

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
December 19, 2020**

**APPROVED**

**2.0 Call to Order** – President Barb Hendren called the meeting of the Apple Canyon Property Owners Association to order at 9:02 on Saturday, December 19, 2020.

**Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Barb Hendren, Jody Ware, Steve Borst, Steve Tribbey, Gordon Williams, Henry Doden, Mike Harris and Tom Ohms, all attending via Zoom. General Manager Shaun Nordlie was also in attendance via Zoom. Bob Ballenger was absent.

**4.0 Approval/Adopt Minutes from the November 21, 2020 Meeting** – Steve Tribbey motioned “to approve the minutes from the November 21, 2020 meeting.” Seconded by Tom Ohms. Motion carried with Henry Doden abstaining.

Jody Ware recommended removing 12.7 from the agenda. Barb Hendren agreed – needing further information for that item.

**5.0 Treasurer’s Report** –Treasurer’s Report will be in *The Apple Core*. Next month’s Treasurer’s Report will have 2020 as a whole.

**6.0 Committee/Commission Reports**

**Deer Management** – Gordon Williams reported there was no meeting. Deer harvest as of December 9, 22 does and 4 bucks for a total of 26 deer altogether. Hunters have seen 231 deer this year. Would report that deer counts will continue in 2021.

**Lake Monitoring** – no report until spring.

**Recreation** – Steve Tribbey reported they have not met since November 16. Several holiday events were canceled but did hold the tree lighting on December 5. Thank you to the maintenance department for their help, and Tom Ohms with the lift. Modified cookies with Santa, and Santa did make an appearance at the tree lighting.

**Trails** – no report.

**Strategic/Long Range Planning** – Jody Ware reported that the January agenda will include walking through the plan for 2021.

**Legal** – Jody Ware reported that they have been very busy. In your December *Apple Core*, included the insert with the proposed bylaws and proposed declaration. We ran a mock copy that will be included with the ballots. Meeting on Monday to talk about electionbuddy.com – the ability to vote online. Hoping to implement this opportunity for those who wish to vote online. Ballots go out January 8<sup>th</sup> in the 2021 ACL assessments.

**Rules & Regulations** – Mike Harris noted that in the board packet today, will be voting on Trash and Recycling and first reading on Fishing Rules.

**Nominating** – Barb Hendren reported that three candidates are running for the Board, still need two more people. Anyone interested let Barb or other committee members know. Deadline is January 19 to submit applications.

**Campground** – Shaun Nordlie reported that Wednesday night we went in front of Appeals Board of the County for a special use permit to allow us to put the pavilion in and tent sites for water and electric. With that permit, we needed some variances, and all were granted. Joe Wiener did a great job proposing these variances. Won’t lose any campsites and weather permitting we can get started. Thanks to Ron Carpenter as well.

**CAMP A&D** – no report, will start meeting again in January.

**CAMP F&M** – no report, will start meeting again in January.

**AECC** – Steve Tribbey reported they met on December 5. 216 building permits year to date. 280 deed transfers, next meeting is January 9, 2021.

**Policy** – Jody Ware reported they will be meeting in January.

**Foundation** – Jody Ware noted they are promoting Bring your Cash to Trash, selling UTV raffle tickets at the recycling center. That campaign will be going on this weekend. Planning a May Day auction for a fundraiser.

**Conservation** – no report.

**7.0 General Manager’s Report** – Shaun Nordlie reported they are working with Northstar Technologies for property management system. Goal is to go live on April 1<sup>st</sup>.

**8.0 President’s Report** – will be in *The Apple Core*.

## **9.0 Property Owner Comments**

### **10.0 Consent Agenda**

**10.1 Committee/Commission Changes** – Mike Harris motioned “to appoint Steve Swedberg to the Conservation Commission, Nick Gouskos to the Budget Commission, and Dave Allgood to the AECC.” Seconded by Gordon Williams, motion carried.

### **11.0 Unfinished Business**

**11.1 Rules & Regulations – Trash & Recycling** – Steve Tribbey motioned “to approve the Rules & Regulations section Trash Disposal & Recycling as included in the December Board packet.” Seconded by Tom Ohms. Discussion: Tom Ohms asked about setting up payment, etc. with the new Northstar system, pay online, etc. Shaun Nordlie – yes, will have that ability. Motion carried.

**11.2 Social Media Policy** - Tom Ohms motioned “to approve the Social Media Policy as included in the December Board packet.” Seconded by Gordon Williams. Discussion: Steve Tribbey - #11 – removing sale of any goods or services. Facebook Marketplace? Shaun Nordlie – completely different site. Recommending going to county site. Mike Harris – cancel completely and not have this at all since we are having some issues. Shaun Nordlie – still feels it has a benefit. Over 1,000 people on that page. Recommendations are worthwhile for owners. But we have had that discussion in the past. Motion carried.

**11.3 Membership Records Policy** - Jody Ware motioned “to approve the Membership Records Policy as included in the December Board packet. Seconded by Steve Tribbey. Discussion: Mike Harris – page 1, 2<sup>nd</sup> to last paragraph, IL Condominium Act – where did that come from? Shaun Nordlie – we added. In the Condo Act it has the language about commercial purposes. It is in the Condo Act, but not in CICAA, so we have to create the policy. Steve Tribbey – Exhibit A – submit a written request to Board of Directors? Will that be an item on our agenda every month? Barb Hendren – no, delegated to Shaun Nordlie. Motion carried.

### **12.0 New Business**

**12.1 General Manager’s Compensation Package** – Gordon Williams motioned “to approve Mr. Nordlie’s compensation package, as agreed upon by the Board of Directors.” Seconded by Mike Harris. Motion carried.

