

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
October 21, 2017**

**APPROVED**

**2.0 Call to Order** – President Jody Ware called the regular meeting of the Apple Canyon Property Owners Association to order at 9:00 a.m. on Saturday, October 21, 2017.

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

Jody Ware announced that per board training in August and the advice of our attorney, no comments during the board meeting except during the Property Owners’ Comments designated time. Other than open forums, only the board members and management shall participate in discussions.

**4.0 Approve/Adopt September 16, 2017 Minutes** – Bob Ballenger motioned “to approve the September 16, 2017 minutes.” Seconded by Mike Harris. Rich Krasula noted a correction in 11.1(i), second bullet should read Majority of total voting members in the association.” Third bullet point Article 9 section 8 should read “for certain items per CICA.” Motion carried with Jon Sonntag abstaining.

**5.0 Treasurer’s Report** – Gary Hannon reported that we have two months of reporting – August was the first month in Abacus. The full reports will be published in *The Apple Core*.

**6.0 Committee Reports**

**Nominating Committee** – Barb Hendren reported that the committee is looking for people to run for the board. An informational coffee is scheduled after the November Board meeting.

**Clubhouse Area Master Planning (C.A.M.P.)** – Barb Hendren reported the town hall meetings were successful. We had good attendance and a lot of interest. All the information discussed is on the website.

**Golf Committee** – John Diehl reported that we will discuss the latest work of the committee in section 12.4 of this meeting. They reviewed the events held this year and are already discussing what they want to do next year. This committee will not meet during the off season.

**Recreation Committee** – reminded everyone about the Haunted Trail this evening.

**Conservation Committee** - Rich Krasula reported that streambank stabilization work on the end of North Bay was delayed due to hunting season. Continuing to review all the current Greenway Stewardship sites. Shaun had a meeting with the Illinois Extension and we will continue with farmers dinners and speaking sessions. Should be receiving 130 Northern Pike along with some catfish and walleye.

**Lake Monitoring Committee** – Gary Hannon reported that on October 2, transparency was down a little under 12 ft; dissolved oxygen was down to 18 ft; temperature of the lake was at 67.8 degrees.

**Trails Committee** – George Drogosz reported that at the last meeting, a speed limit for the trail system was discussed. Couldn’t really move forward on a speed limit for the entire trail, so George recommended to move this topic to Rules & Regs to put a limit of 10 mph on the golf course side of parking lot up to the access trail and in the President’s section from where the trail meets Hawthorne down to Missouri crossing on the opposite side of the bay - there is a lot of foot traffic in those areas. A section at the end of Presidents Bay has been the site of a lot of accidents. George also talked to the Maintenance Department

about clearing line of sight at sharp turns. Gary Hannon wanted to thank George for all he has done and for his service on the Trails Committee.

**7.0 General Manager's Report** – Shaun Nordlie reported on the closings for the end of October – Campground and the Marina will close 10/29; Golf Course with a tentative close for October 31, if we do close the golf course that day, the Pro Shop will go to winter hours; and The Cove closed last Sunday. Dredging at President's Bay is still going on dependent on the weather. New phone system is in with Frontier. Fish shocking for the fall will go on Tuesday. C.A.M.P. – there is a page on the website that includes video of both Town Hall meetings with Farnsworth and the PowerPoint presentation that was used. There is also a comment section available too.

**8.0 President's Report** – Jody Ware wanted to note that since the flood, it is exciting to see the involvement and activity of different committees. Recreation Committee and the events they have planned; C.A.M.P. Committee has been so busy working with Farnsworth and communicating to our membership. Trails Committee – the partnership with Lake Carroll – so many ideas from them and they received so many ideas from us. That is what partnerships are about. Tomorrow is a scheduled tour of Lake Carroll for the Trails Committee. AECC changes and at our first meeting we included more board members. New homes are being built here at ACL. Rules & Regulations – we discussed the speed limit at the last meeting along with the appeals process. Very impressed with the interaction between different committees – thank you all.

### **9.0 Property Owner Comments**

Marcy Stanger, 13-17 – reported for Jo Carroll. Nothing new on broadband yet, have seen a lot of interest. Edie Petelle, 11-209 – made a suggestion about Property Owner Comments. Bob Stanger, 13-17 – asked a question about the R & R Budget. Henry Doden, 13-129 – commented about the Reserve Study.

