

**Apple Canyon Lake Property Owners Association
Board of Directors Meeting Minutes
September 16, 2023**

APPROVED

1.0 Call to Order: 8:00 am.

2.0 Executive Session – 8:00 am.

3.0 Regular Meeting Called to Order at 9:03 am.

4.0 Pledge of Allegiance – after the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Nolan Mullen, Bill Becker, Mark Kosco, Bob Ballenger, John Anderson, Carmel Cottrell (via Zoom), Brian Holt, Debra McNamee, and Laura Pratt. Interim General Manager Mike Harris was also present.

5.0 Approve/Adopt Minutes from the August 19, 2023, Board Meeting – Laura Pratt motioned “to approve the August 19, 2023, Board meeting minutes.” Seconded by John Anderson, motioned carried unanimously.

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

7.0 Committee/Commission Reports

Conservation – Deb McNamee reported for Paula Wiener that they are modifying the 2018 Greenway Stewardship program.

Zebra Mussel Commission – Al Zobjeck – finished final application in August. Recording results – saw millions of dead zebra mussels all over the bottom of the lake. Probably saved the lake but the clarity of the lake is lowered. We have a clarity test coming up next week. We have to stay vigilant and continue to look at docks, boats and shoreline. Looking for people to give us information if they see zebra mussels on their boats, etc. Would like to thank the ad hoc commission for moving forward with the process we put forth to the board and congratulate the board for stepping up and taking this on, also thanking the homeowners as well. Inspired Plant Productions document out in 2024 and Galena Gazette writing an article, co-author a grant presented to the IL Legislature. Final recommendation – done smartly so we can adjust downward on what we have to do next year. Deb McNamee - thank you to Al for everything he has done.

Nominating - Mike Yorke reported they met and will plan an informal meet and greet for November 18 at the Cove. After the board meeting, would like board members to meet with potential board candidates.

Rules & Regulations – Brian Holt reported they had a good discussion about the rules around the lake drawdown. Looking at rules for ATV’s regarding mud, etc.

Flood Mitigation - Gary Hannon reported that the week of November 13 is the timeframe for the expected two foot drawdown. Do not expect any problems. Lake Carroll has a four foot drawdown every year. Will be an article in next month’s *Apple Core*. Backup valve approval – if approved later on today, will be installed before this drawdown.

Sports Complex – Gary Hannon reported they are still pending a final approved contract. Planning to demolish and reconstruct the asphalt for the sports complex in October.

8.0 General Manager’s Report – Mike Harris reported that we have insurance for volunteers now. Dredging – bays and coves, most have been completed. Others will be done by September 23. Washington Cove, Hawthorne Bay, and Jefferson are left to get done.

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

10.0 Any Additions to the Agenda

Brian Holt motioned “to add an agenda item to Unfinished Business 12.5 – Ratify Electronic Vote for QZ.” Second by Mark Kosco, motion carried unanimously.

11.0 Consent Agenda

11.1 Committee/Commission Changes - Bill Becker motioned “to appoint Melissa Parages and Gail Cocagne to the Conservation Commission; Kevin Rogers to the Architectural & Environmental Control Committee; Michael Woznicki and Sue Gardner to the Trails Commission and to allow Jo Anne Blackmore to resign from the Board Nominating Committee.” Seconded by John Anderson, motion carried unanimously.

12.0 Unfinished Business

12.1 Safety & Security Ad hoc Commission – Laura Pratt motioned “to table this agenda item.” Seconded by Debra McNamee. We are still working on this – will not be ready until February. Bring back when ready.

12.2 Board Policy Financial Document – Second Reading – Laura Pratt motioned “to approve the Board Policy Management document as presented in the September board packet.” Seconded by Brian Holt. Discussion: Brian Holt asked about the budget timeline items – section 6.2. Can’t take action in September due to budget. Steve Borst – did try to come up with a practical timeline – will make every effort. One month cushion. We approve the budget in December. Motion carried unanimously.

