

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
September 18, 2021**

**APPROVED**

**2.0 Call to Order** – President Barb Hendren called the meeting of the Apple Canyon Lake Property Owners Association to order at 9:02 am on Saturday, September 18, 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 (via Zoom), Mike Harris, Henry Doden, Tom Ohms, Steve Borst, John Anderson and Nolan Mullen (via Zoom). Shaun Nordlie was also in attendance.

**4.0 Approve/Adopt Minutes from the August 21, 2021 Meeting** – Tom Ohms motioned “to approve the minutes from the August 21, 2021 Executive Session and Regular Meeting.” Seconded by John Anderson. 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 last month and started the process of machine widths, etc., what will be permitted. Working with Rules & Regulations on that.

**Deer Management** – Gordon Williams reported that qualifying and orientation are complete for the hunters. Next meeting is September 25 and will discuss the improvement at the archery range at ACL.

**ACL Foundation** – Gordon Williams reported the UTV Raffle/Poker Run last weekend was very successful, sold over 2600 tickets for the UTV. The Foundation is at a point where we have revenue in our bank account and will be able to work on some major projects. Thank you to everyone that supports our ACL Foundation.

**Strategic/Long Range Planning** – Steve Borst reported they met on September 10, electing new officers. Went over the dashboard with Shaun and updated items. December 10 will be next meeting.

**Legal** – Steve Borst reported they met on September 9. How do we get members to vote on the Declaration? Possibly putting together an ad hoc commission or task force for marketing this. Next meeting is September 30.

**Campground** – Nolan Mullen reported they received only one bid for this year for the pavilion. Decided to go back for bids for 2022. Moving forward with the new campsites. Working with Sand Prairie on WiFi issues. Trick or Treat back on this year.

**Conservation** – Mike Yorke reported that in October there will be muskie introduced into the lake. 50 will go in this year; 50 next year and 50 the following year. Exciting to think muskie will be coming back. Greenway Stewardship Programs are alive and well, people are volunteering. Hawthorne Prairie is overrun with goldenrod, trying to return this to an actual balanced prairie, that work is underway. Strategic long term watershed plan – five-year report card against the objectives of this plan – will self-assess against these objectives at the October

meeting. Will report back to the Board and give ourselves an environmental report card against these goals. Has asked for a workshop in November or December to talk about the watershed.

**Nominating** – Barb Hendren reported they are coming up with new ideas on how to let property owners ask questions of candidates, etc. They are focusing on recruiting people.

**AECC** – Mike Harris reported one new dwelling was approved.

**Board Policy** – Shaun Nordlie reported they met this past week, received comments back from legal counsel on the finances section. Will review again – this section will be coming to the board in October. Will start bringing more to the Board for discussion and approval.

**Flood Mitigation** – Shaun Nordlie reported they met a week ago. Update on site tour in August and the survey done at spillway. Working on downstream, if we made a change to spillway – what affect would that have on the bridge. Geotechnical engineer - not available (one we wanted to use). Commission talked about adding a lake level data logger, an electronic device we put in the lake. Researching those with CMT right now. Possibly bring to Board in October for purchase.

**7.0 General Manager’s Report** – Shaun Nordlie reported they are now getting into fall projects. Dredge on northeast side, hauling out in the next month or so. Most will go to the campground to build campsites. Winchester survey was done last month, next month tree survey will be done. New 2<sup>nd</sup> tee box will be added in October, dry dam project coming up in the next month, invasives – out there with forestry mower. Campground – pavilion will be pushed to next year but will still do concrete pad this year. Rip rap this year – 23-2500 feet. Did an inspection last month to prioritize where we wanted to go. Board purchased longer poles for docks in case of high rain event, these should be put in at that time also. Cart paths should be starting in the next couple week. Finishing up some projects.

**8.0 President’s Report** – Barb Hendren wanted to thank the Foundation members and volunteers. Successful Poker Run, very well done. Also discussed recruiting new Board candidates – will be talking about what it takes to be a good Board member. Full report will be in *The Apple Core*.

## **9.0 Property Owner Comments**

### **10.0 Consent Agenda**

**10.1 Committee/Commission Changes** – Steve Borst motioned “to appoint Sean Cottrell to the Rules & Regulations Commission, Emil Misichko to the Recreation Commission; Vickie Sershon as Chair & Dave Homb as Vice Chair of the Rules & Regulations Commission; Mike Yorke as Chair, Bill Bourell as Vice Chair, and Dave Bohnenkamp as Secretary of the Nominating Committee, Cindy Zophy as Chair, Jim Frank as Vice Chair, and David Allgood as Secretary of the AECC; and Gary Hannon and Steve Nelson as Co-Chairs and Angie Marek as Secretary of the Flood Mitigation Ad Hoc Commission, and to remove Nancy Barker from the Campground Commission.” Seconded by Mike Harris, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 ACL Building & Environmental Code Amendment** – Tom Ohms motioned “to approve the ACL Building & Environmental Code amendment to section 104.1 Reducing or Diminishing Lot Area as included in the September Board packet.” Seconded by Gordon Williams.

