

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
February 20, 2021**

**APPROVED**

**2.0 Call to Order** – President Barb Hendren called the meeting of the Apple Canyon Lake Property Owners Association to order at 9:00 am on Saturday, February 20, 2021.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Barb Hendren, Jody Ware (via Zoom), Steve Borst (via Zoom), Steve Tribbey, Gordon Williams, Henry Doden (via Zoom), Mike Harris, Bob Ballenger (via Zoom arriving at 9:04), and Tom Ohms. General Manager Shaun Nordlie was also in attendance.

**4.0 Approval/Adopt Minutes from the January 16, 2021 Meeting** – Steve Tribbey motioned “to approve the minutes from January 16, 2021 meeting.” Seconded by Tom Ohms – motion carried with one absent (Bob Ballenger).

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

**6.0 Committee/Commission Reports**

**AECC** – Steve Tribbey received 10 inquiries about new dwelling requirements at ACL.

**Budget** – Steve Borst reported that he suggested adding an additional meeting in March to discuss prior years. Very good feedback from that. Scheduled a meeting for March 26 from 9-11am. Then that will be followed by the traditional four meetings.

**Deer Management** – Gordon Williams reported there was no meeting, but we have our first deer count this afternoon at 4:00. We will be going out to different zones within the Lake area and counting deer.

**Foundation** – Jody Ware reported that they met yesterday – planning a May 1<sup>st</sup> event (auction). They are soliciting donations.

**Legal** – Jody Ware reported they will be setting up a meeting soon. 2021 Bylaws have been passed. Shaun Nordlie reported that we are still voting for the Declaration. Currently have just over 30% submitted for the Declaration, we need 2/3 affirmative or more than 1/3 against. Next special meeting will be March 6 at 1:00. Bylaws did pass at the special meeting on February 6. About 800 ballots for Bylaws; needed 125 and passed with about 73% approval.

**Conservation** – Paula Wiener reported that they met for the first time this year in February. Reviewed the last two years of minutes and we are continuing our progress on doing an evaluation on the milestones for the Watershed Plan (5<sup>th</sup> year of the plan). Milestones are due to be evaluated in October. Another Greenway Stewardship application was received. Tree drops in the lake was also discussed.

**Nominating** – Barb Hendren reported that one person dropped out, we now have six candidates running. Bios will be printed in the March *Apple Core*. Meet the Candidates will be in April after the Board meeting. More information will be coming on that.

**Recreation** – Steve Tribbey reported that they met in January. Pinewood Derby was postponed. Next meeting is March 15.

**Strategic/Long Range Planning** – Jody Ware reported there is a meeting scheduled for April 9. Discussion in workshop today about capital projects we are considering. This is important for SLP.

**Board Policy Ad Hoc** – Jody Ware reported that they have met and continue to work on policies. Focusing on Financial policies right now and will continue to work through that. Then we move to Facilities.

**Rules & Regulations** – Shaun Nordlie reported there are two proposals for 2<sup>nd</sup> reading today on the agenda. Three 1<sup>st</sup> readings also on the agenda for today. After this, two more sections left – Guests and Clubhouse. After that all sections have been reviewed by Rules & Regulations. After that will do

housekeeping and have legal counsel review everything. Great job the past 16 months reviewing the whole document.

**7.0 General Manager's Report** – Shaun Nordlie reported that assessments are due March 1. Office is taking appointments. Busy next couple of weeks. Campsite and boat slip swaps and assignment discussions have started. Last year they were canceled due to COVID. Will be having those – hybrid online and in-person. Working on details and will be coming out soon.

**8.0 President's Report** – Barb Hendren reported that later today we will be talking about capital projects, all of that will be in her report.

## **9.0 Property Owner Comments**

### **10.0 Unfinished Business**

**10.1 Rules & Regulations – Amenity Tags** – Mike Harris motioned “to approve the Rules & Regulations section Amenity Tags as presented in the February Board Packet.” Seconded by Gordon Williams, motion carried unanimously.

**10.2 Rules & Regulations – Hunting** - Gordon Williams motioned “to approve the Rules & Regulations section Hunting as included in the February Board Packet.” Seconded by Steve Tribbey, motioned carried with 7 ayes, 1 abstaining. Bob Ballenger abstained.

