

Apple Canyon Lake Property Owners' Association
Board of Directors Minutes
January 7, 2023
Approved

1.0 Call to Order: ACL BOD President Nolan Mullen called the meeting to order at 9:37 AM.

The following Board Members were present: Nolan Mullen, Bill Becker, Stephen Borst, Mike Harris, Mark Kosco and Laura Pratt. Present by Zoom: John Anderson, Bob Ballenger, and Henry Doden. Also present: Jen Callaghan, General Manager.

2.0 Ratify Approval of Special Meeting Motion made by Mark Kosco, seconded by Bill Becker. Motion passed unanimously.

3.0 Executive Session Meeting held earlier. See separate minutes.

4.0 Pledge of Allegiance

5.0 New Business

5.1 Cove In-House Business Plan Review

5.1.1 Vote to Proceed with In-House (including change to the Commission Charge) or Accept Management Proposal Mike Harris motioned, seconded by Mark Kosco *to approve the business plan presented by the Ad Hoc Cove Commission for in-house operation along with the recommended two-phase commission charge changes. The existing commission will remain on the Ad Hoc Opening Commission.*

Discussion followed:

Henry Doden: "Everytime we operate something, we lose money. I think we have a viable offer from someone else to operate it." "I have confidence in Jen, but we have enough problems for her to work on."

Stephen Borst: "Jen is the Project Manager. She has a vision for the Cove, Pro Shop and Marina, a unified plan. This is an opportunity to change."

Bill Becker: "If we keep accepting the status quo, what we can expect is more dues increases. We have a commission that has a lot of restaurant experience. Jen is going to have lots of help."

John Anderson: "We're already losing, money at the Cove by letting somebody have free rent. We're better off trying to make a profit ourselves."

Mark Kosco: "It will be OUR cove at Apple Canyon Lake."

Laura Pratt: "I have full confidence in Jen's proposal to improve all three areas, not just the Cove." She pointed out that the Bylaws would have to be changed in order for Food & Beverage to become a standing commission.

Nolan Mullen stated that the Food & Beverage commission will be addressed in the second phase.

Mike Harris: "Since the very beginning, with Jen being our General Manager we have the best commission that I have ever seen at Apple Canyon Lake."

Tom Ohms: "We have talked to past owners. They stated that they have made money, but couldn't keep up with their other business."

Sean Cottrell: "Is that available digitally?" Mark Kosco replied, "So that will be available on the website after this meeting if the property owners want to take a look at that."

George Drogosz: "If I might add, I have been pestering people up here for years on end, to take over the Cove restaurant by ourselves." "If we can take it over and we can run it, I talked to other people that have run the Cove restaurant in the years past and they've said that they made money hand over fist."

Roger Vanderleest: "How much money has walked off this lake, going to different towns to eat... We've got somebody with knowledge now and can run it. Give her the ball and let her run with it."

ROLL CALL VOTE: Mike Harris-Yes, Laura Pratt-Aye, Stephen Borst-Aye, Mark Kosco-Aye, Bill Becker-Aye, Bob Ballenger-Aye, Henry Doden-Nay, John Anderson-Aye. Motion passed with 7 Aye votes and 1 Nay vote.

5.2 Cove Painting Motion made by Bill Becker, seconded by Mike Harris *to approve the proposal with Winter Creations (low bid) for a cost not to exceed \$10,000.*

Diana Durso: "Are you actually going to take all the work out to bid that needs to be done on the Cove?"

Answer: "The bids have already been gotten."

During discussion, it was pointed out that painting is now included in the previously approved business plan. Motion to rescind this motion made by Bill Becker, seconded by Mike Harris. Motion to rescind passed unanimously.

6.0 Adjournment Motion to adjourn made by Mark Kosco at 10:24 AM, seconded by Bill Becker. Motion passed unanimously.

Respectfully submitted,
Laura Pratt