

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
April 15, 2023**

APPROVED

1.0 Call to Order: Called to order by Chair Nolan Mullen at 8:07 AM.

Members present: Nolan Mullen, John Anderson, Steve Borst, Bob Ballenger, Bill Becker, Henry Doden, Mike Harris (via phone, then Zoom), Mark Kosco, and Laura Pratt. General Manager Jen Callaghan also present.

2.0 Executive Session: At 8:07 AM Laura Pratt motioned, seconded by Bob Ballenger to enter Executive session. Motion carried.

3.0 Regular Meeting: At 9:11 AM Bob Ballenger motioned, seconded by John Anderson to return to Regular Session.

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

4.0 Approve/Adopt Minutes – Laura Pratt motioned “to approve/adopt minutes from the March 18, 2023, Executive Session and Regular Meeting.” Seconded by Bill Becker. Motion carried with Mike Harris abstaining.

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

6.0 Committee/Commission Reports

Strategic Long-Range Planning – Steve Borst reported they met on March 24 – working on aligning the Plan on a Page with the GM goals. Will bring a draft page to the board in June. Next meeting is May 19 at 4:00.

Rules & Regulations – Mark Kosco reported they met last Friday. Did discuss chickens and in IL they are considered livestock. They do not fall under domestic household pets. Consensus at the meeting as well. Will not be viewed as household pets.

Nominating - Mike Yorke reported they continue have seven candidates. David Allgood, Carmel Cottrell, Henry Doden, Brian Holt, Kristin Luu, Sue Marron and Debra McNamee. Meet the Candidates event was very well attended on April 8. Information will be in *The Apple Core*.

Conservation – Mike Yorke reported the work on greenway restoration continues to be done. Partly funded by a grant (\$15,000 received so far plus another \$40,000 out there as the work continues.) Burning around the lake has begun. Removal of invasives around the Memorial Pavilion has begun. Added Muskies in the lake three years ago, 50 more to go this year. Muskies are now being caught in the lake. Alive and doing well. Earth Day is coming up a week from today. Fifteen active stewardships underway.

The Cove – Mike Yorke reported that when we started, we had three guiding principles – 1) menu (family oriented); 2) level of service to distinguish us from all others; 3) profit. Starting tonight The Cove will be open for the first time under those three guiding principles. We still have staffing concerns, but we will be able to open. Key hires we made – new chef from Fried Green Tomatoes in Galena. Soft opening April 27 with grand opening in May. Jen Callaghan noted that the amount of work the commission and people in the community and the staff has been quite remarkable. Soft opening on April 27 we are taking the regular menu and shrinking it down with key items. Way of starting up to work out some problems that might come up before the grand opening. We don’t want to get off to a bad start – controlled opening.

Flood Mitigation: Henry Doden reported that there was a recent meeting, with two more coming up. Talk about lowering lake level eight feet to remove a lot of stone.

Board Policy – Laura Pratt reported that they are meeting regularly. We are streamlining our policies that we will be bringing to the board – shorter and clearer and easier to understand.

Memorial Pavilion – Laura Pratt reported they will present the final recommendation in May. Whole package for presentation and approval for the Board next month.

Golf – Mark Kosco reported they met for the first time this year. Discussion on tees for seniors. Also had discussion on eliminating sand traps with heavy grass area. Would lower maintenance costs.

7.0 General Manager's Report

7.1 Capital Projects Update – Jen Callaghan reported that the campground is open; Marina next weekend. Things are moving fast right now. Dredge project – President's Bay is done; change order on agenda today.

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

8.0 Property Owner Comments

Henry Doden – 13A127 – Comments on dredging. **Maybe buoys should be out where they are dredging so boats don't go too close.** Flooding – could do use same structures as Galena Territory does to help alleviate. There's a ravine back of Winchester Bay that could help mitigate flooding.

Gail Cocagne 12A279 concerns on the no wake buoys—low in the water. Jen will follow up on that. Equipment (extra piece of something) in the water from dredging. Jen will follow up to make sure it is removed or to find out what it is.

Debra McNamee 13A133 Situation of chickens in IL research. Gave Board members information about dogs/cats vs. chickens. Dogs bark incessantly. Cats kill 1-4 billion birds per year. Chickens are allowed in many cities/towns, even in highly populated areas. ACL is located in rural Jo Davies County which is even more conducive to backyard chickens.