Discussion: Gordon Williams - very much needed. Solves problems down the line, this needed clarifying. Henry Doden – might change some of the lot areas. Liability if changing lot area? Barb Hendren - saying a person cannot actively subdivide their lot, that is the point. Cannot take into account things like natural disasters. This is preventing a person from subdividing their lot. Shaun Nordlie – don't think we would allow anyone to extend their shoreline into the lake or take away shoreline. Motion carried unanimously.

**11.2 Recording Association Meetings – 1<sup>st</sup> Reading** – Mike Harris motioned “to suspend Roberts Rule of Order.” Seconded by John Anderson, motion carried unanimously. Discussion: tried to come up with something all inclusive. Would also include other types of meeting platforms, not just Zoom. Statement read at the beginning of meetings that the meeting will be recorded and posted, by attending you are consenting to be recorded. Steve Borst – change the word – webpage, should be website to be consistent. Also, last sentence, remove “removed and” since it is redundant.

Gordon Williams motioned “to reinstate Roberts Rule of Order.” Seconded by John Anderson, motion carried unanimously.

## **12.0 New Business**

**12.1 Foreclosure of Liens** – Mike Harris motioned “to approve foreclosure of liens on the following lots: 03-101, 03-189, 03-197, 04-030, 05-136, 06-049, 06-080, 07-208, 08-113, 08-186, 09-087, 09-100, 09-125, 10-110, 11-058, 11-317, 12-032, 12-311, 13-057, and 13-098.” Seconded by Steve Borst. Discussion: this is the first year that we have had late fees, seemed to reduce this number, previously no incentive to pay before we get to the foreclosure process. These are all lots. Question from Mike Harris: Including names this year? Will check with Megan. Motion carried unanimously.

**12.2 Golf Commission Designated Fund Purchase** - John Anderson motioned “to approve the Golf Commission’s request to purchase additional yardage markers, at a cost not to exceed \$250.00 to be paid from the Golf Commission’s designated fund.” Seconded by Steve Borst. Discussion: Gordon Williams - what is in their designated fund? Steve Borst - Golf has, at end of July, \$16,371.41. Would like this information to be included in the future. Motion carried unanimously.

**12.3 USI Water Rate Increase – Additional Funds** – Gordon Williams motioned “to approve additional funds to be used in the lake association collaboration to hire John Albers of Shay Law of Peoria, Illinois to represent them in fighting the proposed increases by Utilities, Inc. Services for an amount not to exceed \$13,000 to come out of the Operating Fund. The money will go towards attorney fees for John Albers and expert witnesses.” Seconded by John Anderson. Discussion – Shaun Nordlie – changed attorneys this year. Digging deeper into this than our past attorney. Galena Territory actually has a Commission that is working on this. Quite a few conflicts with what USI has put out there found already. USI is proposing to lower the meter charge and increase the usage. For residential it is 86% increase and commercial 155% increase. Hope is they won't get exactly what they want. Seems to be a necessary thing every three years. More than what we expected but would like to continue with this. This is what they said they needed for capital projects (line repair). They are not held to this. No timeline for when to get capital projects done. Last year they came out with 2% increase, reason being capital projects again. No timeline for when those needed to happen either. Motion carried unanimously.

**12.4 Capital Projects Update** – Tom Ohms motioned “to suspend Roberts Rule of Order.” Seconded by Mike Harris, motion carried unanimously.

Discussion: Shaun Nordlie reported:

Flood Mitigation – Commission met last week to continue talks with CMT. Not sure what timeline will be – if here at end of October, first part of December could start digging into options on spillway and what we are going to do there. Continue to work on that. Data logger, will bring that to Board in October. See where we are at all times, attaches in a pipe around Nixon Beach. Downstream report will give us an idea with the bridge. Not a lot right now but a lot of information gathering over the next two to three months.

Dredging – met with Frentress last week asking them to come out to look at the lake. 2017 study looking at the silt in coves. Best way to tackle - hydraulically or mechanically. Frentress said, based on layout, our best interest to hydraulically dredge each cove. Frentress will need the distance to the dredge ponds for Presidents, Independence, North Bay, Winchester; we are working on this. All preliminary right now. Got a proposal for a survey of the dredge ponds from Fehr Graham. Would tell us how much material would be taken out of those ponds. Bring to Board next month. Making good progress on getting things ready for dredging.

Steve Borst – go back to last meeting when talking about this building. Couple of pages in this binder about CAMP, information all should see. Just because CAMP is gone, doesn’t relieve us of our responsibility to maintain these things. Item J, multi-sports complex, will be worked on and taken care of next year, should bring individual things forward. Should start thinking about this building. Expanding offices information – need to get our employees better working conditions. Start to think about what it is we are going to do to create a better work environment. Whole CAMP idea was a visionary concept. There may be a day this will happen, don’t lose the work that has been done. Maybe ahead of its time, but a way to come up with fixing up this building is still needed. Memorial pavilion – when do we start talking about that again.

Tom Ohms motioned “to reinstate Roberts Rule of Order.” Seconded by Mike Harris, motion carried unanimously.

Mike Harris motioned to adjourn at 10:23 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