

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

**APPROVED**

**2.0 Call to Order** – Treasurer Steve Borst called the meeting of the Apple Canyon Lake Property Owners Association to order at 9:01 am on Saturday, March 19, 2022.

**3.0 Pledge of Allegiance** – After the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Gordon Williams, Bob Ballenger, Henry Doden (via Zoom), Tom Ohms, Steve Borst, John Anderson (via Zoom). General Manager Shaun Nordlie was also in attendance. Barb Hendren, Mike Harris, and Nolan Mullen were absent.

**4.0 Approve/Adopt Minutes from the February 19, 2022, Executive Session and Regular Meeting** – Tom Ohms motioned “to approve the minutes from the February 19, 2022, Executive Session and the February 19, 2022, Regular Meeting.” Seconded by Gordon Williams. Motion carried unanimously.

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

**6.0 Committee/Commission Reports**

**Deer Management** – Gordon Williams reported they had their 2<sup>nd</sup> deer count on February 26 – 91 deer. We did have a count two weeks prior with 98. Next major project is to get the archery range up and going.

**Strategic/Long Range Planning** – Gordon Williams reported they met on February 25, going over Shaun’s dashboard to check on goals, looked fine. Also discussed five-year financial projection. Working on 2023 Plan on a Page. Next meeting is March 25.

**Trails** – Tom Ohms reported their first meeting was on February 26. Location for new dry crossing on agenda today. Been in the works for about two years.

**AECC** – Steve Borst reported for Barb Hendren that they met on March 5, approved several revisions.

**Board Policy** – Steve Borst reported for Barb Hendren that they met on March 2, continuing to work the 8000 section.

**Nominating** – Steve Borst reported for Barb Hendren that they met on March 3, finalizing arrangements for the Meet the Candidates event on April 9.

**Rules & Regs** – Steve Borst reported that they met on March 4 and reviewed more housekeeping items from staff & legal counsel.

**Recreation** – John Anderson reported they need volunteers for everything they are trying to plan for the year.

**Conservation** – Paula Wiener reported they met the first Saturday of this month. Went out and dropped 20 or so trees for fish structure. Been advised from Joe Rush that we needed more fish structure. Finalized a document on zebra mussel management and sent to the Board. Wetland garden – on agenda today as well. We are lacking in the lake monitoring group. Will be reaching out for assistance.

**Multi-Sport Ad Hoc** - Shaun Nordlie reported that the commission is still working on the tennis courts. Conference call with Civil Engineering from Freeport – right now we are looking at staying on the same footprint. Also looking at a chance to expand as well. Goal would be to have an RFP out at end of April.

**Flood Mitigation** – Shaun Nordlie reported that they met after the workshop last month – coming up with specific questions they have for CMT. Once we finalize that we will meet with Ted and CMT. Also talked about survey that is in the packet today for approval. Commission is in favor of proceeding with this survey.

**7.0 General Manager's Report** – Shaun Nordlie reported they did close the trails yesterday. Assessments – 108 that haven't paid (very good). Last year Budget Commission added an April and May late fee and that seems to work to get people to pay. Ended up with 28% owners paying online. Want to get that to 50%. Next week is the Campsite Swap and Assignment Day – only one campsite was given up this year. Five new sites will not be ready for that, will be rented on a nightly basis. Will assign some next year. Next Saturday is the Slip Swap, 13 slips given up this year. 32 new slips will not be assigned this year. Want them in the lake before we assign them – will go in a one-year sub-license this year. Will be assigned next year. April 1<sup>st</sup> campground will open along with golf course.

**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** – Tom Ohms motioned “to appoint Emil Misichko as Chair and LeAnne Killeen as Secretary of the Recreation Commission; and appoint William Becker to the Legal Commission.” and **10.2 Appeals Board Decisions** - “to accept the recommendation of the Appeals Board to uphold citations #0113, #0114, and #0115 issued to Volpe.” Seconded by Gordon Williams, motion carried unanimously.

### **11.0 Unfinished Business**

**11.1 Rules & Regulations: No Wake** – Bob Ballenger motioned “to approve the Rules & Regulations section VI. Boating, D. General as written above.” Seconded by Tom Ohms. Discussion: hearing none, motion carried unanimously.

