

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

APPROVED

1.0 Call to Order: Called to order by Nolan Mullen at 3:16 pm.

Members present: Nolan Mullen, Bob Ballenger, Deb Mcnamee, Carmel Cottrell, Brian Holt, Bill Becker, Mark Kosco and Laura Pratt. John Anderson was absent. General Manager Jen Callaghan was also present.

Bob Ballenger motioned “to go to executive session.” Second by Bill Becker. Mark Kosco motioned “to return to regular meeting.” Second by Bill Becker, motion carried.

2.0 Election of Officers:

2.1 President – Bill Becker motioned “to nominate Nolan Mullen as President.” Second by Bob Ballenger, motion carried unanimously.

2.2 Vice-President – Mark Kosco motioned “to nominate Bill Becker as Vice-President.” Second by Deb Mcnamee. Motion carried with Bill Becker abstaining.

2.3 Secretary – Bill Becker motioned “to nominate Laura Pratt as Secretary.” Second by Mark Kosco, motion carried with Laura Pratt abstaining.

2.4 Treasurer – Bob Ballenger motioned “to nominate Carmel Cottrell as treasurer.” Second by Laura Pratt. Bill Becker motioned “to nominate Mark Kosco as treasurer.” Second by Bob Ballenger. Roll call for Carmel Cottrell for Treasurer – Bob Ballenger - aye, Bill Becker – nay, Brian Holt - nay, Carmel – aye, Deb McNamee - abstain, Mark Kosco – nay, Laura Pratt – aye. Motion fails with three Aye votes. Roll call for Mark Kosco for Treasurer – Bob Ballenger – nay, Bill Becker – aye, Brian Holt - aye, Carmel Cottrell - nay, Deb Mcnamee - abstain, Mark Kosco - aye, Laura Pratt - nay. Motion fails with three Aye votes. Deb Mcnamee changed her vote to give Mark her vote since he has been here the longest. Nolan Mullen voted aye for Mark Kosco. Motion passes with five Ayes for Mark Kosco as Treasurer.

3.0 Approve/Adopt Minutes from the June 17, 2023 Board Meeting & June 26, 2023 Board Meeting (adding June 16 executive meeting) - Laura Pratt motioned “to approve/adopt minutes from the June 16, 2023 executive meeting, June 17, 2023 board of directors meeting, & the June 26, 2023 Special Board meeting.” Second by Bill Becker, motion carried unanimously.

4.0 Commission Reports – all reports were done at the annual meeting.

5.0 Property Owners Comments – will move this item to the end of the meeting.

6.0 Any Additions to the Agenda – Bill Becker motioned “to add 9.3 Campground Pavilion Funds to this agenda.” Second by Bob Ballenger, motion carried unanimously.

7.0 Consent Agenda

7.1 Appointment to Golf Committee – Barry Kren and 7.2 Appointment to Budget Commission – Mike Harris, Steve Borst – Deb McNamee motioned “to approve Barry Kren to the Golf Commission and Mike Harris and Steve Borst to the Budget Commission.” Second by Mark Kosco, motion carried unanimously.

8.0 Unfinished Business

8.1 Memo 2023-40 Multi-Sport Court – Bob Ballenger motioned “to approve the value engineered sport complex design presented by Helm in the amount of \$261,125.00 with the understanding that phase one work will be done in fall of 2023 and phase two work in spring of 2024, as specified in Helm’s proposal. The first phase done in 2023 will be under the budget allocation of \$228,000.00 with the second phase monies to be allocated through the budgeting process for a spring 2024 finish.” Second by Mark Kosco. Discussion: didn’t see a

mention about other sports. Pickleball or basketball courts. Laura Pratt - today's bid is not showing any dimensions, but assuming it will be the same. Nothing about the tennis courts. But original idea was to have all three sports. N50 asphalt would only need 2" vs 3.5" – but seems we are going back to 3.5". Changing the asphalt to save money. Other question is #14 – color coating. Almost \$14,000 more. Want to approve this, but wish answers were available. Deb McNamee – we've done nothing for swimming. Indoor pool, basketball, pickleball – why are we building this outside. Put money in an indoor facility. RFP should generate multiple bids, it did not. Consider the effort unsuccessful. You should go out to the people you sent the bids to, etc. There are ways to generate bids. Mark Kosco – obligation to take care of the amenity. Vote and address concerns going forward. Motion carried with Deb McNamee voting Nay.

9.0 New Business

9.1 Memo 2023-093 Back Up Valve – Laura Pratt motioned “to move forward to obtain quotes for purchasing and installing a secondary backup valve. Estimated cost could be up to \$30,000.” Second by Bob Ballenger. Discussion: capital expense. Ron Carpenter – this would go outside the existing valve. Narrow slide valve. We tested our valve last year – Fehr Graham suggested putting in the backup valve. Motion carried unanimously.

9.2 Memo 2023-041 Dredge Addition – Laura Pratt motioned “to approve the additional dredging expenses for Frentress to dredge the following: Jefferson Cove (296 Cubic Yards) = \$12,000.00; Little Cove to the right of North Bay between Eagle and Council (666 Cubic Yards) = \$16,675.00; Hickory Cove (Mechanical) = \$10,000.00.” Second by Bob Ballenger. Discussion: typical numbers for dredging. Dredging under budget right now, so makes sense to get these additional locations taken care of while they are here. Motion carried unanimously.

9.3 Campground Pavilion Funds – Bob Ballenger motioned “to authorize the transfer of \$12,700 from Campground Designated Fund to the Memorial Pavilion Designated Fund.” \$10,000 set aside from campground funds to go to their pavilion, along with \$2,700 for picnic tables. Ron Carpenter - none of our money got used. Reaffirmed our commitment at the last Campground meeting, to put \$10,000 towards the Memorial Pavilion. Second part to this - all paid in 2022, books are closed. Thought rather than giving back to R&R could give to Memorial Pavilion. \$12,700 total. Second by Mark Kosco, motion carried unanimously.

5.0 Property Owner Comments

Henry Doden – 13A129 – lot of talk about projects on Winchester Bay. Did not remove the silt from that area due to the trees. Need to fix the big ravine (not on our property) – possibly put a dry dam there. Would take away some of the volume of rain.

Motion to adjourn from Bill Becker, second by Mark Kosco at 4:17 PM. Motion carried.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date

