

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
June 18, 2022**

APPROVED

2.0 Call to Order – Vice President Mike Harris called the meeting of the Apple Canyon Lake Property Owners Association to order at 9:02 am on Saturday, June 18, 2022.

3.0 Pledge of Allegiance – After the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Mike Harris, Nolan Mullen, Bob Ballenger, Henry Doden, Steve Borst, Mark Kosco, Laura Pratt, Bill Becker, and via Zoom, John Anderson. Interim General Manager Ashlee Miller was also in attendance.

4.0 Orders of the Day

4.1 Executive Committee of the Board – President – Bob Ballenger nominated Nolan Mullen for President, seconded by Henry Doden. Mike Harris nominated Mark Kosco for President, seconded by Steve Borst. Roll Call for Nolan Mullen – Laura Pratt aye, Steve Borst nay, Mike Harris nay, Mark Kosco nay, Bob Ballenger aye, Henry Doden aye, Bill Becker aye, John Anderson aye; and Nolan Mullen abstain. Motion carried with five yeas, 3 nays, and 1 abstention.

4.2 Executive Committee of the Board – Vice President – John Anderson nominated Mike Harris for Vice President, seconded by Mark Kosco; Roll Call for Mike Harris – Laura Pratt aye, Steve Borst aye, Mike Harris abstain, Bob Ballenger nay, Mark Kosco aye, Henry Doden nay, Bill Becker nay, and John Anderson aye. Motion carried with four yeas, three nays, and 1 abstention. Henry Doden nominated Bob Ballenger for Vice President, seconded by Bill Becker. Roll Call for Bob Ballenger – Bill Becker aye, Henry Doden aye, Mark Kosco nay, Steve Borst nay, Laura Pratt nay, Mike Harris nay, John Anderson nay, and Bob Ballenger aye. Motion failed with 3 yeas and 5 nays.

4.3 Executive Committee of the Board – Treasurer – Henry Doden nominated Steve Borst, seconded by Mark Kosco. Motion carried unanimously.

4.4 Executive Committee of the Board – Corporate Secretary – Mark Kosco nominated Laura Pratt for Secretary, second by Mike Harris. Motion carried unanimously.

5.0 Approve/Adopt Minutes for the May 21, 2022 Executive Session & Regular Meeting - Henry Doden motioned “to approve the minutes for the May 21, 2022 Executive Session and Regular Meeting.” Seconded by Bob Ballenger. Motion carried with Laura Pratt, Bill Becker, and Mark Kosco abstaining.

6.0 Treasurer’s Report – Annual Meeting last weekend; annual report was finished. Full report will be in *The Apple Core*.

John Anderson left the meeting at 9:18 am.

7.0 Committee/Commission Reports

Budget - Steve Borst reported they are meeting this Friday with a number of big topics on the agenda. Very proud of the Budget team.

Long Range/Strategic Planning – Steve Borst reported they did not meet but have the Plan on a Page on the agenda today.

Legal – Steve Borst reported they met on June 2. Two topics requested by Property Owners. Both will be on the July Board meeting agenda. Legal received the 8000 section and will be working on that section next. Next meeting is July 7.

GM Search – Mike Yorke reported that the job posting and description was approved and posted on several websites – so far we have received more than 30 resumes. Next week they will interview, by

phone, two candidates. If a continuing interest between those two candidates, we will proceed with a more detailed interview via Zoom. If that goes well, we will invite the candidate to come on site – meet and greet with staff. Henry Doden asked if that process was open to membership? Mike Yorke – parts of this is – discussions are open to the public (some). However, when we talk about individual people and their resumes, that is under executive session. Thank you to Ashlee and the staff for all of their assistance with this. Flow of applicants is beginning to decline – posting has been out there for several weeks. A week or two from going to search firm – if we do that, could be a \$30,000 – \$50,000 cost.

Conservation – Paula Wiener reported that they had a lake monitoring meeting on May 31. Also discussed the watershed buffer zone project. Reviewed Greenway Stewardship projects so far this year. Two members went out with Tyler and inspected all the dry dams. All need repair and/or maintenance. Tyler suggested we prioritize. If time permits, we will try to get all done this year. Wetland garden is progressing – 2nd waterfall. 35 eggs oiled this year. Dredge not in the water this year. Commission would like to note that losing a year of dredging is significant – real concerns. Ashlee Miller – decided to not put in water last month. We will put in the water, just a one-month delay.

Deer Management – Gordon Williams reported they met on May 28. Discussions on the upcoming application forms. Archery Range improvements – will meet to start discussing materials. Construction will start very shortly. Next meeting on June 25.

Trails - Tom Ohms reported they met last month and piggybacking on Farm Fun Days on the 25th.

