

**Apple Canyon Lake Properties Owners Association
Board of Directors Meeting Minutes
May 15, 2021**

UNAPPROVED

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, May 15, 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, Steve Borst, Steve Tribbey, Gordon Williams, Henry Doden, Mike Harris, Bob Ballenger and Tom Ohms. General Manager Shaun Nordlie was also in attendance.

4.0 Approval/Adopt Minutes from the April 17, 2021 Meeting – Mike Harris motioned “to approve the minutes from the April 17, 2021 meeting.” Seconded by Steve Tribbey, motion carried unanimously.

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

6.0 Committee/Commission Reports

AECC – Steve Tribbey reported they met May 1. Issued several stop work orders due to no permit. Complete list that requires permits is on our website. Next meeting is June 5, 2021.

Board Policy Ad Hoc – Jody Ware reported they met this week. Transferable/non-transferable language; policy on donations/grants/bequests is being worked on. Still working on all policies. Next meeting is May 26.

Budget – Steve Borst reported they have a meeting Friday (5/21). Purpose of Friday is to review classifying expenditures between the three funds and the new legislative minimum wage increases.

Campground – Steve Borst report the first meeting was May 8. Water and electric to four new sites this year. Bid out the work on the pavilion – doing research on that. Fiber optic – getting put in to the campground. May 30 is the annual campground Pancake Breakfast - 8-12. The Garden Club is having a plant sale that same day, as a fundraiser for the Children’s Garden. Next meeting is June 12.

Conservation – Paula Wiener reported they met on May 1. Two new Greenway Stewardship applications were received. Reviewed the current projects. Spring clean-up – good turnout. Goose control project is continuing, oiling some eggs. Conservation table at the Pancake Breakfast – talking about initiatives, (watershed, Greenway Stewardship, etc.). In June we will be doing the first ACL Animal Count. Next meeting is June 5.

Deer Management – Gordon Williams reported they held a meeting on April 24. Elected officers at that time. Reviewed deer harvest – 31 deer altogether. Meets an average of the last three years. Other business, we discussed tree stands not coming down by March 1. Volunteer credits discussion, doing more volunteer work. Maximum ½ credit would be awarded to each member for any volunteer work we do. Dates – Youth Archery Day - August 7; with orientation meetings August 7, 15, 28 for hunters. Archery range enhancement – anything we do this year will be mobile, anything we do can be moved. Hopefully next year we can have something more permanent. Next meeting is May 29.

Foundation – Jody Ware reported that the May Day auction held on May 1st was very successful. Made over \$14,300. Foundation is supporting the Children’s Garden, donated \$2,000 to that and hoping to contribute more due to the success of the auction. Now planning for the Poker Run on September 11. Still raffling the UTV – buy your tickets.

Strategic/Long Range Planning – Jody Ware reported they are working on 2022 Plan on a Page which is our Strategic Plan. Will be bringing this (hopefully) to the June BOD meeting. Next meeting is September 10.

Nominating – Barb Hendren reported they had a brief wrap up after the Meet the Candidates event.

Recreation – Steve Tribbey reported they met April 19. Annual report is being drafted right now. Recreation Commission needs more volunteers. May 17 next meeting.

Rules & Regulations – Mike Harris reported they met last Friday – still working on rules for snowmobiles.

Trails – Tom Ohms reported there was no meeting but did have a gathering on April 25 to work on trails in conjunction the clean-up day. Continued to look at access to the Winchester subdivision. Bridge at North Bay is another item on our agenda. May 29 next meeting.

Legal – Jody Ware reported that on May 29 at 10:30, will be another Special Meeting of the Voting Members. We meet until we get a quorum for the vote for the Declaration. Also looking for new members for the Legal Commission. Next meeting May 26.

7.0 General Manager’s Report – Shaun Nordlie reported that staff have been training on new property management system, NorthStar Technologies. Will go live at Pro Shop on Monday, live in the office on Tuesday, then roll out for other departments. June 1st new website goes live. All owners will have a log in. Will start educating owners, getting information out about all of the features.

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

9.0 Property Owners Comments

10.0 Consent Agenda

10.1 Committee/Commission Changes – Gordon Williams motioned “to approve the consent agenda Item 10.1 Committee/Commission changes (to appoint Dave Allgood as Chair, Bill Doran as Vice Chair, and Sandra Malahy as Secretary of the Legal Commission; to appoint Darrell Carr to the Golf Commission; and to accept the resignation of Mary Hannon from the Recreation Commission, Fern Tribbey from the Budget/Audit Commission, and Bob Stanger from the Golf and Rules and Regulations Commissions).” Seconded by Jody Ware, motion carried unanimously.

