

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
March 18, 2023**

APPROVED

1.0 Call to Order: Meeting was called to order at 9:03 am.

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

3.0 Approval/Adopt Minutes - Mark Kosco motioned “to approve/adopt minutes from the February 18, 2023 Executive Session and Regular Meeting.” Seconded by Laura Pratt, motion carried unanimously.

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

5.0 Committee/Commission Reports

Conservation - Mike Yorke reported at last month’s BOD meeting, a plan was created and approved by the Board for zebra mussels. While not completely agreeing with the plan, Conservation is thrilled that there is a plan and we are fully behind that plan. Greenway Stewardship program – currently 12 applications. Memorial Pavilion – other side of the tower. Need to figure out the invasives surrounding the area for clearing. We want to do our part to make the pavilion the best it can be. Last year was the year of the walleye. So far, all indications are the walleye are still biting. Compliment to the fishery.

Nominating – Mike Yorke reported everything is good, where we want to be. Getting ready for more information out in *The Apple Core*. April 8th – Meet the Candidates event.

Cove Ad Hoc - Mike Yorke reported important dates coming up. Auction of some of the memorial items on April 15th. That will build towards the soft opening on April 27; which will build towards the grand opening on May 15. Biggest issue we have right now is staffing. So far we are under budget as we move forward.

Rules & Regulations – Mark Kosco reported Long Term Rentals and Ice Shelter is finalized.

Recreation – John Anderson reported we have the Easter Egg hunt coming up on April 2. May 20th golf outing for Safe Haven.

Memorial Pavilion – Laura Pratt reported things are progressing. Should have everything ready for the Board in May. Our grant application to the Foundation was rejected. We will resubmit.

Zebra Mussels – Bill Becker reported they are picking up materials to construct live cages used for monitoring and will work on getting them assembled. Al Zobjeck also reported that coming up in April the IL DNR Officer, Audrey Jones will be meeting with this commission to discuss next steps as far as recommendation from the state of IL. Spreadsheets will be shared with Dr Sonnenberg, who works with college students. In May will be meeting with McCloud & Company to talk about the spread of the shoreline application and how it is done.

6.0 General Manager’s Report

6.1 Capital Projects Update – Office is starting to slow down. Stacy has done a great job, extra shout out. Maintenance – getting everything ready for the summer, spending extra time at the Cove and Marina. Trying to get labor at the Pro Shop. Spillway engineer was out this past week, inspecting the overflow. Special meeting in the next two weeks of the commission. Dredging did secure a dredge permit for three more bays for a total of seven bays.

7.0 President’s Report will be in *The Apple Core*. Did have a special meeting, used executive session to discuss the dredging contract and explore additional options. Some questions about why seven feet was

the depth of dredging – driven by the capacity of our holding ponds. We will maximize the amount of dredging to be done.

8.0 Property Owner Comments

Marcie Stanger, 13-17 – I am on the Jo Carroll Energy commission. Facing problems of reliability and availability, affordability. Would ask all to read the bios, they'll be out in the paper, consider your options for voting.

George Drogus, 8-48 - questions about the dredge project. Weeds growing behind the silt curtain in Presidents Bay. Needs to be cleaned up. Are we dredging near the boat docks? Hope our dredge, once the company is done, will work and we utilize the piece of equipment we spent a lot of money on.

9.0 Any Additions to the Agenda

Bill Becker motioned “to add discussion item on Maintenance Commission.” Seconded by Mark Kosco. Motion carried unanimously to add 12.11 under new business.

10.0 Consent Agenda – Committee Member Appointment

Mark Kosco motioned “to add Steve Borst to the Board Policy Commission.” Seconded by Laura Pratt, motion carried unanimously.

