member to be named. Mike Harris moved “to appoint Barb Hendren, Gordon Williams, John Diehl and another board member to be named to the Architectural and Environmental Control Committee.” Seconded by Gordy Williams. Motion carried unanimously.

13.0 New Business

13.1 Appointment of Board Member – Gary Hannon moved “to approve Rich Krasula to fill the vacancy on the Board of Directors created by John Asta’s resignation until the next annual meeting”. Seconded by Barb Hendren. Discussion – Jody Ware explained that the role of the Board is a very important one. Rich Krasula just finished his term on the Board in June, and during the time he served, showed his expertise and commitment as very beneficial to the Association, and it will be a pleasure to work with him again. Motion carried unanimously.

Jody Ware welcomed Rich and informed him that he will be the 6th Board member added to the AECC and that will be formalized at the next meeting.

13.2 Property Owner Citation Appeal – StricklerPoe – Gary Hannon moved “to dismiss the citation issued to Greg and Jo StricklerPoe for the reasons of inconsistent language in our current Boating Rules & Regulations”. Seconded by Jon Sonntag. Discussion: Shaun Nordlie commented we know that we have inconsistencies in our rules and therefore recommend dismissal of the citation so that staff, the Rules & Regulations committee, and board can clean them up. Motion carried unanimously.

13.3 Property Owner Citation Appeal – Acker - Gary Hannon moved “to dismiss the citation issued for Kevin Acker for the reasons of inconsistent language in our current Boating Rules & Regulations”. Seconded by Jon Sonntag. Motion carried unanimously.

13.4 Property Owner Citation Appeal – Kusnierz - Gary Hannon moved “to dismiss the citation issued for Louis & Linda Kusnierz for the reasons of inconsistent language in our current Boating Rules & Regulations”. Seconded by Mike Harris. Motion carried unanimously.

13.5 Designated Signers for ACLPOA Accounts – Rich Krasula moved “to designate Shaun Nordlie, General Manager, and Carrie Miller, Financial Manager; and Board of Directors members Jody Ware, President; Bob Ballenger, Vice President; Gary Hannon, Treasurer; Barb Hendren, Corporate Secretary; John Diehl; Mike Harris; Rich Krasula; Jon Sonntag; and Gordon Williams as designated signers for ACLPOA accounts at Apple River State Bank. Rich Krasula and Jim Craig are no longer signers because of the board election, and John Asta due to his resignation from board.” Seconded by Gary Hannon. Motion carried unanimously.

13.6 Lot Combination – Mike Harris moved “to approve the lot combination agreement requested by Mr. and Mrs. Homb for Lots 7 and 8 in the Apache (7) subdivision. Once recorded, the lot combination agreement may not be revoked or rescinded.” Seconded by John Diehl. Motion carried unanimously.

13.7 Publication of 2018 Operating Budget – Gary Hannon moved “to authorize staff to publish the 2018 operating budget, with a total revenue of \$3,771,100 and total operating expenses of \$2,995,368, and a transfer to the R&R Fund of \$565,000 and a transfer to the Capital Fund of \$209,901, in the September issue of *The Apple Core*.” Seconded by Rich Krasula. Discussion: Gary Hannon thanked the Budget Committee, and particularly Rich Krasula, in helping him get going as the new Treasurer. Gary encouraged all members to really understand where our money is going and be informed on how it is being spent. Ron Carpenter commented on the budget process and how it works. Motion carried unanimously.

13.8 Publication of 2018 R & R Budget – Gary Hannon moved “to authorize staff to publish the 2018 R & R budget, in the amount of \$588,790, in the September issue of *The Apple Core*.” Seconded by Rich Krasula. Discussion: Gary Hannon commented that it’s important for members to read in *The Apple Core* what 2018 projects will be funded by the R & R. Motion carried unanimously.

13.9 Publication of 2018 Capital Budget – Gordy Williams moved “to authorize staff to publish the 2018 Capital Budget in the September issue of *The Apple Core*.” Seconded by Mike Harris. Discussion: Gary Hannon clarified what the Capital Budget funds are allocated for (pool payoff and C.A.M.P.). Motion carried unanimously.

13.10 Publication of 2018 Operating and Building Fee Schedules – Mike Harris moved “to authorize staff to publish the 2018 Operating Fee Schedule and the 2018 Building Fee Schedule in the September issue of *The Apple Core*.” Seconded by Gordy Williams. Discussion: Gary Hannon commented the Budget Committee is keeping fees the same for the most part (except for some changes to inside/outside golf cart storage fees). Motion carried unanimously.

13.11 Fund Transfer – Jon Sonntag moved “To authorize the transfer of \$200,000 from the Operating Fund to the R & R Fund.” Seconded by Rich Krasula. Motion carried unanimously.

13.12 Update to Amended and Restated Bylaws to Comply with CICAA – Rich Krasula moved “to apply the 3-meeting rule prior to approving the changes to the Amended and Restated Bylaws to comply with the Common Interest Community Association Act (CICAA) as recommended by ACL legal counsel.” Seconded by Mike Harris. Discussion: Gary Hannon asked for an explanation of the 3-meeting rule: the 1st meeting the rule is introduced, the 2nd meeting it is discussed, and the 3rd meeting voted on. It is also posted in *The Apple Core* which allows the membership to be informed. Motion carried unanimously.

13.13 Deer Management Committee Designated Fund Usage – Boy Scouts Donation – Gordy Williams moved “to approve the donation of \$100 to the Boy Scouts, to be paid from the Deer Management Committee’s Designated Fund.” Seconded by Jon Sonntag. Discussion: Jon Sonntag mentioned several members of the Deer Management group are matching the donation. Motion carried unanimously.

13.14 Attendance at Appeals Board Hearings – 1st Reading - Mike Harris moved “To suspend Robert’s Rules of Order for the purpose of discussion of 13.14 Attendance at Appeals Board Hearings – 1st Reading.” Seconded by John Diehl.

Discussion:

* Appeals Committee meets the 2nd Saturday of the month.

*All committee members would prefer having people attend their hearing in person as it makes for a much easier, smoother meeting.

*Typically, there is a lot of documentation involved, which is difficult to identify when there are parties involved in teleconferencing. Also, would ensure that the Appeals Board is actually talking to the person who is appealing. Problem with teleconferencing with our equipment. You

can't hear clearly what people are saying depending on where they are sitting. You don't get the benefit of body language.

*You can clarify and make sure you understand what they're saying, you're looking at the right form, and understand the rules. If someone is out on vacation when the hearing is taking place, they can appoint a representative to attend in their place.

Jody Ware reminded everyone that this is first reading. September is the 2nd reading. This matter is only about the petitioner or representative being present. The general Not for Profit Corporation Act has memorialized that board members and committee members can call in for meetings, so that can remain the same.

Rich Krasula moved "to go back into our regular meeting and re-instate Robert's Rules of Order". Second by John Diehl.

Motion to adjourn by Mike Harris at 10:31 am.

Acting Recording Secretary, Barb Hendren

President, Jody Ware

Secretary, Barb Hendren

Date