11.0 Unfinished Business

12.0 New Business

12.1 Lot Combination Agreement – Schroeder – Tom Ohms motioned “to approve the Lot Combination Agreement requested by Roland & Gisela Schroeder for lots 43 and 44 in the Independence (8) subdivision. Once recorded, the Lot Combination agreement may not be revoked or rescinded. Seconded by Steve Tribbey, motion carried with seven ayes and with Henry Doden absent.

12.2 Request to Restrict Lot – Smith – Tom Ohms motioned “to approve the request to restrict Lot 12-100 due to the structure on the property and the financial hardship the restriction would create for the Association.” Seconded by Mike Harris. Discussion: 107 restricted lots, have not approved one since 2014. When we talk about assessment, loss of \$47,080. Person with restricted lot pays \$660 while rest of us pay \$1,100. Roll call: Ballenger - nay, Borst – nay, Doden - aye, Harris - nay, Ohms - nay, Tribbey – nay, Ware - nay, Williams, nay. Motion fails with seven nays.

12.3 Winchester Kayak Rack - Jody Ware motioned “to approve the placement of a third kayak locker rack in the Winchester Cove area.” Seconded by Gordon Williams. Discussion: concern about safety – can we make some extra security measures up there as far as safety for the kayaks. Shaun Nordlie - we do know we will have to watch this. If we had to, we can move this. Motion carried unanimously.

12.4 Flood Mitigation Ad Hoc Commission – Bob Ballenger motioned “to approve the creation of the Flood Mitigation Ad Hoc Commission and its charge.” Seconded by Steve Borst. Discussion: we do have a few people in place already. Will help guide us through this. Motion carried unanimously.

12.5 Announcement of the Nominating Committee – Jody Ware motioned “to appoint Barb Hendren, John Killeen, Bill Bourell, Mike Yorke, Tom Sheehan, Dave Bohnenkamp, and JoAnn Blackmore to the Nominating Committee.” Seconded by Steve Tribbey. Discussion: committee or commission. This is a

committee but does not have to have the majority of Board members included. Motion carried unanimously.

12.6 Winchester Bay Plan – Jody Ware motioned “to approve the contract with RES-AES of Broadhead, WI, subject to recommendation of the Association legal counsel, for preliminary and final design plans for Winchester Bay Stream Reach for \$61,000 to be paid out of the R&R Fund.” Seconded by Gordon Williams. Discussion: Grant preparation, RES/AES will do that? That is an option – they will write it for us if we want them to. Best chance for approval would be to have them write this grant. Mike Harris – some of the work we will be doing to cut the cost? Our work will go as part of our contribution – labor (in-kind) does count toward our contribution. Henry Doden - #1 bullet point topographical survey – in the plans they gave us, they are already showing us this. Are we paying for it again? Shaun Nordlie – they haven’t done the topographical yet. Henry Doden – but they are showing this in the packet. Tom Ohms – something that can be approached with them. Henry Doden – if grants are given, prevailing wage must be paid. Possible that the project could cost us more. If we do the work, does it have to be prevailing? No. Henry Doden – point of negotiation regarding topographical survey. Motion carried with seven ayes, one nay vote from Henry Doden.

12.7 Rules & Regulations – Guests – 1st Reading – Tom Ohms motioned “to suspend Robert’s Rule of Order, seconded by Mike Harris. Discussion: not a lot of changes with this. Amenity Tags are addressed in a different section. Section B: 2&3? Strike the “A” at the beginning of items B2 and B3 for consistency with Section A. Fine to be paid by property owner? B-4 – fine - to be paid by property owner added.

12.8 Open Discussion about COVID-19 – Shaun Nordlie – as of yesterday we’ve moved into the Bridge Phase. Not much change for facilities – but now have some direction on the pool. We can have 100 patrons at one time. Still have to go through reservations, but bigger sessions with four sessions per day. June 11 is the goal to be completely open. After June 11 would assume we would not have to take reservations anymore. Julie is also planning on swimming lessons, pool parties, etc. Water aerobics will start after June 11. Mask mandate – off for vaccinated people. Staff will meet on that on Monday to discuss. Getting closer.

12.9 Capital Projects Update - Board approved a couple of projects last month for preliminary work with CMT. Ad hoc commission – please let Shaun know if interested in serving on the Flood Mitigation Ad Hoc Commission. Jody Ware – safety/emergency planning and dam planning – we have a daily log on the water level? Julie – yes. Jody would like to see the trend data on the lake level.

Steve Tribbey motioned “to reinstate Robert’s Rule of Order,” seconded by Mike Harris.

Mike Harris motioned to adjourn at 10:16 am.

Recording Secretary, Rhonda Perry

President, Barb Hendren

Corporate Secretary, Steve Tribbey

Date