

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
May 19, 2018**

**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, May 19, 2018.

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

**4.0 Approve/Adopt April 21, 2018 Minutes** – Jon Sonntag motioned “to approve the April 21, 2018 minutes. Seconded by Mike Harris. Gary Hannon noted a correction in 5.0 Treasurer’s Report – should read “Gary pointed out that the treasurer’s (remove box) page is off by (remove about) \$10,000 and will be corrected next month.” Rich Krasula noted a correction in 12.7 - Keith Jones (remove Joes). Motion carried.

**5.0 Treasurer’s Report** – Gary Hannon reported that April revenues were \$227,982, revenues in advertising increased by \$16,000 and golf fees increased by about \$6,000. Expenses were \$24,936 for April, underbudget by about \$40,000. Advertising by \$9,000 and legal fees by \$8,000. R&R expenditures were \$29,350 for April.

**6.0 Committee Reports**

**Recreation** – Jon Sonntag reported that the Barbeque Cook-Off is next Saturday. Lena Brewing will also be there.

**AECC** – Joe Weiner reported that one application will be considered at the next meeting. Changes to the building code will be considered. Schematic design and soil borings will also be discussed at the next meeting.

**CAMP Financing and Marketing** – Barb Hendren reported that they had a meeting on May 10 and discussed updated project costs. The 2019 budget process is starting, so that will be impacted with what we come up with for costs. Marketing – working on clearing up owner confusion, including FAQ on the website. Updated “What’s In It For Me” also on the website. Today board will be voting on soil borings and schematics.

**Golf** – John Diehl reported they are working on setting a date for their tournament – no one has declared their dates yet – we do not want to be in competition with another tournament.

**Lake Monitoring** – Gary Hannon reported that they went out on May 14 with a member of the EPA. Clarity is down to 16’11”, with last year at this time being 17’. Dissolved oxygen is at 41’, last year at 45’. Temperature of the Lake is at 65.5 degrees. Goose egg monitoring – Mike Harris reported that they found 7.5 eggs (with one very small and counted as ½). Have gone out 4-5 times this year.

**Nominating** – Barb Hendren reported there was no meeting.

**Rules and Regulations** – Mike Harris reported that Jack Finley gave a presentation on houses in disrepair, with pictures shared with AECC. Our Property Maintenance Code is from 1993. The new Code was adopted in 2006 – we will have updated codes at next month’s BOD meeting.

**Budget** – Gary Hannon reported that the committee met on May 5, discussing the financial position of 2017 and reviewing the audit from 2017 by O’Connor and Brooks. Talked about the CAMP decisions and will be using a new form this year to help determine major projects and help with prioritizing.

**CAMP Architecture & Design** – Joe Wiener reported there was no meeting in May but will have a meeting in June to discuss the expectations and the progress. Very important to pass the soil borings and schematic design. The schedule for this needs to get started.

**Conservation** – Paula Wiener wanted to thank Jody Ware for highlighting our work on the Greenway Stewardship Program and all for approving the policies and procedures. Important that everybody uses this project in the same way. Also, they will be doing annual inspections. Paula also reported we have a metal recycling dumpster out there – 1<sup>st</sup> dumpster was filled and removed. Premier event of 2018 – Earth Day Spring Cleanup. We had 58 participants this year. One of the committee members had the idea of separating the aluminum cans from the trash – we collected 75 lbs. of aluminum that did not go in a landfill and received \$26.00. Also ran an article in *The Scoop* about what we were doing in the hopes of reaching more people and a freelance writer called to talk to Paula about the Earth Day cleanup.

**Strategic Plan** – Gordon Williams reported there was a meeting on May 4 and we completed the 2019 Plan on a Page and the budget. Meeting again soon and hope to receive information from our attorney about the Foundation.

**Safety and Emergency Planning** – Jody Ware reported they have not met. Julie Janssen met with the Jo Daviess Emergency Manager and was assured we are on the right path.

**Trails** – Gary Hannon reported they met on April 28<sup>th</sup>. Trying to get access to all subdivisions and we are still updating the 5-year plan with discussion on the county wide trail system. Discussed North Bay crossing – possible stream crossing.

**7.0 General Manager’s Report** – Shaun Nordlie reported that USI (Utility Services of Illinois) will have a public forum here on June 21 from 6:00 p.m. – 8:00 p.m. There will be a presentation by USI with a public Q&A after. Just finalized this yesterday and will start promoting this right away. Lot auction today at 1:00. Next week the pool and the beach will open and Marina will go full time summer hours along with The Cove. New merchandise arriving at the Marina and Pro Shop.

**8.0 President’s Report** – Jody Ware stressed the importance of lake and trail safety. The Trails Committee discussed this in length at their last meeting. We need everyone involved with this, rules were sent out with the assessment statements and if you have a guest driving on the trail system, they need to submit a 2018 Trail Indemnity to the office. Jody also reminded everyone to support the advertisers in *The Apple Core*. She also reported that there will be a workshop after this meeting to discuss CAMP. This is an opportunity for the Board to have discussion by suspending Robert’s Rules of Order and talk about this in an open forum.

### **9.0 Property Owners Comments –**

Gary Bartell 11-1&2 - handed out an article in *The Galena Gazette* concerning ACL and the multiplier on the tax bill. A resident from East Dubuque questioned the multiplier and noted that Dunleith and ACL have a multiplier greater than 1.0. Properties are selling for more than their valuations.