**11.2 Rules & Regulations: Go-Carts** – Gordon Williams motioned “to approve the Rules & Regulations section XII. Motorized Vehicles – Recreational, A. Definitions as included in the March Board packet.” Seconded by Tom Ohms. Discussion – Bob Ballenger – this motion does not solve the problem. Shaun Nordlie - did talk to insurance, they do not define them. One of our agents – Lake Carroll's only rule is their width. Rules & Regs have been working on this for over a year, this might be the first step, gives some teeth to the office. Go-cart was in the name of the vehicle in question. Will continue to work on it as we see new vehicles coming out. Updating rules as we go. We don't sticker the vehicle unless they have insurance. Steve Borst – if we vote on this today, Rules & Regs will still work on this as things change. If you have ideas on how this can improve, please send on; spent hours and hours on this. Good start. Roll Call: Tom Ohms – aye, Gordon Williams – aye, Bob Ballenger - abstain, Henry Doden - aye, John Anderson – aye, Steve Borst – aye. Motion carried with five ayes.

### **12.0 New Business**

**12.1 Lot Combination Agreement** – Bob Ballenger motioned “to approve the Lot Combination Agreement requested by James & Jennifer Heidenreich of lots 9 and 10 in the Fairway (11) subdivision. Once recorded, the Lot Combination Agreement may not be revoked or rescinded.” Seconded by Tom Ohms. Motion carried unanimously.

**12.2 Conservation Commission Wetland Garden Project** – Gordon Williams motioned “to approve the Conservation Commission request to restore the wetland garden area located near the Marina parking lot.” Seconded by Tom Ohms. Discussion: thank you to the Foundation for donating and thank you to Conservation for taking this on. Motion carried 5 to 1 with Henry Doden voting nay.

**12.3 Garden Club Project** – Tom Ohms motioned “to approve the Garden Club request to expand use of the common property near the Clubhouse.” Seconded by Gordon Williams. Discussion: 2035 should be 2055 (Gordon Williams) from Foundation minutes, (typo). Approving the work to continue. Motion carried unanimously.

**12.4 Designated Funds Transfer** – Tom Ohms motioned “to close the Architectural Designated Fund by approving the transfer of \$9,400 from the Architectural Designated Fund to the Memorial Pavilion

Designated Fund.” Seconded by Gordon Williams. Discussion: Joe Wiener, Building Inspector - AECC has not had a chance to review this, or the Building Inspector has not had the opportunity to look into this. Would like that opportunity. We do have records of building permits that have been approved that go back 10 years. Could have this go to AECC on April 2<sup>nd</sup>. Bob Ballenger – we may owe money back to property owners. Joe Wiener – yes, some might have to go back to the state as well. Joe will work with Ashlee and work with AECC. Steve Borst – always like to reconcile and clean up balance sheets, that is what brought this today but didn’t realize we didn’t go back. Henry Doden motioned “to table this item.” Seconded by Gordon Williams, motion carried unanimously.

**12.5 Tellers Commission Guidelines** – Gordon Williams motioned “to approve the Tellers Commission Guidelines as presented in the March Board packet.” Seconded by Henry Doden. Hearing no discussion: motion carried unanimously.

**12.6 Concessionaire Agreement with That 1 Place Coffee Truck** – Tom Ohms motioned “to approve the proposed Concessionaire Agreement with That 1 Place Coffee Truck.” Seconded by John Anderson. Discussion – insurance is in place, this allows to book more dates as we go on, with certain dates not available. Motion carried unanimously.

**12.7 Farmer’s Market** – Gordon Williams motioned “to approve a farmer’s market in the Firehouse Fitness Center Parking Lot.” Seconded by John Anderson. Discussion: Gordon Williams - insurance requirement – we need to have them show proof of insurance, no different from food truck insurance. Not spelled out. Need some standards and documentation on insurance. Steve Borst – this is just Recreation asking to do a farmer’s market. Once you have someone come in, then you would ask for insurance. Approve the farmer’s market and bring back the information for each one for approval; sign a concessionaire agreement. Henry Doden – states a fee for concessionaire form, but farmer’s market is different. Will note that. Motion carried unanimously.