### **11.0 New Business**

**11.1 Kayak Rack** – Tom Ohms motioned “to approve the placement of a second kayak locker rack in the President's Cove area.” Seconded by Mike Harris. Discussion – Bob Ballenger is wondering why we are putting this in such an isolated area with no parking. Shaun Nordlie – discussed Nixon Beach, but that is open water there. If this continues, next area we are looking at might be Winchester. Jody Ware – members have asked to put in at President's. Hard to put in at Nixon Beach. Henry Doden – should be looking at Winchester. Shaun Nordlie - as they fill up and as more interest grows, we'll build another one. Bob Ballenger – should look at it now. Steve Tribbey – wait until one fills up before building another. Don't spend the money if we don't have to. Tom Ohms agrees. Barb Hendren – have launched a kayak from Nixon Beach, it is very hard when boats are out there. This is a lot safer. Bob Ballenger – should be something on the east side of the Lake. Shaun Nordlie – we have said this is the area we were looking at. Cost to build a kayak rack – approximately \$600-\$700 out of operating. Would have to find a location at Winchester. We know 3-4 people that want this locker right away and once it fills up, we can move with another locker. Really don't want to add until we know we have demand for it. Roll call vote: Ohms – aye, Tribbey – aye, Harris – aye, Williams – aye, Ballenger – nay, Doden – nay, Ware – aye, Borst – aye. Motion passes with six ayes, two nays.

**11.2 Request to Restrict Lot – Menconi** - Tom Ohms motioned “to approve the request to restrict lot 13-154.” Seconded by Gordon Williams. Discussion – Bob Ballenger has voted against these restrictions – passes the increased costs to other property owners and do not think that is fair. Steve Tribbey read a statement regarding restricted lots. Barb Hendren – checking the lot for improvement – are we sure there is nothing under the snow? Joe did check this, but should we be waiting until snow melts. Mike Harris motioned “to table this until the snow melts to see everything on the ground to make sure there is no improvements.” Seconded by Henry Doden. Jody Ware – on behalf of the people Zooming, we couldn't hear Steve Tribbey.

**11.3 Request to Restrict Lots – Mamlic** – Mike Harris motioned “to approve the request to restrict lots 03-031, 03-032 and 03-033.” Seconded by Tom Ohms. Discussion – same as previous agenda item. Mike Harris motioned “to table this due to snow issue and checking for improvements.” This has been turned down in 2018. Seconded by Tom Ohms. Bob Ballenger – when was the last time the Board approved any restricted lot requests? Barb Hendren – not any since she has been on the Board. Cannot vote on this issue until we know if there were improvements on the lot(s). Jody Ware – also adopted a policy about this.

**11.4 TT5k Beneficiary** – Steve Tribbey motioned “to approve the Trail Trekker 5k (TT5k) benefitting the What’s Trump Relay for Life Team in 2021. All proceeds will be donated to that organization after the event.” Seconded by Jody Ware. Discussion – Gordon Williams asked if this was too soon to approve this. Shaun Nordlie – approving just that they will be the benefitting group. We don’t know what this will look like due to COVID, depending on restrictions. But this is just for who will be benefitting. Since they didn’t get the benefit from last year – we thought we would have them be the group again this year. Next year would be someone different, different charity. Henry Doden – would suggest getting rid of the Trump name. Barb Hendren – this refers to a card game – euchre. Steve Borst – does it benefit cancer? Yes, all proceeds go to the American Cancer Society. Motion carried unanimously.

