

Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
January 21, 2023
APPROVED

1.0 Call to Order: President Nolan Mullen called the meeting of the Apple Canyon Lake Property Owners Association to order at 8:32 AM. Directors in attendance: Nolan Mullen, Mike Harris, Henry Doden (via telephone), Steve Borst, Bill Becker, Mark Kosco, Bob Ballenger, John Anderson and Laura Pratt. General Manager Jen Callaghan was also present.

2.0 Executive Session: Mike Harris motioned “to go to executive session.” Seconded by Mark Kosco, motion carried unanimously.

2.1 Legal

2.2 Personnel

2.3 Leases/Contracts

3.0 Open Session – At 9:05 am Mike Harris motioned “to go to open session.” Seconded by Mark Kosco, motion carried unanimously.

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

5.0 Approve/Adopt Minutes

5.1 December 17 Executive Session and Regular Meeting - Laura Pratt motioned “to approve/adopt minutes from the December 17, 2022 Executive Session and Regular Meeting.” Seconded by John Anderson, motion carries unanimously.

5.2 December 22, 2022 Special Board Meeting - Mike Harris motioned “to approve the December 22, 2022 Special Board Meeting Minutes.” Seconded by Bill Becker. Laura Pratt noted a couple of corrections, motion carried unanimously.

5.3 January 7, 2023 Special Board Meeting – Laura Pratt motioned “to approve the January 7, 2023 minutes.” Seconded by Mark Kosco, motion carried unanimously.

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

7.0 Committee/Commission Reports

Nominating – Mike Yorke reported that January 23 is the deadline to submit an application for the board. We now have eight candidates. Henry Doden is going to run again; Mike Harris and Steve Borst are not. Candidates will complete a questionnaire to help educate the voting population on who those candidates are. Meet the Candidates will be in April.

Cove Ad Hoc – **Rick Blackmore** co-chair – update on the improvements happening there, painting, flooring, etc. Communication, marketing, training - all moving forward. The name will remain the same.

Rules & Regulations – Mark Kosco reported that February 3 is the next meeting, first Friday of the month. Ice fishing discussion will be on the agenda.

8.0 General Manager’s Report

8.1 Project Updates - Jen Callaghan reported she had her first Coffee with the Manager meeting, was well attended. Next month will touch on lake projects. Casual meeting – wants to be approachable. Some of the staff have raised concerns about ice fishing. Maybe set some expectations on how thick the ice needs to be, especially if we are sponsoring an event. Spillway – currently looking for a new geo-tech engineer due to the current engineer having medical issues. Working with Legal Commission, bringing up the Bylaw Amendments possibly.

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

10.0 Property Owner Comments

George Drogosz – 8-48 Constitution – appreciate the detailed report from the GM in *The Apple Core*. Meeting invitation (Zoom) should be included in the website. Apple Seed – some weeks it is there, some weeks it is not. Member of the R&R Commission and will revisit the registration of paddleboards. This has many different facets.

Henry Doden – 13A129 – supposed to treat all members equally, with zebra mussels treatments, we are only doing certain docks. Dredging of different bays – not Winchester Bay. Not equally treated. Bathymetric study – not sure where we are with that and would like to hear that information as soon as possible.

George Drogosz – 8-48 Constitution – maintenance department dredging – always heard Washington Cove is full of rock. When property owner with an inboard pulls in to parking spot, dredges up mud. Hope we do dredging there.

11.0 Any Additions to the Agenda – no additions

12.0 Consent Agenda

12.1 Committee/Commission Changes - Mike Harris motioned “to appoint Susan McDonald, Mike Ward and Bill Bourell to the **Cove Opening Ad Hoc** Commission.” Seconded by Mark Kosco, motion carried unanimously.

13.0 Unfinished Business

13.1 Rules & Regulations: Paddleboard Sticker and ID Number Placement - Steve Borst motioned “to table pending Rules & Regulations review.” Seconded by Mark Kosco, motion carried unanimously.

13.2 Rules & Regulations: Indoor & Outdoor Storage – Mark Kosco motioned “to table pending Rules & Regulations review.” Seconded by Bob Ballenger, motion carried unanimously.

13.3 Operational Programs and Procedures: Terms of Long-Term Slip Assignment – Jen Callaghan asked that this be tabled in order to gather more information. Laura Pratt motioned “to table this agenda item.” Seconded by John Anderson, motion carried unanimously.