11.0 Unfinished Business

11.1 Rules & Regulations: Paddleboard Sticker and ID Number Placement – Tabled

11.2 Rules & Regulations: Indoor & Outdoor Storage – Tabled

11.3 Operational Programs and Procedures: Terms of Long-Term Slip Assignment – strike from agenda

12.0 New Business

12.1 Memo 2023-018 – Plan on a Page Update - Steve Borst motioned “to approve the updated/aligned Plan on a Page for 2023.” Seconded by Bill Becker. Discussion: Steve Borst (co-chair of Strategic Planning) reported there was a lot of time spent on the timeline and on how we prepare the strategic plan. Long range vision of where we would like to go. When Board sets goals for the General Manager, we highlighted what was on the Plan on a Page and highlighted the GM goals – some things were unaligned. Best for the Association for those to say the same thing. That is what we are proposing today – aligned goals. Created a timeline on how we will go forward with the Plan on a Page, logical transition to have everybody working towards the same goals. Motion carried with Henry Doden abstaining.

12.2 Memo 2023-019 – Bylaws for Publishing to Election Ballot – Steve Borst motioned “to approve the re-publication of the Bylaws via the formal voting process established for the June Annual Meeting.” Seconded by Laura Pratt. Discussion: is this a Legal Commission recommendation? Jen – they are working on this too and they understand we are trying to republish. Would need to go out in April before next board meeting. Steve Borst was on the Legal Commission when this was transpiring. In order to pass the bylaws, needed a majority of the people that voted that day. Bylaws had that majority. Declaration requires 2/3 of the membership. Much tougher document to get restated. We continued the voting process, but votes were not being counted by our Tellers Commission. Bylaws did get 2/3 majority to pass, now coming back to republish. Would revote on a ballot and Tellers Commission would count. Why do we want to pass a bylaw unaligned with our declaration? Always told you wanted those documents aligned. Jen – supposed to be two different things. Pass the bylaws without the declaration passing. Henry Doden - bylaws disagree with declaration – would have a problem. Jen – from attorney perspective, not an issue. Doesn't think what was done in the first place was wrong. Henry Doden – problems with bylaws the way they are written. No Maintenance Commission listed. Nolan Mullen – we can add that back in, needs to be in there. Henry Doden – people will be notified by *The Apple Core* as far as ballots. Don't believe people are getting this electronically. Number of problems. Should be both – electronic and paper. Jen – we don't want to vote if too many issues. Motion failed with Bob Ballenger abstaining.

12.3 Memo 2023-020 – Adoption to Support Updated Jo Daviess Water Resource Management Plan - Laura Pratt motioned “to support the updated Jo Daviess Water Resource Management Plan.” Seconded by Mark Kosco, motion carried unanimously.

12.4 Memo 2023-021 – Ratification of Backhoe Repair - Laura Pratt motioned “to ratify the repair of the ACL Backhoe for a cost of \$13,534.30 plus tax.” Seconded by Mark Kosco. Discussion: do we have any records on maintenance on this? Working on developing a maintenance schedule for everything. Heading in the right direction. Motion carried with Henry Doden abstaining.

12.5 Memo 2023-022 – Foundation Grant – Prairie Seed - Bill Becker motioned “to approve the Prairie Seed Planting project on Independence Prairie, funded by the ACLPOA Foundation.” Seconded by Steve Borst. Discussion: funding the seed only, maintenance will take care of mowing. Steve Borst - shout out to the Foundation – like the relationship we have with the Foundation. Motion carried unanimously.

12.6 Memo 2023-023 – Foundation Grant – Wetland Garden Phase 2 – Steve Borst motioned “to approve the Wetland Garden Phase 2 Project, funded by the ACLPOA Foundation.” Seconded by Mark Kosco, motion carried unanimously.

12.7 Memo 2023-024 – Foundation Grant – Garden Club use of Children’s Garden & Grant Projects – Laura Pratt motioned “to approve the Garden Club request to continue the use of the Children’s Garden as well as additions funded by the ACLPOA Foundation.” Seconded by Mark Kosco. Discussion: Children’s Garden to the Pavilion – will flow nicely. Will putting the pavilion in tear things up? Laura Pratt – equipment will be brought in from the other side. Motion carried unanimously. Mark Kosco motioned “to suspend Roberts Rule of Order.” Seconded by Laura Pratt, motion carried unanimously.