12.3 Memorial Pavilion Contractor Removal - Laura Pratt motioned “to amend the Board’s previous approval at its August 19, 2023, meeting, relating to the construction of the Memorial Pavilion by Mike & Nick Sproule Construction, Pine Grove Contractors & Pierce Electric by **removing Pine Grove Contractors.**” Seconded by Deb McNamee. Discussion: Amend something previously adopted. Local contractor. Same contractor that did the Campground pavilion. Motion carried unanimously.

12.4 Memorial Pavilion Contractor Replacement - Laura Pratt motioned “to approve Thistle Group to build the Memorial Pavilion structure for \$42,900. Currently, our design fund current balance is \$43,797.60 after deducting fund allocated for concrete and electric.” Seconded by John Anderson, motion carried unanimously.

12.5 Ratify Electronic Vote for QZ - Deb McNamee motioned “to approve to ratify the electronic vote to approve a \$5,000 purchase of additional Earth Tec QZ for zebra mussel treatment.” Seconded by Brian Holt. Motion carried unanimously.

13.0 New Business

13.1 Ice Fishing Shelters – Bill Becker motioned “to approve the revisions to section IX Ice Fishing.” Seconded by John Anderson. Discussion: ice fishing shelters – why only two days? Mark Kosco – comes out on a Saturday or a weekend, gets called away and forgets about the shelter. Felt two nights would be sufficient. Request came from some ice fishing people. Bob Ballenger – can’t compare what is in R&R to the change presented. Why 10:00 pm? Would like to be able to compare both documents (current and proposed). Send back to committee for clarification. Bill Becker motioned “to withdraw the motion. Seconded by John Anderson, motion carried unanimously.

13.2 Deer Management Regulations - Mark Kosco motioned “to add rule #27 stating: All hunters must either sign in when hunting at the security office or sign in on the ACL Deer Management app. All hunters must sign out at the ACL security office in person. A hunter can also sign out another hunter if they verify the hunter is out of the hunting zone.” Seconded by Bill Becker. Discussion: sign in and out, what if security is not in the office. Recognize Gordon Williams. Sign out process at security office, they keep a container with documents in it and the container keeps the documents from getting wet. Sits outside – security monitors that. Security watches this closely. Program is handled very well. Why would a hunter not sign themselves out? Two hunters in one zone, emergency call, one can sign out both. Does not happen a lot. Only using the app for signing in, not signing out. Motion carried with Bob Ballenger and Bill Becker voting nay.

Mark Kosco motioned “to suspend Roberts Rule of Order.” Seconded by John Anderson, motion carried unanimously.