14.0 New Business

14.1 Cove Design/Theme – covered in update with Commissions.

14.2 Memorial Pavilion Location Recommendation – Laura Pratt motioned “to build the Memorial Pavilion immediately west of the Roy Mann Observation Tower.” Seconded by Mark Kosco. Discussion: Laura Pratt noted that they are using the campground pavilion as an inspiration, such as the sheathing that covers the trusses to keep birds from nesting. If the location is approved, can firm up on other details. We are looking at a fundraiser using engraved bricks for the walkway. Mike Harris asked about money appropriated for this. Laura—we have \$39,000. We are hoping to receive some money from the Rec Dept. Carmel Cottrell – attended the Recreation meeting on Thursday. Discussed the plans, timeline, etc. Missing some members so tabled until next month. Will meet again in February to see what the final outcome is. Mike Yorke – vice chair of Conservation – Greenway restoration project going on right now. We went in and took out invasives. Hoping to do the same thing next to the clubhouse. If that plays into the pavilion, that would be wonderful. Laura Pratt – also working on a grant from the ACL Foundation. Motion carried unanimously.

14.3 Designee for Trail Trekker Donations – Laura Pratt motioned “to approve the Trail Trekker 5k (TT5k) benefitting the What’s Trump Relay for Life team in 2023. All proceeds will be donated to that organization after the event.” Seconded by Mark Kosco, motion carried unanimously.

14.4 Approval of Concessionaires Agreements – Laura Pratt motioned “to approve the concessionaire agreement with Udderly Delicious-Ice Cream on the Mooooove.” Seconded by John Anderson. Mark Kosco asked since there are five included – any consideration for the Pro Shop or The Cove? Nolan Mullen noted this is just for a few weekends. In the past we asked the operator of The Cove if okay to have a food truck. Mark Kosco - not concerned about the ice cream, others there is concern. If you eat at the food truck, won’t be eating at The Cove or the Pro Shop. Are we promoting food trucks over the summer. This is for July 1, 2023 only. Motion carried unanimously.

Rapped With Smoke BBQ – May 27, July 1, July 29 (three weekends, \$25/weekend). Mike Harris motioned “to approve the agreement with Rapped With Smoke BBQ.” Seconded from John Anderson. Discussion: Competition. The Cove had nothing to draw people last year. Jen Callaghan – would like to recommend to sit down with Recreation and The Cove Commission – coordinate together. Talk about what we could handle, etc. Gordon Williams – are we taking revenue from the lake to allow all of these food trucks. Bill Becker – more palatable having a bunch of food trucks. John Anderson – make events wide open. Food truck is different than sitting down at The Cove. Mark Kosco – depending on what the event is. The Cove Ad Hoc Commission have been discussing. Would have to develop as we move forward. Not sure when we will be ready, will do it as we move forward. John Anderson – this is only for this year. Jen Callaghan – would like to look closely at the dates. Mark Kosco – not opposed to the BBQ – different kind of food. Steve Borst – look at this from Recreation side. Quick bite at the food truck as opposed to going to the Cove. Enhance the event. Talk to Recreation on why they need the truck; see capacity for the Cove. Try to have food trucks in conjunction or too much competition. Bill Becker – we don’t even know what the Cove can handle. Mike Harris motioned “to amend his motion to table this agenda item.” Seconded by Bill Becker, motion carried unanimously to amend the motion. Mike Harris is amending his motion “to table the Concessionaire Agreements with Rapped in Smoke, JJ & Freddie’s, Chomps, Birds Fried Chicken except.” Seconded by John Anderson, motion carried unanimously.

Mike Harris motioned “to suspend Robert’s Rule of Order.” Seconded by Mark Kosco, motion carried unanimously.

14.5 Board Policy 7000’s – 1st Reading – Discussion: Laura Pratt – number of typos noted, policy numbers are wrong, etc. Steve Borst – not fair to hand to the board to discuss and vote. Would be nice to have this completed. Get one or two sections at a time rather than the whole document. How does the board prepare a Capital plan – that is what we are approving if we approve this section. Nolan Mullen – we already do that with our budget. Steve Borst – so board will prepare – change the wording? Budget commission prepares the capital plan. Another thing – planning for enlargement and modification of facilities – board prepares. We are going to enlarge our facility? Did Legal go through these? Mike Harris – send back to Board Policy and go through again. Too many typos, etc. Henry Doden – audience should know policy is 133 pages. Can’t vote on this without missing something. Nolan Mullen – send back and bring back in stages. Steve Borst – some of these seem to be employee handbook policies. Laura Pratt – some people wanted everything in one binder – all rules & regulations, etc. Turning into a dictionary. Mark Kosco - who is the audience? It’s the board, not the property owners. Board Policy has gone overboard. Mark Kosco– maybe the board needs to give the commission more direction. Nolan Mullen – condensed Board Policy to cover what we need it to cover as board members. The audience is the board members.

Mark Kosco motioned “to reinstate Robert’s Rule of Order.” Seconded by John Anderson, motion carried unanimously.

Motion to adjourn by Mike Harris at 10:19 a.m. Seconded by Bob Ballenger, motion carried unanimously.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date

