

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
June 16, 2018**

APPROVED

2.0 Call to Order - President Jody Ware called the regular meeting of the Apple Canyon Property Owners Association to order at 9:03 a.m. on Saturday, June 16, 2018.

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

4.0 Orders of the Day

Barb Hendren motioned “to nominate Jody Ware for President of the Board of Directors.” Seconded by Steve Tribbey, motion carried unanimously.

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

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

Mike Harris motioned “to nominate Barb Hendren for Corporate Secretary of the Board of Directors.” Seconded by Gary Hannon, motion carried unanimously.

5.0 Approve/Adopt May 19, 2018 Minutes – Mike Harris motioned “to approve the May 19, 2018 minutes. Seconded by Gary Hannon, motion carried with Steve Tribbey abstaining.

6.0 Treasurer’s Report – Gary Hannon reported that the Treasurer’s Report will be posted in *The Apple Core*.

7.0 Committee Reports

AECC – Barb Hendren reported that the committee met on June 2 approving a new garage, retaining walls and a cart path. Discussed the memo from the Board of Directors about changing the fines and violations, deleting tree trimming from the fines and violations so the fine will only apply if you cut the tree down in the buffer zone, and the adoption of the 2006 Property Maintenance Code.

Budget – next meeting will be on June 23 at 10:00 a.m. starting with the operating budget.

CAMP Financing and Marketing – Steve Tribbey reported they met and discussed financing the CAMP project. They are looking at ways to adjust the total cost, some dollars could be from the R&R fund. Need more information before presenting this to the Board. We are still waiting on soil borings and schematics from Farnsworth. Try to tie in to the budget process.

CAMP Architecture & Design – Barb Hendren reported that the committee met on June 1, introduced Caius Jennison’s (Principal, Architecture, Farnsworth Group) team who will be working on the schematic design. Waiting for the soil borings to come back, this will determine if we can do a basement or rethink the plan. We have decided to engage a septic engineer to start that process and we have directed Caius to start the process with the fire marshal. The discussion to hire a construction manager will be ongoing.

Campground – Gordon Williams reported that the committee met on May to discuss the pavilion they would like to build at the campground, consensus of the committee to move forward on this and to submit a budget. Three new campers at the campground this year. Discussed the Pancake Breakfast for 2018 and election of officers.

Conservation - Gary Hannon reported that the committee met on June 2. On May 31 they did some fish shocking, discussed the North Bay area, Greenway Stewardship and getting this up to date. Aren Helgerson has been hired as ACL's Natural Resources Manager.

Deer Management – Jon Sonntag reported he was not at the last meeting, but according to the minutes, discussion was held about updating the archery range at the quarry – making it a true archery range, money is in the R&R budget. Requested the secretary to be given \$250.00 to cover cost of logging everything, but we will hold off on this until next meeting, not enough money in fund currently. Discussion on the possible rule changes to increase the number of deer taken. We have the same number of deer we had 10 years ago, would like to encourage the hunters to hunt the entire season. Mike Harris also mentioned they need more members, and to please think about being on this committee.

Golf – John Diehl reported they discussed “Adopt a Hole” to help beautify the course. Individuals or groups could help beautify the golf course. John wants to thank Shaun for his leadership for going through all of the old business with the committee and he is encouraged about how much is being done in a timely manner. The Big Cup will be on August 18 and the Property Owners Tournament is September 15 and 16.

Lake Monitoring – Gary Hannon reported that they went out on May 31, clarity is at 8'10", two weeks ago the lake temperature was at 77 degrees.

Legal – Jody Ware reported that they met last Sunday and we are continuing to work on the Covenants with the guidance we have received from our attorney.

Nominating – No meeting.

Recreation – Mary Hannon reported there will be a meeting on Monday. They had a very successful 1st (and hopefully annual) Smoke on the Water event. She wanted to thank Jon Sonntag for all of his work. They do not have the numbers in yet from the event. We are hoping for a busy season with a lot of events and also looking for volunteers. Farm Fun Days, 4th of July celebration including the golf cart parade and a band on the beach. Kids Fishing Tournament is being planned for July and a Canyon Kids Camp, and new this year is a canoe battleship hoping to attract young adults and ending with an open air concert the same night.

