

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
February 19, 2022**

APPROVED

2.0 Call to Order – President Barb Hendren called the meeting of the Apple Canyon Lake Property Owners Association to order at 9:03 am on Saturday, February 19, 2022.

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, Henry Doden (via Zoom), Tom Ohms, Steve Borst, John Anderson, Mike Harris, and Nolan Mullen. Shaun Nordlie was also in attendance.

Will recess for the workshop at 11:00 am if meeting is not done.

4.0 Approve/Adopt Minutes from the January 15, 2022, Executive Session & Regular Meeting – Tom Ohms motioned “to approve the minutes from the January 15, 2022, Executive Session and the January 15, 2022, Regular Meeting.” Seconded by Mike Harris. Motion carried with Bob Ballenger abstaining.

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

6.0 Committee/Commission Reports

Deer Management – Gordon Williams reported last deer count was 98.

ACL Foundation – Gordon Williams reported they met yesterday. Preparing for the May Day Auction on April 30. The 2022 Polaris is here, raffle tickets are available. Also reviewed and awarded some grants.

Conservation - Mike Yorke reported they discussed the fishery – need to add more structure to the lake according to Joe Rush. Did cut down cedar trees, bundled together and put out on the ice for them to drop into the lake to create a fish structure. Commission will write an advisory letter to the Board on zebra mussels. Would be supportive of adding sun fish to the fish population, supportive of a limited use of a chemical and supportive of a monitoring device to count the population of zebra mussels and benchmarking against other lakes in the area (successes/barriers). Did submit two grants to the Foundation.

Recreation - John Anderson reported the Pinewood Derby is next month. Easter egg hunt in April – need volunteers for these events.

Rules & Regulations – Barb Hendren reported they worked on a few housekeeping issues on the items on the agenda.

Board Policy – Barb Hendren reported they had three meetings, working on the 8000 section and one meeting spent on answering Legal Commission’s questions on the 6000 finance section.

AECC – Barb Hendren reported they had a meeting on February 5. Approved several applications.

Nominating – Barb Hendren reported they had a meeting on February 3. We did meet our goal of getting five candidates, but one has removed themselves from the race. Nominating Committee set the date of April 9 for Meet the Candidates here at the clubhouse. Separate date from the Board meeting this year.

Legal – Sean Cottrell reported the review of the 2017 Declaration with legal analysis. Able to get Dick Brennan’s recommendation helping to clarify the voting requirements alignment steps. ACL approval process – making sure policies are consistent and clear. Developing that process along with ACL Energy Policy. Recommendation for no electronic votes in 2022 but asking for the Tellers Commission to move forward with their guidelines to get us ready for 2023. Making a lot of headway and always looking for new members.

7.0 General Manager's Report – Shaun Nordlie reported 10 days left until March 1 dues deadline. Office has been busy, 1713 paid as of yesterday, over half. Of those, 426 have paid online. Good for the first year of doing this online. We are open on Sundays until March 1st.

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 “include all changes in a motion, except Multi-Sport Complex portion, would like to separate that.” Seconded by Bob Ballenger, motion carried unanimously. Gordon Williams motioned “to appoint Dave Allgood as Chair and Barb Hendren as Secretary of the AECC; to appoint Katie Beals to the Strategic/Long Range Planning Commission; Kevin Smith to the Legal Commission; and to accept the resignation of Jill Gibson from the Legal Commission; Cindy Zophy from the AECC; and Dave Bohnenkamp from the Nominating Committee.” Seconded by Steve Borst, motion carried unanimously. Mike Harris motioned “to approve Gary Hannon, Suzanne LoSasso, and Scott LoSasso to the Multi-Sport Complex Ad Hoc Commission.” Seconded by Gordon Williams. Questions about Suzanne and Scott on the same commission, never allowed this before, conflict of interest. Rule on this? Since this is an ad hoc commission, does that apply? Would only be sending recommendations to the Board. Shaun Nordlie – table until next month to do some checking on this. Sean Cottrell – looks like concept has been considered, doesn't seem there would be an issue, Section 3, Article 2 of the Bylaws.

11.0 Unfinished Business

12.0 New Business

12.1 Fireworks Contract - John Anderson motioned “to approve the three-year contract with Mad Bomber Fireworks Productions.” Seconded by Bob Ballenger. Discussion: sent out six requests, only two came back. Happy with Mad Bomber, great to work with. Motion carried unanimously.

12.2 Adding Fish Structure to the Lake – Tom Ohms motioned “to approve adding PVC pallet fish structure in the lake under the direction of Joe Rush, Lake Consultant, as recommended by the Conservation Commission.” Seconded by Nolan Mullen. Discussion: will work with Joe to place these structures. This is becoming more common. Steve Borst – timing? Do we want to put those in now? Shaun Nordlie – the more fish structure you have will help the small fish. Will look at the locations. Motion carried unanimously.