### **10.0 Consent Agenda**

**10.1 Committee Changes** – Gordon Williams motioned “to approve the consent agenda items: Committee changes (to appoint Susan McDonald and Kerstin Stolpe-Friend to the Conservation Committee and to accept the resignation of Marge Clark from the Legal, Budget, Strategic/Long Range Planning, and Rules and Regulations committees; Tim Kaiser from the Trails Committee; and Rob Krzeminski from the Campground Committee.)” Seconded by Rich Krasula, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 Approval of Amended and Restated Bylaws to Comply with CICAA** – Rich Krasula motioned “to approve 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 Gary Hannon, motion carried unanimously. At the last board meeting we went through changes and did find two other areas we needed to update. Changes were made to Article X, Section 1, the second line, by adding the word "total" before "Voting Members", and the words "in the Association" after "Voting Members". Also, in Article XVI, Section 3, the words "and a proper purpose for the request" at the very end of the paragraph were removed.

### **12.0 New Business**

**12.1 Adoption of the 2018 Operating Budget** – Bob Ballenger motioned “to adopt the 2018 Operating Budget as published in the September issue of *The Apple Core*.” Seconded by Gary Hannon. Gary

Hannon encouraged everyone to become familiar where their revenues are going. Motion carried unanimously.

**12.2 Adoption of the 2018 R&R Budget** – Rich Krasula motioned to adopt the 2018 R&R budget as published in the September issue of *The Apple Core*.” Seconded by Barb Hendren. Gary Hannon informed the board that we are prioritizing at this time and may not be fulfilling all of the R&R wants. The budget is made to be balanced – not all projects may get funded. Motion carried unanimously.

**12.3 Adoption of the 2018 Operating and Building Fee Schedules** – Gordon Williams motioned “to adopt the 2018 Operating Fee Schedule and Building Fee Schedule as published in the September issue of *The Apple Core*. Seconded by Rich Krasula. 2018 will be the 5<sup>th</sup> consecutive year with no dues assessment increases. Motion carried unanimously.

**12.4 Golf Committee Designated Funds Purchase – Grass Seed** – John Diehl motioned “to approve the Golf Committee’s cost share of the grass seed purchase, in an amount not to exceed \$4,000, to be paid from the Golf Committee Designated Fund. Seconded by Mike Harris, motion carried unanimously.

**12.5 Dissolve the Pro Shop Food & Beverage Study Ad Hoc Committee** – Rich Krasula motioned “to dissolve the Pro Shop Food & Beverage Study Ad Hoc Committee.” Seconded by Mike Harris, motion carried unanimously.

**12.6 Purchase Dock Materials** – Gary Hannon motioned “to approve the use of \$18,301.44 from the 2017 reserves to purchase materials for the construction of replacement docks due to the safety issues associated with the existing docks using styrofoam floats.” Seconded by Barb Hendren, motion carried unanimously.

**12.7 Registered Agent for Articles of Incorporation** – Mike Harris motioned “to approve the change in the Articles of Incorporation, Article 2, to now state that the registered agent of the Corporation in the State of Illinois is Key and Costello, located at 128 S. County Farm Road, Wheaton, IL 60187.” Seconded by Bob Ballenger, motion carried unanimously.

**12.8 Governing Documents Alignment Committee** – Gary Hannon motioned “to approve the creation of the Governing Documents Alignment Committee, its members, Jody Ware, Mike Harris and Jim Petelle, and its charge. Charge: To align the governing documents, develop a uniform tracking system documenting a common process for requesting any change to a governing document, and assign an association staff member to record change and manage documents in a secure location.” Seconded by Barb Hendren. Questions about this being an Ad Hoc committee. Since this work could take a while it was thought that this would not be Ad Hoc since Ad Hoc committees are typically active for only three to six months in length. This is not a standing committee. Rich asked who will assign the staff member. Shaun will determine who will be the staff member. Rich Krasula amended the motion “to read as an Ad Hoc committee and to remove “and assign an association staff member” from the motion.” Seconded by Gary Hannon, motion carried. Motion will read “To approve the creation of the Governing Documents Alignment Ad Hoc Committee, its members Jody Ware, Mike Harris and Jim Petelle, and its charge. Charge: To align the governing documents; develop a uniform tracking system documenting a common process for requesting any change to a governing document, and to record change and manage documents in a secure location.” Seconded by Gary Hannon. Motion carried unanimously.

Motion to adjourn by John Diehl at 9:55 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