Mark Kosco noted that R&R was asked to look at the meaning of common household pets only. We were not asked to look at allowing or not allowing chickens.

10.0 Any Additions to the Agenda

Bill Becker motioned "to add discussion about our sound system." Seconded by Laura Pratt, motion carried to add 13.5 New Sound System.

11.0 Consent Agenda – Committee Member Appointments

Maintenance Commission Officers

Board Policy Officers – Bob Ballenger motioned "to appoint Carmel Cottrell as *Chair and Secretary*; George Drogusz as *Vice chair*, Steve Borst as *a member*, Steve Reich as *a member* and Bill Becker as *Board Liaison for the Maintenance Commission*; and Laura Pratt as *Chair of Board Policy*." Seconded by Steve Borst, motion carried unanimously.

12.0 Unfinished Business

12.1 Rules & Regulations: Paddleboard Sticker and ID Number Placement – Tabled – Mark Kosco – stickers for paddleboats, etc., came about last year. If we are not going to require stickers on paddleboards, we should not require for canoes or paddleboats or a kayak either. Same classification. We have over 930 kayaks, etc., registered – would lose out on that registration fee. Bob Ballenger – we do not have to copy any Illinois law. Paddleboards are flotation devices, toys. Canoes are means of travel. Henry Doden – we need to know owners, have a record. Mark Kosco - part of the discussion we had. Unpowered watercraft – if we are not going to charge for one, shouldn't charge for all. Steve Borst – boat (canoe or paddleboat or paddleboard) you are mobile, moving around the lake. We have responsibility to know who is on the lake, paddleboard would be in that category. You want to be mobile, fits in the canoe category. Nolan Mullen – this is R&R deal – let's kick it back to them to bring something back to vote on next month. R&R will bring back on placement of paddleboard sticker.

12.2 Rules & Regulations: Indoor & Outdoor Storage – Tabled – same thing here, back to R&R and bring back motion next month.

13.0 New Business

13.1 Memo 2023-025 – Multi Sport Ad Hoc – Nolan Mullen – more of a letter, than a motion, from the commission. The proposal from the contractor was voted down last month. We decided to not spend that much money on the amenity and to come up with a different plan.

Henry Doden--We need at least three bids.

Mark Kosco—Since they're asking for an additional \$91,000, should be discussed at Budget. We do have an obligation to maintain the amenity, but 40% more than what we budgeted for is the issue.

Nolan Mullen – would request some of the board members (himself included) to attend the next commission meeting to discuss concerns, etc. Mark Kosco volunteered.

13.2 Memo 2023-026 – Lake Dredging Change Orders

Steve Borst motioned *“to approve change order for Fehr Graham to proceed with managing additional scope to include two additional bays for a cost of \$5600.”* Seconded by Mike Harris. Discussion: Steve Borst—Are Washington Bay, Hawthorne Bay, and Council Cove dredge ponds– empty enough to receive 6884 yards? Jen Callaghan—Fehr Graham says we are okay with this additional material. Steve—When they are dredging, are they sucking up zebra mussels? No, they are not in the muck. Motion carried with Bob Ballenger absent.

Change order for Frentress – Bill Becker motioned “to approve the change order for Frentress to dredge Washington Cove, Hawthorne Bay and Council Cove (6884 additional cubic yards) for a cost of \$172,100.” Seconded by Laura Pratt. Motion carried with Bob Ballenger absent.

13.3 Signature Card Update – Laura Pratt motioned *“to remove Carrie Miller as a signer, would be an amendment to signature card.”* Second by Steve Borst. Discussion: Carrie moved departments. Motion carried with Bob Ballenger absent.

Mark Kosco motioned *“to suspend Roberts Rule of Order.”* Seconded by Bill Becker, motion carried unanimously.

13.4 Discussion – Campground Open/Close - Discussion: current shut down and open procedures were discussed. Can this go to the Maintenance Commission? Henry Doden – Maintenance department hesitates to turn water and facilities on due to weather conditions. There are specific procedures.

13.5 – Sound System – Bill Becker noted that our sound system is not working, people could not hear at Meet the Candidates event, not fair to the candidates. We struggle meeting after meeting with this sound system. Time to be upgraded. Jen will get some information for next month.

Bob Ballenger motioned *“to reinstate Roberts Rule of Order.”* Seconded by John Anderson, motion carried unanimously.

Laura Pratt motioned to adjourn at 10:16 AM. Seconded by Mark Kosco, motion carried unanimously.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date