

**Apple Canyon Lake Property Owners Associate
Board of Directors Meeting Minutes
May 20, 2023**

APPROVED

1.0 Call to Order: Called to order by Chair Nolan Mullen at 8:00 AM.

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

2.0 Executive Session: At 8:00 AM Mark Kosco motioned, seconded by Bob Ballenger to enter Executive session. Motion carried.

3.0 Regular Meeting: At 9:07 AM Bill Becker motioned, seconded by Bob Ballenger 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, John Anderson, Steve Borst, Bob Ballenger, Bill Becker, Henry Doden, Mike Harris, Mark Kosco, and Laura Pratt. General Manager Jen Callaghan was also present.

4.0 Approve/Adopt Minutes – Mike Harris motioned “to approve/adopt minutes from the April 15, 2023, Executive Session and Regular Meeting.” Seconded by John Anderson. Motion carried.

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

6.0 Committee/Commission Reports

Deer Management – Gordon Williams reported they have an agenda item for today.

AECC – Joe Wiener—agenda items for today. Building permits were approved. Dual approval process on lot combinations. Committee has the authority to make those decision.

Maintenance – Carmel Cottrell reported they researching software for maintenance department and researching solar.

Zebra Mussels – Al Zobjeck – two main areas of concentration. IL Regulations for boaters was discussed—purging livewells/bilge pumps. Addendum to the Bass Club entry form was recommended to them. Created spreadsheets for the Natural Resource manager for documentation when it comes to treatment for algae and zebra mussels. Commission had a presentation from McCloud Aquatics—performing a three-phase treatment, 14 days apart. Shoreline application, monitor, leave and come back and will begin in July and end in August. Dr. Hammond may come out to watch this procedure. Responsibilities for ACL – any large algae blooms in the cove areas need to be taken care of prior to 4th of July. ACL is still responsible for Nixon Beach, Jumping Rock, Marina areas. Swimming and boating restrictions, still under discussion. Thanks to Bill Becker and Norm Vandigo for created over 20 treatment cages. Will all be at different depths. Natural Resource Manager can also use them during his treatment. Monitor the success of a particular treatment.

Trails – Tom Ohms reported they met last month – new signs will be seen soon. Going back to mile markers starting at the Marina, clockwise around the trails. Will help Julie get to accidents sooner, help respond faster. Oasis at North Bay bridge will be set up soon, picnic tables, etc. Working on a Safety and courtesy video. Shout out to Gary Hannon and Al Hendren - working with Ed on areas that need to be addressed. Will be improvements in the trails this year.

Recreation – John Anderson reported that they are starting the summer kick off next weekend. Still looking for volunteers. Pancake breakfast is back on. Concerns about an event happening at the same day as a board meeting.

Campground - Ron Carpenter – commission did vote on recommending selling the old griddles. We haven’t used them in a number of years.

Flood Mitigation – Ron Carpenter reported they have been meeting every week or two. Looking forward to logistics. Will not be a 2023 item due to bid process, timing, etc.—probably Fall 2024.

Dropping the lake a foot or two this fall to see how long it takes and to see if it works. Some say if we lower the lake it may help the zebra mussel issue. Discussing putting another valve on the outside of the existing valve. That can be addressed this year. Some things can be done in stages. Will still try to get the bid in this year.

Multi-Sports Complex – Gary Hannon reported this was budgeted for \$245K in '22. Went out for bid – came back at \$320K money was needed to a minimal standard of what the industry is today. Additional money was denied twice over. We realize it won't get done in 2023, even though the money has been allocated for 2023. Requesting a semi-commitment from this board, saying you will reconsider to look at additional monies needed for 2024. Will have to bid again, cost will go up. Scott LoSasso – consultant who has helped with the design is on the call as well. This is on the agenda for discussion later.

Legal - Sean Cottrell reported two new members have joined as of last meeting. Addressing the review process clarification, later on in the agenda today

8.0 General Manager's Report – thorough report in *The Apple Core*. Working on improving communications – will be a regular email from Jen directly addressing emerging issues. Running slim in every department in terms of employees. Dredge project is moving forward. Will be wrapped up towards end of June.

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

10.0 Property Owner's Comments – various owners were present and made comments

11.0 Additions to the Agenda

Bill Becker motioned “to add Post Dredge Survey to the 14.6 on the Agenda.” Second from Steve Borst, motion carried unanimously.

12.0 Consent Agenda: None

13.0 Unfinished Business

Motion from Bob Ballenger to suspend Roberts Rule of Order, second from Mike Harris, motion carried unanimously.

