

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
August 17, 2019**

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, August 17, 2019.

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

4.0 Approve/Adopt Minutes from the July 20, 2019 Meeting – Barb Hendren motioned “to approve the minutes of July 20, 2019.” Seconded by Steve Tribbey, motion carried with a correction in 4.0. Bob Ballenger abstained.

5.0 Treasurer’s Report – Gary Hannon and Shaun Nordlie presented the July, 2019 Treasurer’s Report. The full report will be in *The Apple Core*.

6.0 Commission Reports

AECC - Steve Tribbey reported that the committee met on August 3. Working on the ACL Building Code revisions with the next meeting scheduled for September 7.

Budget & Finance – Gary Hannon reported that they wrapped up the budget on August 2. The budget will be published in *The Apple Core*.

Campground – no meeting.

CAMP Architecture & Design – Steve Tribbey reported the commission met on August 2. Items will be on today’s agenda.

CAMP Financing & Marketing – Barb Hendren reported the commission met on Monday. The commission believes that the Budget Commission’s recommendation for transfer into Capital next year will mean a smaller loan for Phase I. F&M will be considering other capital needs in their future projections. Articles will start appearing in *The Apple Core*, and the CAMP website link will be reactivated.

Conservation – Gary Hannon reported that the commission is continuing to work on the logistics of the watershed education day in June of 2020 and looking at a hazmat program.

Deer Management – Gordon Williams reported that they met July 27. Topics discussed included targets which deer management will be purchasing with a donation. The sign in and sign out process was also discussed.

Employee Handbook Ad Hoc – Gary Hannon reported that they are looking at new federal and state rules to incorporate into a handbook. Next meeting will be September 17.

Golf – John Diehl reported the commission met on August 13 wrapping up the Big Cup. There was also discussion on the maintenance of the golf course. On September 7 the Property Owners Tournament will take place and the Foundation will be hosting a Poker Run.

Lake Monitoring – Steve Tribbey reported they went out on the lake on August 15 with the temperature at 79 degrees.

Legal – Jody Ware reported the commission met in July and they are continuing to work on the bylaws. Next meeting will be in September.

Nominating – Barb Hendren reported they met at the end of July and elected officers.

Recreation – Mike Harris reported that July has been a very busy month. Ball race, parade, fireworks, the kids fishing tournament had 45 kids participate with five volunteers, Trail Trekker had 187 runners and walkers with 60 volunteers, 257 for breakfast, 50th anniversary event, canoe battleship event had 10 teams, and the annual kids camp had 25 children participate. We are now preparing for the Ice Cream Social on September 1. Plans for the Haunted Trail event with an escape room trailer are coming together. Currently working on the Farm to Table event on September 14. A big thank you to all of the volunteers and board members that helped with these events. Mike also thanked Carmel Cottrell for supplying this information and all of the work being done.

Rules & Regs – Mike Harris reported they went through the fines and discussed having a separate fine section. Boat measuring was also discussed.

Trails – Tom Ohms reported that they met on July 27. Six members went to Lake Carroll to ride their trails on August 4. Their trails are very rough and very muddy. Gave us a whole new appreciation on how nice our trails are here. Next meeting will be August 31 at 8:00 a.m.

7.0 General Manager's Report – Shaun Nordlie reported Aren met with Sproule at North Bay; finished up the dry dam at Nixon Beach, doing some repairs on another dry dam on Broken Lance. Dredging – we are still dredging up in North Bay this fall we will hook our dredge up to the dredge bag to see if this will work in our smaller coves.

8.0 President's Report – Jody Ware wanted to thank Jo Carroll for the fiber optic project. She was hooked up on Wednesday and it is amazing. This is good marketing for ACL. She also wanted to thank the commission/committee that worked on the 50th anniversary events. On September 7th the ACL Foundation will host a Poker Run.

9.0 Property Owner Comments

10.0 Consent Agenda

10.1 Commission Changes – Mike Harris motioned “to appoint Joe Wiener as Chair, Steve Tribbey as Vice Chair, and Barb Hendren as Secretary of the CAMP Architecture and Design Ad Hoc Commission; to appoint Gary Hannon as Chair, Joe Forman as Vice Chair, and Jody Ware as Secretary of the Employee Handbook Ad Hoc Commission; and to accept the resignation of Carol Sunke from the Tellers Commission, Susan McDonald from the Conservation Commission and Rich Katzmann from the Budget Commission.” Seconded by Tom Ohms, motion carried.

11.0 Unfinished Business

12.0 New Business

At 9:46 a.m. Mike Harris motioned “to go to Executive Session to discuss suspension of membership rights.” Seconded by Steve Tribbey.

At 10:29 Barb Hendren motioned “to move to Open Session.” Seconded by Tom Ohms.

12.1 Suspension of Membership Rights – Mike Harris motioned “to suspend members Steve Minogue and LuAnn Minogue, family, and guests ACL membership rights for 90 calendar days

effective August 17, 2019.” Seconded by Tom Ohms. Roll call: John Diehl – yea, Bob Ballenger – yea, Mike Harris – yea, Gary Hannon – yea, Barb Hendren – abstain, Steve Tribbey – yea, Tom Ohms – yea. Motion carried.

12.2 Publication of the 2020 Annual Assessment – Gary Hannon motioned “to authorize staff to publish the 2020 Annual Assessment of \$1,073 in the September issue of *The Apple Core*.” Seconded by Steve Tribbey. Discussion included explanations on why we are going from \$977.50 fee per lot to \$1,073 which is a 9.77% increase, and this is what the Budget Commission recommended. Motion carried.

12.3 Publication of the 2020 Operating Budget – Barb Hendren motioned “to authorize staff to publish the 2020 Operating Budget, with a total revenue of \$4,442,701 and total operating expenses of \$3,273,177, with a transfer to the R&R Fund of \$559,000 and a transfer to the Capital Fund of \$608,000, in the September issue of *The Apple Core*.” Seconded by Mike Harris. Discussion included budget highlights. Motion carried.

12.4 Publication of the 2020 R & R Budget – Gary Hannon motioned “to authorize staff to publish the 2020 R & R Budget, in the amount of \$559,000 in expenditures in the September issue of *The Apple Core*.” Seconded by Barb Hendren. Discussion of what is listed in the Reserve Study and the process to determine what is needed for the upcoming year. Motion carried with Mike Harris voting nay.

12.5 Publication of the 2020 Operating and Building Fee Schedules – John Diehl motioned “to authorize staff to publish the 2020 Operating Fee Schedule and the 2020 Building Fee Schedule in the September issue of *The Apple Core*.” Seconded by Steve Tribbey. Discussion on disposal of electronic items. Motion carried.

12.6 Farnsworth Contract – Gary Hannon motioned “to accept the contract for design development and construction documents phase with the Farnsworth Group of Peoria, IL for a total lump sum of \$226,000 plus expenses, which is capped at \$6,000 for travel, meals and printing, to come out of the Capital Fund.” Seconded by Mike Harris. Amendments may need to be added to this document as we move forward. Motion carried.

Motion to adjourn by Tom Ohms at 11:15 a.m.

Recording Secretary, Rhonda Perry

President Jody Ware

Secretary, Barb Hendren

Date