12.3 Safety & Security UTV – Tom Ohms motioned “to approve the purchase of new UTV for Safety and Security for a price not to exceed \$33,000 with the additional money also coming out of the 2022 R&R Budget.” Seconded by Gordon Williams. Discussion: Availability is difficult with these machines, places are allocated a certain number of machines, but they don't know what they will get as far as the machines. Selling of the current machine – we know we will sell. 2016 machines going for \$10,000 up to \$14,000. Our machine has 2000 hours and 20,000 miles, but we feel we can get between \$6,000 and \$10,000. But we can't sell now and not have anything for the trails during the summer months. Once we secure the new machine, we will put this for sale, will offset the price. Once we take in what we will sell the old machine for, we won't spend \$33,000. Current machine does have some issues (oil). Bob Ballenger – question the need for air conditioning. Shaun Nordlie - every weekend during the summer we have someone on the trails and would be on this machine. Stagger during the week. Mike Harris – four or five trips around, full of dust. An enclosed unit would keep the dust out. Tom Ohms – with the selling of ours we would be within the numbers relatively close in R&R and getting a good machine and worth more when we sell it. Cheapest version is not always the best version. Roll Call: Gordon Williams – aye, John Anderson – aye, Bob Ballenger – nay, Steve Borst – nay, Henry Doden – nay, Mike Harris – aye,

Tom Ohms – aye, Nolan Mullen – nay. Barb Hendren to break the tie with a vote of aye, motion carried with five ayes, four nays.

12.4 Weed Harvester Motor – Mike Harris motioned “to approve the purchase of new engine for the weed harvester to be purchased and installed from Martin Equipment of Rockford, IL for an amount not to exceed \$24,000 to be paid out of the 2022 R&R Budget.” Seconded by Steve Borst. Discussion: like the idea of them coming here and putting the engine in themselves. Brand new motor. Started having issues with ours in 2018. To transport – it’s a wide load, need permits. We would have to hire someone to do it. \$3,000 difference. Tom Ohms – warranty work – do we have to haul to them? Probably would depend on what the issue is. Figured it would be over \$3,000 to haul the machine. Motion carried with John Anderson abstaining.

12.5 Additional Funding for Dock Poles – Mike Harris motioned “to approve the additional funds for the installation of dock poles in the amount of \$14,892 payable to Frentress Lake Marina Dredging in East Dubuque, IL with the money coming out of the 2021 R&R Budget.” Seconded by John Anderson. Discussion: Barb Hendren – how long did it take them? Shaun Nordlie – did rip rap and this and due to the boats still out there late in the year, there were some delays. Started with rip rap, then went to docks. This is just for installation; poles were purchased end of 2017. Henry Doden – how many sets of docks do we have? Shaun Nordlie – will get him a number. Steve Borst – warranty if dock is not done properly? Shaun Nordlie – tied to rip rap for that reason. Unusual project – did have problems with some areas with quite a bit of silt. We do a lot of work with Frentress. When we do rip rap (every other year), we bid that project out and they typically are the cheapest being in East Dubuque. Everything is done. Motion carried unanimously.

12.6 New Boat Slips – Gordon Williams motioned “to approve the placement of 32 new boat slips to be placed in the Broken Bow (Winchester) Bay area as per the attached plans.” Seconded by Nolan Mullen. Discussion: path will go from existing pathway and extend as far as we have to for now. Could extend further down the road. Gordon Williams – why not just to the right of the existing dock (south)? Shaun Nordlie – pathway currently there cannot go any further. Steps coming down from one of those lots. Greenway space would not allow that. Henry Doden – parking? Shaun Nordlie – with that pathway there at the bottom, we will widen that and create more parking there. Henry Doden – stairs referenced on the greenway, been there 30 years. Not crossing private property. Shaun Nordlie – not enough room for a pathway. Wasn’t an option but will look at it again. Map shows space, but reality is it is not there. Motion carried unanimously.

12.7 Winchester Kayak Rack Addition – Tom Ohms motioned “to approve the placement of a 12-unit kayak rack in Winchester.” Seconded by Mike Harris. Discussion: Shaun Nordlie – would give us 24 lockers for kayaks total. Motion carried unanimously.

12.8 Removal of Trees on the Trail – Tom Ohms motioned “to approve the removal of Black Walnut and Maple trees on the trail system as recommended by the Conservation Commission with the work being completed by ACL Maintenance Department.” Seconded by Nolan Mullen. Discussion: Mike Yorke – row of black walnuts not marketable. Goal is to provide a healthy environment for the remaining trees. Motion carried unanimously.

Mike Harris motioned “to suspend Roberts Rule of Order.” Seconded by Gordon Williams. Motion carried unanimously.

12.9 Rules & Regulations: No Wake – 1st Reading – Discussion: Shaun Nordlie – housekeeping, pretty straightforward.

12.10 Rules & Regulations: Go-Carts – 1st Reading – Discussion: Bob Ballenger – our insurance company does not like go-carts. Where is the definition from the insurance company? Twenty years ago, they said no more go-carts. Shaun Nordlie will check with the insurance company. Tom Ohms – we looked into all of that. Low ground clearance, etc. Few people brought in machines that we looked at. Down the line we’ll see more and more machines. Checking with insurance company will be the next step. Checking on motor size as well.