**12.2 General Manager’s Short- and Long-Term Goals** – Steve Tribbey motioned “to approve the 2021 Job Performance Goals for Shaun Nordlie recommended by the Executive Committee for the General Manager.” Seconded by Steve Borst. Tom Ohms – thank Shaun for all of his hard work with COVID and keeping things moving at ACL. Motion carried.

**12.3 Employee Bonuses** - Steve Borst motioned “to approve the employees’ compensation bonuses as agreed upon by the Board of Directors. Seconded by Steve Tribbey. Steve Borst – General Manager and staff all did a fantastic job. Really proud to be an ACL member. All agreed. Motion carried.

**12.4 Lot Combination Request – Hendren** – Jody Ware read and motioned “to approve the Lot Combination Agreement requested by Allen & Barbara Hendren for lots 76 and 77 in the Apache (7) subdivision. Once recorded, the Lot Combination Agreement may not be revoked or rescinded. Seconded by Mike Harris. Motion carried.

**12.5 Conservation Commission – Creel Limit Change** – Gordon Williams motioned “to approve the request to change the creel limit for 2021 for bluegill to 25 bluegills, with only 8 of these bluegills over 8”. Seconded by Tom Ohms. Gordon Williams – thanks to Joe Rush for all of his recommendations to the Lake. Our fishery is improving, and ACL will have a top-class lake in the state of IL. Would like to insert a word in the recommendation – saying ‘daily’ creel limit. Support anything Joe brings to us. Excellent advisor for us. Gordon Williams is amending motion to add daily – second by Henry Doden. Tom Ohms – this is a good thing and 2<sup>nd</sup> on what was said about Joe Rush. Shaun Nordlie – education will start in January and get posters etc., going so members know of the change. Barb Hendren – how do we enforce this? Gordon Williams – maybe we need to focus on ACL enforcement and what are our procedures for that enforcement. Shaun Nordlie – we had a plan in place this year (prior to COVID). We do have dedicated people on the Lake now. Kelly will be involved as well. Tom Ohms – a lot of discussion in Conservation about enforcement. Felt that educating people and why we want the limits helps us enforce. Motion carried to include ‘daily’ limit.

**12.6 Dredge Repair** – Steve Tribbey motioned “to approve the expenditure of repairs to the dredge for an amount not to exceed \$15,903.31 with \$14,643.31 to be paid to Ellicott Dredge Technologies of New Richmond, WI and \$1,260 to be paid to Lyons Well drilling Company of Stockton, IL using unused money out of the 2020 R&R budget.” Seconded by Mike Harris. Discussion: Dredge is back here already. Mike Harris – why is this coming out of R&R? Should be coming out of Operating. Steve Borst – on radar for Budget Commission discussion for clarification. Agree with Mike Harris – due to it being repairs, should come out of Operating. Will bring up during budget meetings to understand new accounting policy. Henry Doden – original estimate from dredge company was about 15,000 to repair included pump issues. Shaun Nordlie – original quote was \$23,468 included everything in case we had pump issues. Shaun Nordlie – fine with putting this in Operating. Amended motion – replace R&R with Operating. Steve Tribbey motioned “to amend the recommendation to Operating.” Seconded by Mike Harris. Approve expenditure of repairs 15,903.31 with 14,643.31 to Ellicott Dredge Technologies and \$1,260.00 to Lyons Well Drilling, using unused money out of 2020 Operating budget. Motion carried.

**12.7 Permission to Negotiate Fees with Lien/Foreclosure Lot Owners** - Removed from agenda.

**12.8 Rules & Regulations – Lake – 1<sup>st</sup> Reading** - Jody Ware motioned “to suspend Roberts Rule of Order, seconded by Henry Doden. Discussion: Barb Hendren – scuba diving – prior notice for Security? Shaun Nordlie – as long as we know and flags are out there, don’t need to necessarily have prior notice. Steve Tribbey – boaters on lake – educated on scuba diver flags and what they mean? Shaun Nordlie – divers are in no wake zone, boaters should not be flying around. We don’t have a lot of scuba divers. Gordon Williams – markers are pretty large. Henry Doden – Security out near the scuba divers – educate Property Owners better. Jody Ware – one of Shaun’s goals for 2021 – Lake and Trail education for owners. Barb Hendren – new app from Northstar too. Jody Ware – question for Mike Harris – proposed changes coming from recommendation from attorney? Mike Harris – coming from Shaun and staff. Shaun Nordlie – some is language that attorney wrote for pool and smoking. Since we are reviewing all documents, we are not having attorney review all now. Using some of his language, however. He is not writing these for us. Barb Hendren – there will be more next month to get caught up.

**12.9 Fishing Rules & Regulations – 1<sup>st</sup> Reading** – Discussion: Jody Ware – no #5 – need to renumber. Steve Borst – do we allow fishing at Nixon Beach? Shaun Nordlie - not at the beach area. Steve Borst – should that be posted here? Shaun Nordlie - goes back to Lake, but Shaun will add.

**12.10 Open Discussion about COVID 19** – not a lot of change. Continue to Zoom, Pro Shop restrictions and watch and see what happens. Office has their guidelines out, helping owners make appointments that

want to come in. Tim is working on forms so they are on the website. Trying to make it as easy as possible for owners.

**13.0 Other**

**13.1 CAMP Update** – Shaun Nordlie - will startup CAMP commissions in January or February to start talking about timeline. Ashlee and Shaun working on new models for flood mitigation and phase 1. Better answers in the next month or so.

Jody Ware motioned “to resume Roberts Rule of Order,” seconded from Mike Harris.

Motion to adjourn from Mike Harris at 10:21 a.m.

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Recording Secretary, Rhonda Perry

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President, Barb Hendren

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Corporate Secretary, Steve Tribbey

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Date