

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
October 20, 2018**

**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, October 20, 2018.

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

**4.0 Approve/Adopt September 15, 2018 Minutes** – Barb Hendren motioned to “approve the September 15, 2018 minutes.” Seconded by Gordon Williams. Motion carried with edits.

**5.0 Treasurer’s Report** – Treasurer’s Report will be in *The Apple Core*.

**6.0 Committee Reports**

**AECC** – Joe Wiener reported the committee elected new officers and they are working on a couple fines.

**Budget** – Gary Hannon reported that the budget is finished and is on the agenda today for approval.

**CAMP Financing and Marketing** – Barb Hendren reported there was a meeting on September 25 – we are basically treading water right now. Will be ready to move once we get more information from A&D.

**CAMP Architecture and Design** – Joe Wiener reported that they met last week, and the architect needs more time to prepare his presentation.

**Campground** – Gordon Williams reported that they met on September 22. Discussion on the campground pavilion; circulation of campground list for communication purposes; general maintenance upkeep for campers (appearance of campers, etc.).

**Conservation** – Paula Wiener reported they have been working to evaluate the Greenway Stewardship Program.

**Deer Management** – No meeting.

**Golf** – John Diehl reported they met on October 9 reviewing the season’s events and starting a preliminary plan for next year.

**Lake Monitoring** – Steve Tribbey reported they went out on the lake on October 16 and will plan to go out one more time this fall.

**Legal** – Jody Ware reported they will have a meeting to gather input on changes and preparing to send the Covenants to the attorney for review.

**Nominating** – Barb Hendren reported they have three candidates that will submit paperwork.

**Recreation** – Mary Hannon reported the Haunted Trail is tonight, nothing coming up for November, December will have the tree lighting and Christmas musicale.

**Rules and Regs** – Mike Harris reported they did not meet this month, but we will have the first reading of Burning changes on the agenda today. New committee members are needed.

**Safety and Emergency Planning** – Jody Ware reported the committee met to continue work on the Emergency Plan; focused on reviewing the flooding over Labor Day weekend.

**Strategic/Long Range Planning** – Jody Ware reported they had a meeting last week and they are working on the marketing plan for the 501c3; a full size add is being worked on for *The Apple Core* on ways to contribute – a form for donations will also be published.

**Trails** – Tom Ohms reported they are working with Julie Janssen on clarifying the Rules & Regulations, such as working on closure of trails after an ACL event. They are also working on the North Bay crossing.

**7.0 General Manager’s Report** – Shaun Nordlie reported that a replacement for Rick has been hired and he will be starting on October 30. RFQs for The Cove went out; four seem most interested, they are due the end of next week. Fish shocking – seems our changes have helped the fish stock. ICC did come out – we did get the water increase down to 24%; don’t know all of the numbers yet. They were asking for a 44% increase.

**8.0 President’s Report** – Jody Ware reported they are working on The Cove’s RFQs evaluation plan for the interview process. Board and committee chair training today; the Plan on a Page will help us focus and move us forward.

## **9.0 Property Owner Comments**

### **10.0 Consent Agenda**

**10.1 Committee Changes** - Gordon Williams motioned “to appoint Cindy Zophy as Chair, Jim Frank as Vice Chair, and Barb Hendren as Secretary of the AECC; to accept the leave of absence from the Golf Committee submitted by Jack Finley; and to accept the resignation of Joe Wiener from the AECC and Barb Hunt from the 50<sup>th</sup> Anniversary Event Planning Ad Hoc Committee.” Seconded by Jon Sonntag, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 Rules and Regulations: Boating** - Steve Tribbey motioned “to approve the changes to Section V Boating as recommended by the Rules & Regulations Committee.” Seconded by Barb Hendren. Questions about non-motorized (A-1) does this include canoes? Question about continuous insurance being accepted. F (2) boat slips – removed boat lifts – what is the intent? Is this about winter storage? #8 – non-motorized or motorized boat discussion. Shaun will add these discussion points for the workshop along with the one-time transferable dock issue. Motion carried unanimously.

### **12.0 New Business**

**12.1 Adopt the 2019 Operating Budget** – Gary Hannon motioned “to adopt the 2019 Operating Budget as published in the September issue of *The Apple Core*.” Seconded by Steve Tribbey, motion carried unanimously.

**12.2 Adopt the 2019 R&R Budget** – Mike Harris motioned “to adopt the 2019 R&R Budget as published in the September issue of *The Apple Core*. Seconded by Jon Sonntag, motion carried unanimously.

**12.3 Adopt the 2019 Operating Fee Schedule and the Building Fee Schedule** – Gordon Williams motioned to “adopt the 2019 Operating Fee Schedule and Building Fee Schedule as

published in the September issue of *The Apple Core*.” Seconded by Barb Hendren, motion carried unanimously.

**12.4 Farm Lease Renewal** – Steve Tribbey motioned “to approve the three-year farm land lease (March 1, 2019 to February 28, 2022) with Rodney Wurm as presented in Executive Session.” Seconded by John Diehl, motion carried unanimously.

**12.5 Approve Foreclosure Liens** – Gary Hannon motioned “to approve foreclosure of liens on the following lots: 01-027, 02-043, 03-101, 03-172, 04-154, 06-023, 07-005, 07-146, 09-017, 09-134, 09-219, 11-203, 12-105, 12-349, 13-050, 13-060, and 14-038.” Seconded by Steve Tribbey, motion carried unanimously.

**12.6 2019 Calendar Dates** - Barb Hendren motioned “to approve the 2019 calendar of events for publishing.” Seconded by Gary Hannon, motion carried unanimously.

**12.7 – Home Based Occupations – 1<sup>st</sup> Reading** – Mike Harris motioned “to suspend Robert’s Rules of Order.” Seconded by Barb Hendren. Discussion – we have been reviewing the Covenants over the past two years and Article 3; Section 8 needs clarification. Jo Daviess County’s adopted County Zoning Ordinance regulating Home Occupations was also discussed. Concerns about chemical storage and policing that.

**12.8 – Rules and Regulations: Burning – 1<sup>st</sup> Reading** – Discussion – we tried to tie in Greenway Stewardship. Questions about burning being done by a certified professional and being supervised. Concerns about burning wet materials causing smoldering; need to start a good hot fire and burn dry materials. Steve Tribbey motioned “to reinstate Robert’s Rules of Order.” Seconded by Gordon Williams, motion carried.

Motion to adjourn by Mike Harris at 10:40 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