**12.8 TT5K Beneficiary** – Tom Ohms motioned “to approve the Trail Trekker 5k (TT5k) benefitting the What’s Trump Relay for Life team in 2022 and future years. All proceeds will be donated to that organization after the event.” Seconded by Henry Doden. Discussion: Shaun Nordlie – last year we worked with Relay for Life. What’s Trump is our own team; they supply almost all of the workers needed for this event. Makes sense they are the designee for this event, part of ACL. Rather than come back every year, would like to just say this is our designee, good for ACL, good for Recreation, etc. Proceeds vs. profits, should be profits. Steve Borst – exclusive for future years, do we want to add “until further notice?” Henry Doden – maybe we need to acknowledge it every year. Shaun Nordlie – if same designee every year, do they need to come back every year. Henry Doden motioned “to approve the Trail Trekker 5k (TT5k) benefitting the What’s Trump Relay for Life team in 2022. All profits will be donated to that organization after the event.” Seconded by Bob Ballenger. Motion carried unanimously.

**12.9 North Bay Crossing Location** (regarding North Bay (Arrowhead) Trail Crossing at Hells Branch) - Tom Ohms motioned “to permit the location of a concrete bridge structure to provide a dry crossing over Hells Branch as per the attached project site plan. The existing trailways to the dry crossing bridge may be improved as needed.” Seconded by John Anderson. Discussion: Tom Ohms – this was approved two years ago by R&R, and we looked at different ways to build a bridge. Henry Doden – we don’t know what this will cost. And will have to build approach ramps, they will narrow the opening for the water to flow through. Roads will stay wet longer and force more water on other side, eroding the trail. Some serious questions that need to be looked at. Tom Ohms – we’ve been through all of this, had engineers there. Shaun Nordlie – project has been approved by R&R and Trails Commission. This is just the location. George Drogosz – get the engineers out there and let them decide if it will hurt the water flow. Tom Ohms – been through all of this. Bob Ballenger – already a concrete bridge there and that did not impede water flow. Henry Doden – in 2017 water did flow across the road approximately 2 feet deep. AECC did approve this as well. Joe Wiener (Building Inspector) would like to point out that as the issue is described, engineering will be done once location has been approved, haven’t done final engineering. Familiar with these kinds of bridges, and this bridge will not require the erosion or closing of Hell’s Branch creek. It is positioned such as 10-12 feet above and appears the bridge will be out of the current waterway. Final engineering and these things will be taken into consideration. These problems will be

addressed. Based on where the crane will go as well. Henry Doden – 25 feet from the creek, a post for a sign was 5.5 feet tall, straw on top of that from the flood. Water coming through was 5.5 feet deep or more. That is where the approach would be. Joe Wiener – the bridge will likely be under water if another super flood, but the big flood didn't have the swails across the road to accept the water. It will go over the bridge but will be on concrete. Approach will have to be rebuilt if washed away. Plus, we are dredging the lake. Steve Borst – engineers will bring issues back. Motion carried 5 to 1 with Henry Doden voting nay.

**12.10 Zebra Mussels Monitoring System** – John Anderson motioned “to approve a lake monitoring program for zebra mussels designed by Lake Consultant Joe Rush, that includes monitoring disks and volunteer help in tracking data for a cost not to exceed \$10,000 with the money coming out of the Capital Fund.” Seconded by Gordon Williams. Discussion: Henry Doden – we've had people at other lakes offer to help with lake monitoring program for next to no charge. Why spend this money? Natural Resources Manager on staff that could be trained on proper way to monitor collection device, etc. Time and labor, not a high-tech thing. People from Lake Stafford – offered to help, collection devices and supplier. Shaun Nordlie - suggesting we don't use Joe for this? Who will be trained here? Tyler? Henry Doden - yes, Tyler and volunteers. Shaun Nordlie – don't know why we wouldn't use Joe. Tom Ohms – sun fish, how are they doing? From Joe - spawning population that has not stopped, have been surviving and recruiting at Lake Carroll. Steve Borst – echo what Shaun said - big problem with zebra mussels, we have a lake consultant, don't look at this as throwing money away. Use the consultant to get us up and running on how to tackle this. Shaun Nordlie – have Joe come out and help us with Earth Tec, but not use him for monitoring? Tyler is a big part of this and will be trained and lead the volunteers. Al Zobjeck – Dr. John Sodenberg from Highland Lake offered to provide ACL with a couple of monitoring devices and how to monitor at no cost. There are other companies (McCloud is a very good one). They could train. As we move forward, we could get our people involved in the monitoring area for free. Shaun Nordlie - if we hired McCloud they wouldn't do it for free. Al Zobjeck – they would do the Earth Tec mitigation, not the monitoring. We could do the monitoring on our own. Shaun Nordlie – that is the plan, but someone has to get us started. Joe knows our lake and will be dealing with Earth Tec. Paula Wiener – just concerned about even recruiting the volunteers. We don't have a bunch of people jumping up to do things around here. Those discs are dropped and then periodically picked up and weighed. Drop them clean, pick them up, weigh them, put them back, come back next month and weigh them again and shows the growth from one month to the other. So, we need scales, discs, somebody licensed to apply chemicals. Also, those spot treatments have to be walled off so the chemical remains in that area. Really is a lot of steps here. Not to spend the initial money would not give us decent results. Shaun Nordlie – quote includes discs, scale, time allocation and professional guidance. Steve Nelson – only fish known to regularly eat zebra mussels is red eared sunfish. Steve Borst – someone has to champion this cause. Would like to see these discs in the water quick, willing to spend the money to get it done. Zebra Mussel Ad Hoc Commission? May help with volunteers. Henry Doden – is Joe Rush supplying the monitoring discs and if so, how many? Shaun Nordlie - yes, part of the quote. Bob Ballenger – page 21 of this document, unlikely to ever be eradicated. Control, not eradicate. Motion carried 5 to 1 with Henry Doden voting nay.