Rules & Regs – Mike Harris reported that they met last Saturday with attorney Doug Sury present. Working on updating this with a different section every month. Shaun will work with his staff on each section before bringing to the committee. Started on Section 5 – Boating. Next meeting is July 14 at 9:00 a.m.

Safety and Emergency Planning – Jody Ware reported that they had a meeting this week and are continuing to work on the dam emergency plan and are almost finished with that document.

Strategic/Long Range Planning – Jody Ware reported they are waiting to hear from the State of IL on the Foundation paperwork.

Trails – Gary Hannon reported they are continuing the discussion on getting access from various subdivisions to the trail system. There will be a trail ride with Lake Carroll on Sunday, June 24. We are continuing to talk about the county wide trail system.

8.0 General Manager's Report – Shaun Nordlie reported the USI Forum will be held here this Thursday night from 6:00 – 8:00. In the fight against USI, rebuttals were due on June 1. Things we are working on is the volume adjustment – if there is a surplus should come back to the customers. They are proposing we will always have a minimum charge. Another fight is the amount of water loss allowed. State average is 15%, ours is 25%. They should make us be at 15%. Should be done by September/October. Fiber – we need only four people to sign up in the Presidents area. Fiber should be coming here hopefully in the next months. Aren Helgerson, Natural Resources Manager, started last Monday. With his hiring, the use of Mike Malon will pretty much be nonexistent.

9.0 President's Report – Jody Ware stressed safety at the Lake – boat and trail safety. Please make sure your guests understand the rules. Safety at the pool is also important – we have been open 22 days and have already had 8 rescues. Remind friends/family to please not be life guard dependent at the pool. A big thank you to Julie

and her staff. The Scales Mound Fire Department is looking for volunteers in the Apple Canyon Lake area. Jody was pleased with the number of members that voted in the last election – 661 ballots were cast, 645 of those were valid. She encourages the members to get more involved.

10.0 Property Owner Comments

Marcy Stanger, 13-017 – commented on how proud she is of the Association and its members for having shown an interest in fiber. She encouraged all to go on the website and show an interest, there is still work to be done. Ron Carpenter, 11-247 – wanted to thank all for their service on the board. After sitting and listening to people at the Annual Meeting, we do have people against CAMP. He encouraged the board to use caution and take time with this project. If north end land would become for sale, would hate to not be in a position to move on it. We need to look at a lot of different things here.

Mary Hannon – 8-239 – asked about the Multi-Sport Complex and when will it be usable, it is not safe now. Should be mentioned that the 15% raise that has been discussed, should be reported that this is only \$127.00 more per year, 36 cents per day. Not a lot of people realize this.

Henry Doden – 13-129 – concerns about trees growing in the spillway and Koester's pond, and about the North Bay project.

Jon Sonntag – he was contacted by his insurance agent stating he needs a separate insurance card for his side by side, like an auto.

11.0 Consent Agenda

11.1 Committee Changes – Gary Hannon motioned “to appoint Sandra Malahy to the Legal Committee and Paul Logan to the Trails Committee; to appoint Joe Wiener as Chair, Bill Ware as Vice Chair, and Cindy Zophy as Secretary of the AECC; and to accept the resignation of Chuck Larsen from the Campground Committee, Deb VanDerLeest from the Recreation Committee, Amanda Freidag from the Rules and Regulations Committee, Duane Suits from the Budget Committee, and Rich Krasula from the Conservation and Budget Committees.” Seconded by Barb Hendren, motion carried unanimously.

12.0 Unfinished Business

12.1 ACL Building & Environmental Code: Violations & Fines – Mike Harris motioned “to approve the amended ACL Building & Environmental Code Violations & Fines as recommended by the AECC at their June 2, 2018 meeting.” Seconded by Steve Tribbey. Shaun explained that in section 106 (c&d) Keith Jones wrote this. This is the appeals process, why should it be in the building code. Should be in Rules & regs, however, Keith's language is better than what we have. Do we want the appeal process here? The process (c&d) would go to Rules and Regs. Also, some information about cutting trees down is included. We do have to go back and look at our process for that. Discussion about the fee schedule – working on having this information in one location. This will happen with the aligning process we are working on. Motion carried unanimously.

