

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
July 17, 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, July 17, 2021.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Barb Hendren, Gordon Williams, Bob Ballenger, Mike Harris, Henry Doden, Tom Ohms, Steve Borst, John Anderson (via Zoom), and Nolan Mullen. Shaun Nordlie was also in attendance. Barb Hendren announced that we will be tabling/removing item 12.3 on the agenda today until the August meeting.

**4.0 Approve/Adopt Minutes from the June 19, 2021 Meeting** - Tom Ohms motioned “to approve the minutes from the June 19, 2021 meeting.” Seconded by Mike Harris, motion carried unanimously.

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

**6.0 Committee/Commission Reports**

**Trails** – Tom Ohms reported they met on June 26. Dust control was discussed. Working with Conservation Commission and trail etiquette – get education out there. Next meeting is July 24.

**Deer Management** – Gordon Williams reported that archery applications are now being accepted; archery range is open, and available for all members to enjoy. Plans are being made to upgrade the archery range. Youth Archery is August 7 this year. Qualifications and orientations for hunters will be held on August 7, 15, & 28.

**ACL Foundation** – Gordon Williams reported they have an agenda item for the Board’s approval today, asking to set out two pet waste stations. Poker Run is September 11.

**Campground** – Nolan Mullen reported they met and discussed the pancake breakfast (383 served). WiFi issues were discussed and adding an ice machine at campground was discussed.

**Rules & Regs** – Mike Harris reported that Snowmobiles was on the agenda last month and kicked back to R&R. Different kinds of go-carts, jeeps going out on our trails was discussed; will meet with Trails to discuss.

**Board Policy Ad Hoc** – Mike Harris reported they discussed gifts, grants, bequests – few changes – back on agenda for today.

**AECC** – Mike Harris reported the septic tank pumping will be happening next week.

**Conservation** – Paula Wiener welcomed the two new Board members and extended an invitation to them to attend a Conservation meeting. Finished up evaluations for the greenway stewardship. We have had a Conservation member at Marina once/month passing out creel slips. Put out a video on the watershed website showing a rain barrel and explaining how that works. Spread the word about simple things to do to reduce run off on your property. Pet projects – at each meeting between now and end of October we will be making a list of what they would like to see happen. As a group, they will rate those projects. In February, will sit down with Shaun about the list. That way we won’t lose track of some of the projects.

**Budget** – Steve Borst reported they met on June 25. Discussed a couple of Board Policies they were asked to review, have some suggested language changes. Discussed the three funds we have – reconfirmed the fact that we will stay with those three. Had a conversation about the Reserve Study. Needs to be as accurate as possible. Once we have that complete, will be very helpful. Shaun did walk us through the challenges we are facing on our salaries. Staff shortage here and nationwide, coupling that with the minimum wage increase – could be a budget deficit primarily due to salary pressures. No new changes to head count, keeping staffing to the level it is currently. Next meeting is July 23.

**Nominating** – Barb Hendren reported they had a meeting to kick off the new recruitment season.

**Golf** – Shaun Nordlie reported they met on Tuesday – Big Cup today!

**Legal** – Shaun Nordlie reported they met on Monday – talked about different ways to get people to vote on the Declaration. Raffle is still going on until Labor Day. Will be sending out another ballot to the people who haven't voted.

**Flood Mitigation** – Shaun Nordlie reported they met last week to get the commission together. Start talking about issues we have been having with the floods and what the Board has approved for projects. Commission will meet once engineers come up.

**7.0 General Manager's Report** – Shaun Nordlie talked about volunteers. We have commissions that have two to three people on them. Events are in jeopardy because we do not have enough volunteers to help run them. This Association works on volunteers. Good article in *The Apple Core* this week. Help us out, give us some time. If interested, please contact Shaun or Tim.