12.11 Zebra Mussel Discussion – Discussion: Shaun Nordlie – Conservation is talking about this. Did have a conversation with Joe Rush about a monitoring system, asked Joe to give him an idea on how many, where they should go and what depth they should go. Q-Train? EarthTech? Joe will do some research. Also talked with him about spot treating, private shoreline owners could hire Joe to treat their shorelines. He will investigate that and bring some details back. Education – he will send Shaun an article to put in *The Apple Core*. What the owners could spray on the bottom of their boats, etc., that would help. Education throughout the year writing articles about zebra mussels. Al Zobjeck sent a memo to the Board talking about a boat launch and contamination proposal. Al Zobjeck– sent a proposal for the boat launch area that would have to happen as we move forward with any kind of eradication process. After meeting in January with the workshop, felt necessary to come up with a procedure to start monitoring the boats and anything that enters the lake. Development of this whole procedure, purchase of equipment and training of staff and association. RFP for developing this process and implementing the process. Not to exceed \$20,000. Shaun Nordlie – what would that process be, how would we get started? Al Zobjeck– would include the implementation of boat launch and decontamination process, inspection process (including trailers), education, and would have to comply with the State of Illinois. Tom Ohms – congested mess for inspection of boats. George Drogosz - monitor the lake – zebra mussels coming in through tributaries, small creeks. Would have to monitor the boats coming in, would be a horror story. We have to start at the beginning and make sure they are not coming in naturally through creeks, etc. Monitor that first before we spend any money on boat inspection. Nolan Mullen – would have to have someone there 24 hours to inspect boats. Tom Ohms – Bass Club tournaments, night fishing. Henry Doden – study going on Lake Geneva right now.

10:58 am, short break and will start the workshop on Flood Mitigation.

12.12 Foundation Discussion – Discussion: Shaun Nordlie – Foundation has been on the Strategic Plan since 2016. In 2017, they approached the Board and asked for seed money to get started. The quote for attorney fees was \$2500, which does not require a motion by the Board for approval. Since the Foundation was formed, they borrowed money from the Association, which was Board approved, for a UTV for the raffle, but the Foundation paid back the loan in advance. Just like all the groups – Garden Club, Bass Club, Relay for Life, others – the Association does not charge for advertising in the Apple Core or Apple Seed. We promote their events without charging them because it is all under ACL. Marge Clark – Foundation was set up to be separate from the Association, should not be included in the committee/commission reports. Asked about financials, they are not published. Rich Krasula – how can the Foundation grant awards to non-charitable groups? Shaun will check into this and report back next month. Jill Gibson – Foundation is separate, shouldn't they pay for staff when they have a bar at their events that are ACL staff? Shaun – the bars are actually ACL run, the Pro Shop obtains a one-day liquor license, the Pro Shop uses their inventory and all sales from the bar go to the Pro Shop. Bob Ballenger – seems like we have one hand slapping the other hand. Gordy Williams – The Foundation just awarded grants yesterday to three groups at ACL – Garden Club, Conservation Commission, and Bocce Club.

12.13 Capital Projects Update – Discussion: Shaun Nordlie – Provided drawings of the Memorial Pavilion from 2012 and is asking for direction from the Board on how to proceed. Henry Doden – Plans were drawn, but never approved by the Board. Initial estimate was \$114,000. Bob Ballenger – Recreation Commission has \$24,000 in their designated fund. There was talk before with the commission to move those funds to the Memorial Pavilion. Shaun Nordlie – that is correct, the Recreation Commission never formally approved this move, but he has spoken to Tim Brokl, Recreation Department Manager, about the money and they agree that some of this money could be donated to the pavilion and Shaun can take this to the Recreation Commission to ask. Marge Clark – this was driven from the Recreation Department since they were accepting donations. They are concept only, but the Board did approve them. Commission and

the Board. Steve Borst – What was the thought of the Association, that they would have to help fund the pavilion or enough donations would be raised to pay the whole cost of the pavilion? Marge Clark – that was never discussed, doesn't remember the Board ever discussing to subsidize the project. Project died. Rich Krasula – He thought the pool project was the reason that the pavilion project died. Steve Borst – Do we bring up this project to the Budget Commission? Henry Doden – It should go back to the Recreation Commission since they started the project. Shaun will talk to the Recreation Commission about how they want to proceed and bring his findings back next month.

Tom Ohms motioned “to reinstate Roberts Rule of Order.” Seconded by Nolan Mullen. Motion carried unanimously.

Motion to adjourn was made by Mike Harris at 12:50 pm.

Recording Secretary, Rhonda Perry

President, Barb Hendren

Corporate Secretary, Tom Ohms

Date