AECC – Joe Wiener reported that so far this year, 62 permits were issued. One is a new dwelling. Building Code is being revised again since the governing documents did not pass. Receive on average two calls/week on perspective vacant lot buyers asking about criteria. A package is put together about information for that. Given all the things they will put on their property such as a dwelling, probably a garage, buried LP tank, septic tank, drain field, etc., there are some lots not buildable. Too small. We had planned on reducing sites to 1,000 square feet, not including garage. We now must go back to 1,400 square feet due to governing documents not passing. Found in talking to people that decide to not build, they are not looking for a 2nd home, looking for a getaway spot. We are out of their market due to our codes. Also doing some research (survey) to look at the front of this building – accessibility.

Policy – Laura Pratt reported they are finished with the 6000 policy series, will be available for 1st reading for Board in July. Finishing up 7000 and 8000 shortly.

Campground - Ron Carpenter thanked everyone - Pancake Breakfast was a success. Pavilion is almost finished.

8.0 General Manager's Report – Ashlee Miller reported that the dredge will be in soon. Weed harvester put in early July – been delayed a couple of times. Able to get into Nixon and President's picnic area and now in Winchester. Weed harvester we have on loan is much smaller than ours. Once ours is fixed, we are hopeful to get caught up. Pool pump went out – ordering a new pump. Golf – Big Cup is July 16. Fireworks July 2. Canyon Kids Camp coming up in July. Marina merchandise available soon.

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

10.0 Property Owner Comments

11. Consent Agenda

11.1 Committee/Commission Changes – Bob Ballenger motioned “to appoint Mike Yorke as Chair, Laura Pratt as Vice Chair, and Steve Tribbey as Secretary of the GM Search Ad Hoc Commission; Al Zobjeck as Chair, Bill Becker as Vice Chair, and Laura Pratt as Secretary of the Zebra Mussel Ad Hoc Commission; Katie Thomas to the Budget/Audit Commission; Barb Hendren to the Nominating Committee and Rules & Regulations Commission; and Gordon Williams to the Deer Management Commission.” Seconded by Mark Kosco – motion carried unanimously.

12.0 Unfinished Business

12.1 Marine Service Center Contract – Mike Harris motioned “to table this proposed contract with K&S Marine, Inc. 11A267 Nicklaus Court, Apple River, IL 61001.” Seconded by Mark Kosco. Motion carried unanimously. Bob Ballenger asked who will be in charge to get more information on this so we can vote on this. Ashlee Miller – falls to her.

13.0 New Business

13.1 AECC Appeal – Gardner – Mike Harris motion “to go to Executive Session.” Seconded by Mark Kosco, motion carried unanimously at 9:47 am. Bob Ballenger motioned “to approve for dock 5-94 slip 10, a variance to exceed maximum width of 100 inches to 117 inches to accommodate the installation of an SFT.” Seconded by Mark Kosco. Motion carried unanimously.

13.2 2023 Plan on a Page – Steve Borst motioned “to approve the 2023 Plan on a Page as presented by the Strategic/Long Range Planning Commission.” Seconded by Mark Kosco. Discussion: Steve Borst – Co-Chair of this Commission. Land acquisition still in the plan. Want to be cognizant of strategic properties around ACL, may not buy necessarily, but keeping eyes on our neighbors. Memorial Pavilion is now included, member surveys, etc. In Legal meeting last month, we discussed not just the Foundation, but we coined the phrase “external affiliated groups.” Switching that to “external groups,” we do support a lot of different groups. Solar power, etc. Motion carried unanimously.

13.3 Recreation Commission Designated Funds Purchase – Mike Harris motioned “to approve the Recreation Commission’s request for up to \$650 from their designated fund to be spent to purchase four 13’ umbrellas and bases for the bocce ball courts.” Seconded by Steve Borst. No discussion, motion carried unanimously.

13.4 AECC Liaisons – Mike Harris motioned “to appoint Bob Ballenger, Nolan Mullen, Mike Harris, John Anderson and Henry Doden as Board Liaisons to the AECC.” Seconded by Bob Ballenger. No discussion, motion carried unanimously.

13.5 Flood Mitigation Spillway Option – Henry Doden motioned “to table this agenda item until next month.” Seconded by Mark Kosco. motion carried unanimously.

13.6 Design and Permitting of A2 Option for Spillway – Mark Kosco motioned “to table this agenda item until next month.” Seconded by Bill Becker. Motion carried unanimously.

13.7 Deer Management Zone Selection Procedures – 1st Reading - Mike Harris motioned “to suspend Roberts Rule of Order.” Seconded by Mark Kosco. Discussion: The Deer Management Commissions has prepared Zone Selection Procedures in anticipation that as the program continues to grow from year to year, there will come a time when there are not enough zones to accommodate all hunters. Discussion: none.

13.8 Capital Projects Update – Ashlee Miller noted that the dredge ponds cannot be worked on due to being too wet. Winchester is out for the 319 grant application.

Mike Harris motioned “to reinstate Roberts Rule of Order.” Seconded by Bill Becker. Motion carried unanimously. Motion to adjourn from Mike Harris at 10:32 am.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date