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

## **9.0 Property Owner Comments**

### **10.0 Consent Agenda**

**10.1 Committee/Commission Changes** – Bob Ballenger motioned “to approve the consent agenda item 10.1 Committee/Commission changes (to appoint Jim Legg to the Conservation Commission and Dave Homb to the Rules & Regulations Commission; and to accept the resignation of Steve Tribbey from the AECC, CAMP Architecture & Design Ad Hoc Commission, and the CAMP Financing & Marketing Ad Hoc Commission; the resignation of Fern Tribbey from the Recreation Commission and Rules & Regulations Commissions; and the resignation of John Killeen from the Nominating Committee.)” Seconded by Gordon Williams, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 Gifts, Grants & Bequests Policy** – Tom Ohms motioned “to approve Board Policy Section 7230 Gifts, Grants, and Bequests as included in the July Board packet.” Seconded by Bob Ballenger. Discussion: good policy, instruction sheet is really good. Motion carried unanimously.

### **12.0 New Business**

**12.1 Board Liaisons to Committee/Commissions** – Steve Borst motioned “to appoint the following Board Liaisons to commissions:

AECC – Bob Ballenger, Mike Harris, Barb Hendren, Tom Ohms, Gordon Williams

Board Policy Ad Hoc – Mike Harris

Budget – Steve Borst  
Campground – Nolan Mullen  
CAMP Architecture & Design Ad Hoc - Barb Hendren  
CAMP Financing & Marketing – Mike Harris  
Conservation – Henry Doden  
Deer Management – Gordon Williams  
Editorial Review – Barb Hendren  
Employee Handbook Ad Hoc – Mike Harris  
Flood Mitigation Ad Hoc – Bob Ballenger  
Golf – John Anderson  
Legal – Steve Borst  
Nominating – Barb Hendren  
Recreation – Mike Harris  
Rules & Regulations – Mike Harris  
Safety & Emergency Planning – Barb Hendren  
Strategic/Long Range Planning – Steve Borst  
Trails – Tom Ohms

Seconded by Nolan Mullen, motion carried unanimously.

**12.2 Designated Signers for ACLPOA Accounts** – Mike Harris motioned “to designate Shaun Nordlie, General Manager; Ashlee Miller, Financial Manager; and Carrie Miller, Accounts Payable/Human Resources; and Board of Directors Members Barb Hendren, President; Mike Harris, Vice President; Steve Borst, Treasurer; Tom Ohms, Corporate Secretary; John Anderson; Bob Ballenger; Henry Doden; Nolan Mullen; and Gordon Williams; as designated signers for ACLPOA accounts and CDs at Apple River State Bank.” Seconded by Gordon Williams, motion carried unanimously.

**12.3 2022 Plan on a Page** – removed from agenda.

**12.4 Dog Waste Stations** – Tom Ohms motioned “to approve the placement of a dog waste station at the President’s Beach area and one at Bathum Trail. The dog waste stations will be donated by the ACLPO Foundation.” Seconded by Steve Borst. Discussion: sheet in the packet that shows what they will look like. Gordon Williams noted they will be firmly secured in the ground, cedar skirt around the barrel. Waste dispenser on the unit, bags will be right there. Henry Doden asked if Maintenance is on board with this? Shaun Nordlie – they are on board – go to President’s anyway and drive by Bathum numerous times. Motion carried with Gordon Williams abstaining.

**12.5 Open Discussion – CAMP** – Mike Harris motioned “to suspend Robert’s Rule of Order.” Seconded by Nolan Mullen, motion carried unanimously. Bob Ballenger asked to have this on the agenda. Don’t think the majority of the Board supports this. Barb Hendren has a different opinion, believe most of the Board does support CAMP, but not necessarily taking place ahead of flood mitigation and dredging. Everybody agrees lake is the number #1 priority. CAMP encompasses more than replacing the Clubhouse. Real issue is our office is inadequate to handle our needs. We’ve outgrown it. No room for everything and no privacy. How will we deal with that? Whole idea behind Phase 1 and Phase 2 was to do something about the office. Other issue we face – this room is in use a lot, hard to schedule meetings along with events taking place. All for flood mitigation and dredging, we have a lot of big-ticket items, but we have to be responsible and keep CAMP on there. So, we push it back, but we have spent a lot of money coming up with plans, soil borings, etc. Irresponsible if we kill CAMP. Gordon Williams agreed,