13.1 Discussion – Multi Sports Complex – Discussion: Scott LoSasso was present via Zoom along with Fred Kolkmann. Challenges on getting multiple bids. Main issue is the surface underneath the membrane. Scott LoSasso – decades old and probably not sound. Been repaired twice in the last ten years with substandard approaches. Basic foundation of that court needs to be redone. Nolan Mullen – is there an option to go over top of existing asphalt? Scott LoSasso – probably not – has dead spots everywhere – getting dangerous. Not any way to patch this. Fred Kolkmann – agree. Membrane system is not laying anywhere flat. To pull that off and relevel the asphalt pavement is not feasible. Courts at the stage in their life need to be replaced. Grading and paved in with a paver. Scott LoSasso - painted asphalt surface – not an additional layer on top of the asphalt. Comment earlier about the multi-aspect of this. There will continue to be the basketball and volleyball aspect. Not taking the multi-sport aspect away. Nolan Mullen – board is looking for ways to reduce costs. Fred Kolkmann – payment below is fluctuating. All new fencing is being planned. There is a life cycle to fencing, but you can save it. Elevations would change however. Some sections will have to be pulled due to trucks, but can be done. Can run some numbers to see where we are at. With an overlay, any crack that you currently have in the existing asphalt will probably occur within six months. Asphalt over asphalt. Two problems out there – cracking and unevenness of the asphalt surface. Bill Becker – moisture (water) underneath the surface? What are we doing to fix that? Fred Kolkmann – not doing much with that. We don't normally allow drain tiles underneath courts. Could put them around the outside pavement. Nolan Mullen – warranty was on the membrane only. The issue is the surface underneath. Can we get this done with the budgeted number? Can we get the cost down? Gary Hannon – reuse fencing, but you cannot reuse the poles. But will we have to go back to R&R to redo the fencing in a couple of years? I believe the commission has looked at all angles to save some money. Mark Kosco – any reason why we can't put this back on the table for discussion? 320,000 – get it done next year and in the budget for

next year. – Concern about the lack of multiple bids? If no one comes in you can solicit them to compete. Document the process. Fred Kolkmann – we do have projects where people are just not bidding. Scott LoSasso – the documented process was followed. Fred Kolkmann – the board can take the fiberglass out but you will assume the risk that surface cracking will not be warrantied. Typically asphalt courts – we are getting 15 years. The asphalt you have down now is better than the new asphalt you buy now. One-year warranty. Would have to talk to Helm if they can hold prices. Nolan Mullen – 1) see if there are options to get the number down to the budgeted number with any of these other clients. 2) Would have to approve it to be done this year and borrow the money or 3) stick with the path we are on, saying no to \$320,000 and bring back to 2024. Bill Becker – borrow the money and try to keep it on schedule this year. We have an obligation to maintain the amenity. Right now it is \$320,000. Can we keep it at the \$320,000 right now? Fred Kolkmann – we had 90 days on the bid, we are past that stage. Best case is to go back to Helm to negotiate. Nolan Mullen – best thing to do is talk to Helm and come up with cost saving options and get those answers. Can they do it this year and what would the cost be. Concrete? More durable, low maintenance. Twice the price but may last twice as long. Fred Kolkmann – 75% higher than asphalt, but taking a look at life cycle costs, comes in much cheaper. Gives us the option to go over the asphalt. But that would not get done this year. Ron Carpenter – would certainly be looking at concrete. Fred Kolkmann – post tension concrete slab to put in – not something local concrete contractor can do. Closest one to us is St. Louis, Milwaukee, or Chicago. Bill Becker – want to make sure we are doing the right thing for the association. Not sure this is the best approach, maybe concrete is the best option. Nolan Mullen – get all the options: the cheapest option, the option we currently have (\$320,000) and the concrete option. Get that done as soon as possible. Gary Hannon – we’ve already exhausted the cost saving sheet.

Mark Kosco motioned “to reinstate Roberts Rule of Order.” Second from Mike Harris, motion carried unanimously.

13.2 Paddleboard Stickers - Mike Harris motioned “to approve the placement of the ID numbers and ACL yearly sticker to be placed on the top front on the stand-up paddleboards.” Second from Mark Kosco. NOTE: The Water Usage Stamp requirement from the IDNR has since been repealed for non-motorized vessels. Discussion: Sean Cottrell – did discuss this at length. All we decided was where to put the sticker. Fee discussion would have to come later. This would help find owners if tossed around in a storm, etc. Conversation moved, we didn’t agree there needed to be a requirement, but did decide where to locate. Steve Borst – where is the rule that we have to put a sticker on a kayak and canoe? Did R&R add paddleboards? Mark Kosco – board did vote on the fee. Last August – we classified kayaks as a watercraft. This motion is about where to put this on the paddleboard. If you don’t do this for this watercraft, don’t do it for all other watercrafts. Sean Cottrell – cannot find this in any rules or board meeting minutes. Nolan Mullen - under Rules & Regulations Housekeeping in August of last year. Mark Kosco – we know it needs to be registered, makes sense to put the sticker on the front. We know where to put the stickers on the boats, kayaks, etc. When you register at the office, you need a place to put the sticker. Meat of the conversation is where to put the sticker on the paddleboard which is classified as a watercraft. Registered so ACL will know it is okay to be on the water. Roll call: John Anderson – nay; Bob Ballenger – nay; Henry Doden – nay; Mike Harris – nay; Mark Kosco – abstain; Bill Becker – nay; Laura Pratt – nay; Steve Borst – nay; motion fails.