Marcy Stanger, 13-017 – reported that Sand Prairie internet is looking for more sign ups on the west quantrandt. People on the east side have put in that they are interested, doesn’t commit you, just shows you are interested, but she urges you to look at it.

Joe Wiener, 9-227– Requested that the font size for meeting minutes printed in *The Apple Core* be increased.

Henry Doden, 13-129 – commented on the money we have spent on the Watershed Program with farmers. Concerned about the Maintenance Committee being eliminated as a standing committee.

Bob Stanger, 13-17 - Commented on additional boat slips on the lake putting additional pressure on lake usage. Also commented on the proposed adoption of a 2006 Property Maintenance Code.

Mary Hannon, 8-239 – Commented on the need to clarify where the new speed limits end on the trails, and also provide signage on trail splits.

## **10.0 Consent Agenda**

**10.1 Committee Changes** – Gary Hannon moved “to approve the Consent Agenda Items: Committee changes (to appoint Bob Buesing to the Golf Committee, Lee Causero to the Tellers Committee, Penny Diehl to the Trails Committee, and Nancy Barker to the Campground Committee; to Appoint Kathy Richards as Chair of the Campground Committee, and Ron Carpenter and Jerry Maculities as Co-Vice Chair/Secretary of the Campground Committee, and Henry Doden as Interim Vice Chair of the Trails Committee; and to accept the resignation of Cindy Zophy and Paula Wiener from the Recreation Committee, Edie Petelle from the Safety & Emergency Planning Committee, and Jim Barker from the Campground Committee); Appointment of the Nominating Committee (Mike Cammack, Mike Tyson, Michelle Bass, Rosanne Brandenburg, Barb Hendren, Vicki Sershon, and John Killeen); and to dissolve the Maintenance Committee.” Seconded by Rich Krasula, motion carried unanimously.

## **11.0 Unfinished Business**

**11.1 Extension of the Mulgrew Fuel Contract** – Gordon Williams moved “to approve extension of the assignment agreement between Apple Canyon Lake Property Owners Association and Mulgrew Oil Company of 10314 Silverwood Drive, Dubuque, IA 52003.” Seconded by Barb Hendren. Gordon Williams commented that Shaun Nordlie did a great job working on this contract. Jody Ware also thanked Gordon Williams and Jon Sonntag for assisting Shaun with this work. Motion carried with Bob Ballenger abstaining.

## **12.0 New Business**

**12.1 CAMP Soil Borings Contract** – Bob Ballenger motioned “to accept the contract for soil borings in locations provided by the Farnsworth Group with Terracon of Rockford, IL for a price not to exceed \$12,000 to come out of the R&R Fund.” Seconded by Gary Hannon. Jon Sonntag asked if this is coming out of R&R? Shouldn’t the wording be borrowed from the R&R implying that we will be putting it back. Should be borrowing the money and return it in the future. Funds should be looked at as a loan. This should be no problem. Bob Ballenger moved “to amend the motion to remove ‘come out of’ and replace with ‘be borrowed from’ the R&R Fund.” Rich Krasula seconded. Motion carried unanimously. Bob Ballenger motioned to amend the motion to read “not to exceed \$12,000 to be borrowed from the R&R Fund.” Seconded by Rich Krasula. Amended motion should read “to accept the contract for soil borings in all locations provided by the Farnsworth Group with Terracon of Rockford, IL for a price not to exceed \$12,000 to be borrowed from the R&R Fund.” Motion carried unanimously.

**12.2 CAMP Schematic Design Agreement** – Barb Hendren motioned “to accept the agreement for schematic design phase with the Farnsworth Group of Peoria, IL for time and materials not to exceed \$48,000 including expenses to be borrowed from the R&R Fund.” Seconded by Gordon Williams. Rich Krasula questioned the need to do this now since money was not put in the budget for this. Joe Wiener, chair of CAMP Architecture and Design reported there are several reasons. We do need to go before officials, however, we can’t do this until we have something to show them. We don’t know what the building will look like, we don’t know exactly what the storm water runoff will be, the impact on the septic system, etc. Unless we have good set of scope documents that we can take so people can come

back with suggestions to us, nothing will move forward. We also need to develop an estimated probable cost of construction. Can't do this unless we have schematic design package to analyze. The reason we need the schematic at this time is because we don't know for sure what the project will look like, etc. and so once we have documents in hand, then we will know cost and lock Farnsworth into a fixed fee – will give us something to better to budget with. We are still on the maybe list, we don't want to lose out getting the best people at Farnsworth. We need a written agreement to proceed. This schematic design phase will take 6-8 weeks possibly. Gary Hannon noted that there seems to be two phases to schematic design. 1) preliminary design to officials; 2) then a more detailed schematic. Joe agreed. Feedback from the first design will help develop the second design. Gary Hannon also added that to be fiscally prudent we will not start the schematic design until after soil borings information is received. Motion carried unanimously.

**12.3 Additional Slips on the Lake** – Mike Harris motioned “to approve adding new boat docks on the Lake, one located on the east side of the Dam, the other at the end of President’s Bay.” Seconded by Jon Sonntag. Shaun Nordlie mentioned there was a comment on new boats coming in – top 20 on the waiting list, probably three that don't have a boat right now but may purchase a boat. We did the study last summer in Strategic Planning to see if traffic on the lake was a concern, and it really was not a concern. Bob Ballenger questioned the over-purchasing of the material to make the boat slips. It was a discussion last year as a potential project. Could have been an accumulation over the years. Motion carried unanimously

Motion to adjourn by Bob Ballenger at 10:06 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