

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
December 14, 2019**

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, December 14, 2019.

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

4.0 Approve/Adopt Minutes from the November 16, 2019 Meeting – Barb Hendren motioned “to approve the minutes of November 16, 2019.” Seconded by Mike Harris. Steve Tribbey noted to change 12.5 to read “Is Security currently stopping UTVs now with a dump box with no seats?” Motion carried.

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

6.0 Committee/Commission Reports

AECC – Steve Tribbey reported that they met on December 7. Continue to work on the ACL building code revisions. 169 permits issued so far this year, in 2018 we had 97. Next meeting will be January 4.

Board Policy Ad Hoc - Jody Ware reported they met twice since the last board meeting. We have completed the first section – board organization and who we are. Completed the policies (around 30) and will be bringing to the Board a little at a time. Next meeting will be January 7.

CAMP Architecture & Design – Joe Wiener reported they have finally reached an agreement with our construction manager. Once approved we will have the architect and engineer sign their contract with us. Next meeting will be on January 10 at 10:00 a.m. to review. Joe also reported they are working on the location of the building and hope to tie into the existing septic field. We have not heard from the health department if septic will be adequate for that. Hoping to hear in January.

CAMP Financing & Marketing – Gary Hannon reported their will be a meeting soon after the Architecture & Design meeting.

Deer Management - no meeting but we have counts of 33 does and 4 bucks harvested.

Employee Handbook – Shaun Nordlie reported they are finishing up their changes. 2020 will be bringing some more changes – they will be added.

Nominating – Barb Hendren reported they did not have a meeting, but they do have five candidates running for Board. It is not too late to apply; deadline is January 20.

Recreation – Shaun Nordlie noted the decorations were done by the Recreation Commission – very beautiful.

Safety/Emergency Planning – Shaun Nordlie reported they finished the emergency plans and will share with local communities.

Trails – Tom Ohms reported they will not meet until March 28.

7.0 General Manager’s Report – Shaun Nordlie reported that 86 people have signed up for the Heat Light program. Fiber optic is on in all sections – they are working as much as they can right now, they will shut down for winter. This spring they will go back to trenching. All should have fiber next year. We still need property owners to sign up within their sections.

8.0 President’s Report – Jody Ware reported that there will be a meat paddle fund raiser for the ACL Foundation during the Just Jake performance at the Pro Shop next Saturday. There will be a promotion

page in *The Apple Core* about the Bench Program along with a brochure explaining the details about the promotion. The new 2020 Plan on a Page will be initiated January 1st.

9.0 Property Owner Comments

10.0 Consent Agenda

10.1 Committee/Commission Changes – Tom Ohms motioned “to approve the consent agenda items 10.1 Committee/Commission changes (to appoint John Diehl as Board Liaison to the Recreation Commission; and to accept the resignation of Jody Ware from the Employee Handbook Ad Hoc Commission and the resignation of Mike Harris as Board Liaison to the Recreation Commission).” Seconded by Gary Hannon, motion carried with John Diehl abstaining.

11.0 Unfinished Business

11.1 Rules & Regulations: Motorized Vehicles-Recreational – Steve Tribbey motioned “to approve the Rules & Regulations section Motorized Vehicles-Recreational as included in the December Board Packet.” Seconded by Tom Ohms, motion carried.

11.2 Rules & Regulations: Trash Disposal & Recycling – Mike Harris motioned “to approve the Rules & Regulations section Trash Disposal & Recycling as included in the December Board Packet.” Seconded by Barb Hendren, motion carried with the suggestion to include the list of recyclables in *The Apple Core*.

12.0 New Business

12.1 General Manager’s Compensation Package – Gary Hannon motioned “to approve Mr. Nordlie’s Compensation Package as agreed upon by the Board of Directors.” Seconded by Tom Ohms, motion carried.

12.2 General Manager’s Performance Goals 2020 – Mike Harris motioned “to approve the 2020 Job Performance Goals for Shaun Nordlie recommended by the Executive Committee for the General Manager.” Seconded by Steve Tribbey, motion carried.

12.3 Farm Lease Renewal – Steve Tribbey motioned “to approve the three-year farmland lease (February 29, 2020 to February 28, 2023) with Clint and Cory Haas as presented in Executive Session.” Seconded by Gary Hannon, motion carried with Jody Ware thanking Gordon Williams and Shaun Nordlie for their work on this.

12.4 CAMP Construction Manager Contract – Barb Hendren motioned “to approve the contract the CAMP Architecture and Design Commission negotiated with Cord Construction Company, 1322 East State Street, Rockford, Illinois so as to commission Cord as construction manager as constructor where the basis of payment is the cost of work plus a fee without a guaranteed maximum price for the Apple Canyon Lake new office building and community building project at a lump sum price of \$262,344. This sum consists of project management, supervision, general conditions and a fee based on the current project value. The terms in the standard form of agreement AIA document A134-2009 are to be based on the ACLPOA RFQ, the Cord RFQ response dated August 21, 2019 and their September 5, 2019 presentation to the CAMP Architecture and Design Commission to work for ACLPOA on the design development phase of the whole CAMP project and for the construction phase one of the office/administration building and parking lot. The contract has been reviewed by Keay and Costello.” Seconded by Steve Tribbey, motion carried. Jody Ware thanked Joe Wiener and Shaun Nordlie for their work on this – it’s been a long process.

12.5 Foreclosure of Liens – Gary Hannon motioned “to approve foreclosure of liens on the following lots: 01-032, 04-022, 04-030, 04-035, 04-078, 04-144, 04-151, 05-013, 05-025, 05-035, 05-120, 07-016, 07-045, 07-184, 07-186, 07-191, 08-236, 09-019, 09-023, 10-096, 10-150, 11-095, 11-129, 11-188, 11-217, 11-281, 12-121, 12-128, 12-192, 12-216, 13-046, 13-114, and 13-170.” Seconded by Mike Harris, motion carried.

12.6 Pool Heater Replacement – Mike Harris motioned “to approve the purchase of replacement pool heater from Spear Corporation of Roachdale, IN at a cost of \$22,577.28 to be paid from unused funds in the 2019 R&R budget.” Seconded by Gary Hannon, motion carried.

12.7 2020 TT5K Beneficiary – John Diehl motioned “to approve the Trail Trekker 5K (TT5K) benefitting the What’s Trump Relay for Life Team in 2020. All profits will be donated to that organization after the event.” Seconded by Tom Ohms, motion carried.

Motion to adjourn by Mike Harris at 9:58 a.m.

Recording Secretary, Rhonda Perry

President, Jody Ware

Secretary, Barb Hendren

Date