well said. Don't think it would do any harm to keep on long range planning column. Bob Ballenger – but we are budgeting for it, raising dues 15% every year? Steve Borst – no, we did that once. Shaun Nordlie – 15% that came in 2019, then follow up 10%. The problem between 2013 & 2018, when dues were frozen, we didn't put anything in capital. As the pool got paid off, we took away from capital. When CAMP started in 2017 and 2018, membership said why aren't we saving for that? At the time CAMP as the priority, but since then flood mitigation took over that priority. That first 15% was putting money away for capital. Tom Ohms – at some point we have to do something with this building. John Anderson – what about remodeling the building or adding an addition? Have we thought about that? Shaun Nordlie – yes looked at options for that. CAMP has evolved from a two-story building to two different buildings, to where do we go now? Complete tear down of this clubhouse isn't necessary anymore. What is your definition of CAMP at this point? Phase 1 is an admin building put off by the Board last year during COVID. Bob Ballenger – major complaints about this - we want a new school; we ask the taxpayers. Here we don't ask. If members are saying no, we don't want it, we shouldn't be doing it. Shaun Nordlie – would the pool have passed? Told the pool would not have passed. Barb Hendren – before CICA took effect, special assessments did not require 2/3 of the membership to pass. Special assessments require 2/3 yes votes from the membership now and will not fund projects here anymore. Mike Harris – flood mitigation is very important, but numbers we have been hearing, could be one million dollars. Definitely think it is worth it for dredging. Winchester - another million dollars, think this will happen in the next three years. Finance meeting for CAMP – raised the dues for CAMP in 2018 & 2019 for CAMP, has gotten changed, but originally why we raised the dues 26%. Can't see doing anything for CAMP in the next three years. We must take care of the lake. Gordon Williams - with strategic planning, you are saying keep it in long range planning. Mike Harris - at some point something will have to be done, at least 5-6 years out. Bob Ballenger – 10 years. Tom Ohms – long range plan, but don't kick it to the curb. Windows rotting, we have to do something to this building, the flat roof is horrible. Bob Ballenger – my house is 25 years older than this building – I fixed it up. Mike Harris – keep on strategic planning – agree with that. CAMP should be tabled for 5 years or longer. Blueprints are there, we have it so keep it. Don't need to keep contractors giving us prices, etc. No way, shape, or form ready to go with it. Nolan Mullen – I am the new guy – don't know what the financial situation will be five years down the road. Saving capital for CAMP, don't want false sense of security this will be a guaranteed thing five years down the road – what will that look like? Constantly evolving, work with what we have. Fix this building, keep it up. Don't let it go. Shaun Nordlie – put some of that off not knowing what the status was for CAMP. We have reevaluated that to put back in reserve study. R&R projects – for next year, nothing quite necessary for this building. But in 2023, 2024 & 2025 we will definitely have to spend some money. Gordon Williams – long range planning, the column states long range goals – no timeline on it. That column deserves to be general, no promises. Long range goals. Tom Ohms – what is CAMP tied to – improving and maintaining the clubhouse and office space. Barb Hendren – also a pavilion in the plan as well. CAMP is all encompassing – Clubhouse Area Master Plan – encompassing a lot of outdoor things as well as the clubhouse. Shaun Nordlie - if we delay the clubhouse, the pavilion could be completed, only \$30,000 in the designated fund for the memorial pavilion. Bob Ballenger – pavilion was pulled in to make CAMP more appealing. Shaun Nordlie - no it wasn't – how to tie into the building and if doing construction, what would be the timing of doing the pavilion. If we delay the clubhouse, could move forward with the pavilion. It's the whole area. John Anderson – divide up and do in sections. Bob Ballenger –