12.8 Discussion – Fees for Paddleboards (Ballenger) – Discussion: Bob Ballenger - don’t think we should be sticker or charging a fee for paddleboards. State of Illinois has a history of making up rules, increase taxes, adding fees, etc. We can decide what we want, totally ignore Illinois and the fact they think it is a vehicle. John Anderson agrees. Mark Kosco – not a vehicle, it is a watercraft. No discussion of what the state of Illinois did or didn’t do. George Drogusz – on R&R committee – if security finds a paddleboard floating, don’t know who it belongs to, if they fall off and drown, we don’t know how to identify them or the paddleboard. Seeing the lake is closed to general public we have no way to make sure someone from surrounding town pulls into a bay. If they get hurt on our lake, the first thing they will do is hire a lawyer. That is why we want to register a paddleboard. What we have to do as an association. Bob Ballenger – weakest argument ever heard. We should not be taxing the property owners. Paddleboard is not a vehicle. George Drogusz – not a matter of taxing, matter of identification. Not looking to collect money. Henry Doden – people renting out houses and bringing out paddleboards. Who belongs on our lake and who doesn’t. Mark Kosco – life jacket on a stand up paddleboard – state requires. Will have to rescind the registration then for kayaks, classified as watercraft by state of IL. Non-motorized water craft – if we charge on one we should charge on all. George Drogusz – not up to the state to register a paddleboard. Up to ACL. Henry Doden – keeping records if we register paddleboards will be an expense. Nolan Mullen – already charging the sticker fee – Bob would like us to get rid of sticker rule and what about refunding? Bob Ballenger – we need to stop charging in the future. Nolan Mullen - bring to vote next month.

12.9 Discussion – Air BnB Rules (Doden) – Henry Doden – website listed all sorts of recreation opportunities at ACL. Listed hunting in the advertising. Mark Kosco – Bylaws state 10 days’ notice for renting out, usually day before. Henry Doden – septic systems, normal occupancy. Some rentals will say will sleep six couples. Overloading septic systems. None of the advertising says anything about being part of a homeowners association with rules to follow. Rental properties cause us to spend more money and we are not getting more money for them. Laura Pratt – boat rentals come through the office. Boat rental has to come through the owner. Property owner does not have to be present. Security deposit needed. If deposit was put down by property owner, would solve some problems.

George Drogusz – knows of an owner supplying his pontoon boat to renters. Nolan Mullen – sounds like any type of rental discussion should go to R&R. Place to start. Benchmark with other HOAs. Guests and renters’ situations. Bob Ballenger – we need to define problems before we create new rules. Henry Doden – short term rental places are not letting people know they are renting their place.

12.10 Discussion – Reserve Study (Mullen) – Discussion: we talked about this during the budget process. Now that we have a maintenance mechanic, we do need to continue this conversation. Steve Borst – part of the budget process, felt this is important and keep up to date. Nolan Mullen – pull away from the budget and have its own commission then give to Budget to give final input and update. Mark, Bill, Jen, maintenance manager, John.

12.11 Maintenance Commission (Becker) – Discussion: Bill Becker - Identify best practices and what we can do to extend the life and up keep of our equipment. Jen talked to Carmel [Cottrell] about a facility management tool/software. Equipment and facilities. Record everything. Solar/Natural Gas discussion. First meeting is scheduled. Henry Doden – Every January should write down mileage on trucks, hours on the equipment, etc.

Laura Pratt motioned “to reinstate Roberts Rule of Order,” seconded by Mark Kosco. Motion carried unanimously.

Mark Kosco motioned “to adjourn at 11:10 am.” Seconded by Laura Pratt. Motion passed

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date