**12.11 Survey of Spillway** – Bob Ballenger motioned “to approve hiring Crawford, Murphy and Tilly of Springfield, IL to perform a survey of the spillway channel and surrounding area for a cost not to exceed \$19,000 with the money coming out of the Capital Fund.” Seconded by Gordon Williams. Discussion: Henry Doden – questioning using LiDar, for additional money, would give us better results and would be on a disc we can use for the next 20 years. Shaun Nordlie – (\$19,000 - \$26,000) we don't have a proposal from them. Would be delaying the project another month or two. Could say \$26,000 and leave it open? Bob Ballenger - do whatever keeps the ball rolling. If we keep the number to \$26,000 both options would be open. Shaun Nordlie - CMT determined that their survey crew could achieve sufficient accuracy with conventional survey equipment. John Anderson – go with the \$19,000. Steve Borst – “our survey could achieve sufficient accuracy with conventional survey equipment.” Included in the quote. Motion carried 5 to 0 with Henry Doden abstaining.

**12.12 Capital Projects Update** – Tom Ohms motioned “to suspend Roberts Rule of Order.” Seconded by Bob Ballenger, motion carried unanimously. Shaun Nordlie – flood mitigation – with dredging, meeting

with Frentress on elevation next week. Do we pump everything in North Bay? Important to make sure the amount of silt we contract with the company is what they are taking out. RFP will say an amount that we want dredged out. Will have to be a study done prior to see how much silt is in the lake. Proceeding. Memorial Pavilion – waiting on this, did talk to Recreation Commission on their funds and would be willing to add some. Want to see how much we are spending and what the time frame is. Open to it but need more information. Next thing is how do we proceed? Ad hoc or Budget? Up to the Board. Steve Borst - also on Strategic Long-Range Planning radar at this time. John Anderson – would like to see the Board and ACL do something about the Pro Shop. Only place open in the winter. Tiny grill, no dishwasher, can't keep employees. Very small kitchen. Plans to remodel in the past, don't believe we need that, but expand the kitchen. Would help keep employees too. Bob Ballenger – the Cove sits vacant all winter long. John Anderson – had that discussion. Parking issues, steep hill, much bigger and would cost us a lot more in utilities. Not efficient enough with winter months. Shaun Nordlie – we had an Ad Hoc that reviewed the Pro Shop about four years ago. Lot of rock there in order to expand the kitchen. Shaun will give those plans to John Anderson. Joe Wiener – the entrances are not accessible here is a concern for meeting rooms and our employees. Shaun Nordlie – could happen this year as far as the concrete. Steve Borst – thank everyone that helped him through today, especially Shaun Nordlie. Not just this week, but for the last two years. Shaun has been offered an opportunity out east and in the next month or so he will be handing over his responsibilities to several different people as we search for a replacement. He has us in a really good spot vs. when he first came on. Hoping the time will come where we will be a little more unified, figure a way through it. We all have to step up a little more, we have big shoes to fill.

Tom Ohms motioned “to reinstate Roberts Rule of Order.” Seconded Bob Ballenger, motion carried.

Motion to adjourn was made by Tom Ohms at 11:21.

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Recording Secretary, Rhonda Perry

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Treasurer, Steve Borst

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Corporate Secretary, Tom Ohms

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Date