**11.5 Rules & Regulations – Miscellaneous Regulations – 1<sup>st</sup> Reading** – Mike Harris motioned “to suspend Roberts Rule of Order.” Seconded by Tom Ohms. Discussion - Jody Ware – we have under home occupations, language about noxious animals. Steve Tribbey – this is about noise. Barb Hendren – noise of an animal would be a dog barking, etc. Jody Ware – governing documents address this – are we asking to see a rate for a fine? Barb Hendren – want to be able to issue a citation. With the language in Rules & Regulations, they are unable to do that right now. Shaun Nordlie – establishing a fine (\$250), before it would go under miscellaneous (\$50.00). Jody Ware – important to have that fine. Steve Tribbey – would like to see parameters – objective measurement of a noise level. What is too loud? Should have some sort of cut off that would be acceptable or not acceptable. Shaun Nordlie – Security typically deals with this complaint, will go to the homeowner, there has been a complaint and will tell them to turn down the music, etc. Majority of time that deals with it – but if it continues, that is when the citation would take place. It’s not that we would write the citation right away. Mike Harris – we talked about that – Security pulls up, it will be shut down when they arrive. They have to prove this. Tom Ohms - judgement call – parameter would be 2<sup>nd</sup> complaint. Jody Ware – already in our governing documents – Article 3 Section 8 – addresses this. Do believe that a warning and a fine would be appropriate. Steve Tribbey – go to the complainant home, take their measurement from there. Put an objective way of measuring this. Just concerned if someone gets a citation, they will fight this. How do we say this is too loud? Jody Ware – put our due process system in play with our Appeals Board. Mike Harris - Security seems to be happy about this change when we discussed this at Rules & Regs. Steve Borst – wondered how we came up with \$250. Shaun Nordlie – standard fine is \$50.00, and Rules & Regs felt \$250 would be a level where it does hurt some. Jody Ware – all pet violations – \$25.00 are we talking about pets? Shaun Nordlie - R&R talked more about household, not pets. Barb Hendren – all got started due to music on the lake. Parties that go late, etc. Jody Ware – want to make this clear – not changing dogs barking, talking about parties. Steve Borst - like the new fine, maybe some of the other ones should be raised? Henry Doden – would need someplace in there for a time – 10:00 p.m., 11:00 p.m. Bob Ballenger – should not be a time limit. Could be in the middle of the afternoon. Tom Ohms – Security can write them a ticket. Give them some teeth.

**11.6 Rules & Regulations – Motorized Vehicles-Recreational – 1<sup>st</sup> Reading** – Discussion – Bob Ballenger – add one other type of vehicle, skid steer vehicles, six wheeled vehicles. That was prohibited for years and somehow the wording was removed. Bobcat with treads, turn by locking one side. Steve Tribbey – ATVs that have tracks on them – we do not allow those either. Should specify these as well. Barb Hendren – should we have a list of prohibited vehicles? Shaun Nordlie – prohibited vehicles are listed. Skid steer is not permitted, listed in section 12 – prohibited vehicles. Tom Ohms - should we add utility terrain vehicles? UTVs and ATVs are two different things. Should list side by side or utility terrain vehicle in that sentence. Last bullet point should have that listed with ATV. Mike Harris – Gator with tracks does not steer like a skid steer. Over the width of 66” was discussed. Can have them as long as not over 66” wide. Was discussed in Trails and failed. Barb Hendren – list UTVs (last bulleted item).

**11.7 Rules & Regulations – Campground – 1<sup>st</sup> Reading** – Discussion – Shaun Nordlie - we did have people do this over the winter, don’t see an issue with the grills being left out over the winter. Language does include some guidelines. No problems with this.

**11.8 Open Discussion about COVID-19** – Discussion – at Phase 4 at this point. Restrictions now are up to 50 people inside. Campsite and boat slip swaps and assignments will go on and will roll with restrictions, unlike last year where we canceled. Getting creative as possible. What can we do, how can

we do it. Not sure about swimming pool – April or May should have direction on that. Pools are different category. Depending on where we are, hopefully some direction from the health department in early May. Will keep everyone updated with what we can and cannot do. Tom Ohms – masks mandate? Are we enforcing that? Shaun Nordlie – some events have food and drink. Pro Shop, wear your mask in. Once you get your food take off mask. Bob Ballenger – plans for the Marina? Shaun Nordlie – don't see an issue with opening the Marina this year. Thought just to have a pathway through – pick what you want and have a path to the counter. If restrictions on cleaning and numbers in the building change, will make a difference. Goal is to have it open this year. More research will be needed. Tom Ohms – utilize the window for those not comfortable going inside? Worked out well. Thought it was nice. Convenient. Shaun Nordlie – worked great, could still offer the window for those not comfortable coming in.

Bob Ballenger motioned “to reinstate Roberts Rule of Order.” Seconded by Mike Harris.

Motion to adjourn from Mike Harris at 10:29 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