13.0 New Business

13.1 2019 Plan on a Page – Gary Hannon motioned “to approve the 2019 Plan on a Page as presented by the Strategic/Long Range Planning Committee.” Seconded by Mike Harris. Jody Ware explained we are aligning this with the budgeting process. This will go into effect January of 2019. We have expansion of some of the modules due to using Abacus now. Bolded items are the changes. Typo in Long Range Goals and Measures section, fourth bullet, remove “s” before “the.” John Diehl asked about calling this a one-year action plan when we have 2019-2021 listed at the top. Jody explained this continues the process, so we focus on one year at a time. Long Range Goals and Measures are five years out. The dashboard is updated each month and this is a guide to carry out the vision. Quite a few are ongoing. A focus to guide the Board of Directors to carry out the vision. John had concerns about the word “construct” when referencing the Clubhouse Area Master Plan, probably premature. We

are not there yet. Jody explained it was meant as constructing, not starting construction. Design and construct what it might look like and we may see this goal again in 2020. This is master planning – getting the concept. This is our focus right now and if we take it off, no justification to budget for the design. There will be a dashboard to communicate regularly as to where we are on our plan. Motion carried unanimously.

13.2 ACL Building & Environmental Code: Exterior Maintenance – 1st Reading – Steve Tribbey motioned “to suspend Roberts Rule of Order to discuss this 1st Reading.” Seconded by John Diehl. 302.4 – Weeds – would like to see AECC change the definition of weeds and tall grasses. Tall grasses is not defined, concerns about definitions of weeds. Questions about the buffer zone – the intent here is to not go after people or start looking for violations. A way to handle and control complaints, junk cars, etc. Vacant lot does not apply, has to be single family residence or building. A conflict with our other rules – write this so it is enforceable all of the time. Disconnect between the exact written word and the intent. The intent of this rule should be recorded. We need more clarity in the intent and with the buffer zones. Inoperable motor vehicles, trucks parked in the yard or side of house. UTV use on personal property only that is not registered – would this be considered unlicensed? Weeds growing around the vehicle is what this is intended for. Make sure the intent is known. 302.4 – like to clarify the intent – rule conflicts with other rules. Motor vehicle section – agree with the intent but need clarity. Inoperable lawn mowers? 2006 International Property Maintenance Code we want to adopt – is there a newer version? This version has the teeth we need to enforce what we need and our personnel are familiar with this code (2006), we are wanting to adopt this code. Currently we are following the 1993 International Property Maintenance Code. The 2006 would serve our needs right now. It is most applicable for our circumstances. Do we need to make this available for everyone? Additional points for Rick to address – communication for the membership. Why he wants 2006 and not the latest, we want to make sure everyone understands this. Jody asked that since there is no sense of urgency, we can postpone the 2nd reading and continue this discussion. Motion to reinstate Robert’s Rule of Order by Gary Hannon, seconded by Mike Harris.

13.3 Recreation Committee Designated Funds Purchase - \$500 - Gary Hannon motioned “to approve the Recreation Committee’s purchase of Halloween items from the Lena Jaycee’s Haunted Barn for \$500.00.” Seconded by Jon Sonntag. John Diehl asked about the profit from last year – what are those monies used for; are they in the Recreation Committees funds? Why ask them to use another fund. Mary Hannon reported that they have two separate accounts – department/operational and designated fund. There are certain funds where profits go. If profits go in a certain fund, then purchases like this should come out of that fund. Mary, Shaun and Cindy will discuss details about these funds and what should go in where. Motion carried with John Diehl abstaining.

13.4 Deer Management Committee Designated Funds Expenditure – This item has been removed from the agenda; will be addressed at a future meeting.

Motion to adjourn by Mike Harris at 10:35 a.m.

Recording Secretary, Rhonda Perry

Secretary, Barb Hendren

President Jody Ware

Date