what do we really need? Break this up, CAMP is too many things. Majority of the Board does not support CAMP. John Anderson - looked at a modular for extra office space? Steve Borst – valid argument for the office space/improvement, working conditions. Add a new building, add to our Reserve Study. That is what you are doing. Bob Ballenger - we had a million in the bank, spent on the farmland. Henry Doden – columns in the center here – originally encompassed the fireplace. Columns could be removed (two). Almost better to hold Board meetings on the other side. Steve Borst – if this became the admin building where would you put the social events? We have all sorts of activities in here. Steve Borst - expand the Pro Shop? Might be supported from the membership. The Cove? Barb Hendren – another discussion about this next month? Steve Borst – next month we will have a pretty accurate Reserve Study. Better handle on that next month. Reserve Study lists this clubhouse (windows, window treatments, etc.). John Anderson – put something together on what everything is going for CAMP. Office building, playground, etc. What is CAMP? What does CAMP encompass? Shaun Nordlie – Board has already said flood mitigation is the priority. That is the priority for Budget. Bob Ballenger – we don't need to raise the dues 15%. Saw a published document on what our dues will be for the next 3-4 years. Steve Borst – last year we didn't do 15% at all. Bob Ballenger – saw a document projection of our dues for the next five years. After five years, they would start coming back down. Shaun Nordlie – might have been something we were looking at 2-3 years ago. Budget Commission has not gone to that document. Might have been a projection. Steve Borst – Reserve Study – analyzing it. Here is what everything is being used to make things equitable on an annual basis. Trying to smooth how much we all pay on an annual basis then project out for the next five years. Assess this year to have enough money for the next five years. Never noticed how bad the concrete was in this building, look at the sidewalk – it's embarrassing. Some real needs. Barb Hendren – will talk about this again at our next Board meeting. Attend next Budget meeting if you can, you will learn a lot.

**12.5 Capital Projects Update** - already talked about flood mitigation, waiting for CMT to come up here. No date yet. Few things we need to do prior to dredging – get the Winchester dredge pond fixed, Independence, and clean out dredge ponds. Steve Borst – gotten so far behind on dredging. Can see this is not being done right. CAMP took our eyes off the ball. Contract it out. Getting further behind. Should have a plan in place to keep our lake properly dredged. Should have a plan in place. Shaun Nordlie – if dredging is now #2 – we look at that budget. If dredging is #2 behind flood mitigation and behind contract dredging, we adjust for those priorities. Get Winchester fixed, we could be ready to dredge for 2023. Shaun Nordlie - we are dredging ourselves. Know we will be in North Bay for a couple of years. If contracted out – they will be here for 6 weeks and then they are gone. Change of philosophy – we would need to be prepared for that. Steve Borst – supply chain – get rid of the silt and be prepared. What do we need to get that done? Henry Doden – when we bought the dredge was originally against it. The question is, has it been properly used in the past? Probably not. Mike Harris – if we have Frentress come in, 3-4 months would have our whole lake done. We don't have any place to put it – have to take care of our dredge ponds first. Steve Borst - did we officially move dredging above CAMP today? Shaun Nordlie - in his mind it always was. Tom Ohms – has been, always thought that. Shaun Nordlie – contract dredging? Estimate about \$900,000. Tom Ohms - different theory. Been arguments both ways. Still need to deal with cleaning out the dredge ponds. Steve Borst – a couple of dredge ponds that need repair too. Shaun Nordlie – it's a philosophy - all these associations have gone through this with dredging. Bringing in-house would be cheaper, but now the move is contracting out. We've been talking about this for three or four years. We can start

working on pricing. Bob Ballenger – take CAMP out and break into different segments. As a whole it will not pass. Individual projects and tackle them one at a time. Mike Harris – talk about CAMP again but come up with something decent. Gordon Williams motioned “to reinstate Roberts Rule of Order,” seconded by Tom Ohms, motion carried unanimously.

Mike Harris motioned to adjourn at 10:49 am.

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Recording Secretary, Rhonda Perry

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President, Barb Hendren

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Corporate Secretary, Tom Ohms

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Date