13.3 Food & Beverage Commission Proposal - Bill Bourell – co-chair Food & Beverage Commission reported on where they are at today. Original goals – great customer experience with great menu. We were also committed to making our employee experience exceptional. Where do we stand – three managers in 4.5 months, 2nd GM. Not where we need to be. Dave Lyng, Cove Ad Hoc Commission - great potential for what lies ahead. There is a gap, however. Still an opportunity to get to where we need to be. We are asking someone to come in with experience both in business and managing. Mike Ward would be able to bring this to us. Bill Bourell – the Cove is one of the most important amenities here, next to the lake. Process question – Brian Holt asked were bids made? We did not go out for bids. Brian Holt - heard several times – volunteers are great. Bill Bourell – but we can't operate a business strictly with volunteers. Dave Lyng - timing is the issue – we are going into the off season. Amount of time invested has been expediential – if we don't get it right now, could take us three years to fix. Fix what should have been established at the beginning. Mark Kosco – would like to see (comparing apples to apples) is a specific example of a before he came in to an operation and after when he left – what those actual results were. Commission is asking for 20,000 for a consultant. Not within the approved budget. On top of a projected loss for the Cove, add another 20,000. Bill Bourell - Mike's background specifically speaks to what we want him to do. He has started and developed and sold in profit multiple businesses. 20+ year member of this lake, vested in doing what needs to be done here. Nolan Mullen – commission did a great job as a whole. Why did it take until September for people to realize there were problems. Bill Bourell - through the journey we had all agreed upon at the meetings, we were going in one direction, and leadership went in another direction. Until leadership changed (recent), we are finally getting the voice back. So much ability to hold others accountable. Laura Pratt – what are the expected hours behind the scenes, working remotely vs. actually being down there. Bill Bourell – Mike Ward is traveling right now, but he does agree, if the board does not feel his services are being provided as such, we can be done. Physically on site vs. working from afar, not sure of the percentages of that. Mike offered very early on to previous leadership, to be involved. That was not considered or discussed or negotiated. We wouldn't be here if we would have gotten his help then. Mary Hannon - not exactly sure how much startup money we've used. We should know how much money we have spent. Nolan Mullen – we are all actively asking those questions. Bills are still coming in. Mike Ward joined the meeting via Zoom. Addressing the comment about the ship sinking – not sinking but has a lot of holes in it. Fix the ship or continue with the holes and lose money. Way in which we get that done, work over the next few months to work with F&B management team/commission/staff/Ashlee/Mark to institutionalize what we should have done at the very beginning. We had a plan to set up the Cove a certain way. Get back to the original plan that was laid out and when we do that, the holes will be filled. Delay – if you want to continue to bleed, go ahead and delay. Stop the bleeding and go into the new season (May 1) where we are not losing money. We have an opportunity/time now to fix this. Spent 50 years helping organizations do exactly this. Bob Ballenger motioned “to reinstate Roberts Rule of Order.” Seconded by Laura Pratt, motion carried unanimously. Mark Kosco motioned “to approve the F&B Operations Optimization proposal submitted by Mike Ward, that provides contract professional services to complete the execution of setting up The Cove & Pro Shop under the management of the ACLPOA.” Seconded by Brian Holt. Discussion: how do we intend to pay for this? Funds in remaining startup costs or over the cost of what is in the budget. Would be about \$12,000 for this budget year. Likely still remaining in the startup costs. Roll call: Deb McNamee - nay; Bill Becker - yea; Laura Pratt - nay; John Anderson – nay; Mark Kosco – yea; Brian Holt – yea; Bob Ballenger – nay; Carmel Cottrell – nay. Motion fails with five nays.

13.4 Food & Beverage Commission Hours Recommendation – Deb McNamee motioned “to table this agenda item.” Seconded by Bob Ballenger, motion carried unanimously.

13.5 Tree Care Service – Bob Ballenger motioned “to approve the proposed contract between ACLPOA and Mullen Tree Care Service.” Seconded by John Anderson. Discussion: Mike Harris reported he contacted Mullen and he agreed to help us if we have greenway stewardship program and mark our hardwood trees. Consider this communication as notice required by Section 1-30(B) of the Illinois Common Interest Community Association Act of the Board’s decision to approve of the agreement with Mullen’s Tree Care and was submitted and included in the Board packet. Notice will also be in *The Apple Core*. Two-year term, under \$5,000 per year. Motion carried unanimously.

13.6 Backup Valve - Bob Ballenger motioned “to approve the proposal from Molitor for \$23,816 which includes valve, labor and material for installation for the dam back up valve.” Seconded by Bob Ballenger. Discussion: valve next to the valve already installed. The plan is to have this installed before the drawdown. Motion carried unanimously.

14.0 Property Owners Comments

Henry Doden, 13A129 – Property Owner comments are so people can comment on what is on the agenda. Having PO comments at the end defeats that. Not proper. No money was budgeted for The Cove. Illegal. Nolan Mullen – property owner comments – does not specify where it has to be on the agenda. Everyone had a chance to speak today.

Mary Hannon, 239 Washington Lane – as a member of both F&B commissions, expressing her sincere disappointment that you are not willing to keep this beautiful amenity alive. Only option to make this work. We believe we can make it work, not giving us the opportunity.

Gary Hannon, 239 Washington Lane – interesting to see what this board plans to do with the Cove. If not closing, what are you going to do? PO Comments at the end – allows us to hear what the board approves, etc.

Terese Nelson – agree that you are not supporting the Cove. Should be done. Currently President of the Garden Club – we work closely with the board to get things done. As you walk up to the Children’s Garden, does not look good. No money, but we will make it happen. We are all in this together. The Cove will survive.

Crystal Erdenberger, 7A189 - close one or the other – don’t close down things that are working.

Bob Ballenger motion to adjourn, seconded from John Anderson at 11:14 am.

Recording Secretary, Rhonda Perry

President, Nolan Mullen

Corporate Secretary, Laura Pratt

Date