13.3 Indoor Storage Transfer with Sale of Property – Mark Kosco motioned “to table this agenda item, no motion available.” Second from Bob Ballenger, motion carried unanimously.

14.0 New Business

14.1 Deer Management – Mike Harris motioned “to have all hunters either sign in when hunting at the security office or sign in on the ACL Deer Management Login App and all hunters sign out in person or sign out another hunter if verified.” Second from Bill Becker. Discussion: did this go through Rules &

Regulations? Should go through Rules & Regulations. Adding the app to this – deer hunters already have to sign in. Motion rescinded. Bob Ballenger motioned “to table 14.2”, second from Bill Becker, motion carried unanimously.

14.2 ACL Building & Environmental Code – Corrections – Mike Harris motioned “to adopt the March 4, 2023 revisions to pages 1, 2, 3, 7, 11, 12, 15, 16, 31, 32, 36, 40, 41, 44, 46, 47, 48, 59, 61 of the May 16, 2020 version of the Apple Canyon Lake Building and Environmental Code, as approved by the AECC committee on May 6, 2023 at their regularly scheduled meeting.” Second from Bob Ballenger.

Discussion: Steve Borst – we were given those pages, why are the dates not the same? Are we re-dating every page? Some wording is not the same. Should be consistent. Page 40 and page 15 for example.

Joe Wiener – they were anticipating the changes that would have been made in the new governing documents. Dave Allgood-- Changes being made in this revision are not retroactive in nature. Revising and clarifying the documents. Housekeeping. Mike Harris motioned “to rescind the first motion.”

Second by Bob Ballenger Motion carried unanimously. Laura Pratt motioned “to adopt the March 4, 2023 revisions to pages 1, 2, 3, 7, 11, 12, 15, 16, 31, 32, 36, 40, 41, 44, 46, 47, 48, 59, 61 of the May 16, 2020 version of the Apple Canyon Lake Building and Environmental Code, as approved by the AECC committee on May 6, 2023 at their regularly scheduled meeting with Steve Borst’s edits.” Second by Mike Harris, motion carried unanimously.

14.3 Lot Combination Agreement 13A172 & 13A171 – Mike Harris motioned “to approve the combination of lots 13A172 and 13A171 on West Apple Canyon Road as per Lot Combination Agreement.” Second from Bill Becker. Discussion: Bob Ballenger - AECC has the authority to approve these. It might need to come to the Board for approval so that it is entered in the minutes. Mike Harris – still has always come to the board even after approval from AECC. Motion carried unanimously.

14.4 Lot Combination Agreement 12A106 & 12A107 - Bob Ballenger motioned “to approve the combination of lots 12A106 and 12A107 on Johnson Lane as per Lot Combination Agreement.” Second from John Anderson, motion carried unanimously.

14.5 Vendor Agreement with Chris Cakes – Mike Harris motioned “to approve the contract with Chris Cakes for a cost of \$6.00 per serving. Campground commission will charge \$10.00 per plate for adults, \$6.00 per plate for children. Proceeds from the event will be applied to the Campground designated fund.” Second from Bob Ballenger. Discussion: Steve Borst – the term proceeds is being misused. Should be net proceeds. Steve Borst motioned “to amend the motion to read net proceeds.” Seconded by Laura Pratt. Motion carried unanimously.

14.6 Post Dredge Survey – Steve Borst motioned “to approve the proposal from Integrated Lake Management to survey the bays Frentress has and will have dredged for a cost of \$17,000.” Second by Mike Harris. Motion carried with Henry Doden abstaining.

14.7 Discussion Reserved Lot Status (Board Policy) – Steve Borst motioned “to table the agenda item.” Second by Laura Pratt, motion carried unanimously.

14.8 Discussion Security Department (Legal Commission) – Bill Becker motioned “to suspend Roberts Rule of Order.” Second by Mike Harris, motion carried unanimously. Discussion: Sean Cottrell – The technical equipment needed for the presentation is not available here. Mike Harris motioned “to table the agenda item.” Second by John Anderson, motion carried unanimously.

Motion from Bob Ballenger to reinstate Roberts Rule of Order, second from John Anderson, motion carried unanimously.

Motion to adjourn at 11:44 AM made by Mike Harris. Seconded by John Anderson. Motion carried unanimously.

Corporate Secretary, Laura Pratt

Date