

**Apple Canyon Lake Property Owners Association  
Board of Directors Meeting Minutes  
April 20, 2024**

**APPROVED**

**1.0 Call to Order:** Meeting called to order by President Nolan Mullen at 8:04 AM. Other directors present: John Anderson, Bob Ballenger, Bill Becker, Carmel Cottrell, Brian Holt, Mark Kosco, Deb McNamee, and Laura Pratt. General Manager John Sabo was also present.

**2.0 Executive Session** – Motion to proceed to executive session made at 8:04 AM by Mark Kosco, seconded by John Anderson. Motion carried.

**3.0 Return to Open Session** – motion to return to open session made by Mark Kosco at 9:05 AM. Seconded by Brian Holt, motion carried unanimously.

**4.0 4.0 Pledge of Allegiance** – after the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Nolan Mullen, John Anderson, Bob Ballenger, Bill Becker, Carmel Cottrell, Brian Holt, Mark Kosco, Deb McNamee, and Laura Pratt. General Manager John Sabo was also present.

**5.0 Approve/Adopt Minutes from the March 16, 2024 Board Meeting** - Carmel Cottrell motioned “to approve/adopt the minutes from the March 16, 2024 Board Meeting.” Seconded by Deb McNamee, motion carried unanimously.

**6.0 Treasurer’s Report** – Steve Borst reported he is working with Heather Miller, Ashley Randecker and onsite consultant from Honkamp. Next month first quarter numbers will be available. So far, our budget is pretty spot on.

**7.0 Committee/Commission Reports**

**Maintenance** – Carmel Cottrell reported that we are now taking in scrap metal and aluminum collection and that will provide revenue for us. Thank you to Nolan Mullen for the coordination of a donation of a cardboard bailer. Collection will start soon for cardboard. Aluminum collection will start today.

**Zebra Mussels** - Laura Pratt reported they are meeting with Lake Summerset – they are interested in what we have done to treat the mussels. FYI - McCloud is now working at Lake Carroll to manage their lake. As we monitor the lake, we will see what we need to do next.

**Rules & Regulations** – Brian Holt reported.

**Nominating** – Mike Yorke reminded everyone that May 18<sup>th</sup> is our Meet the Candidates event – 1:00 p.m.

**Campground** - Ron Carpenter reminded everyone about the pancake breakfast coming up Memorial Day weekend.

**Flood Mitigation** – Ron Carpenter reported we have the permits needed. Bids were sent to nine different contractors with only two bids coming back. Some thought the project was too complex and some felt they were too far away to take the project on. Bids were considerably higher than anticipated. We have identified up to 25% reduction so far with some changes. For example: if we drop the lake more than we wanted to, we could save a substantial amount of money. Planning a board workshop. However, our permits are for the way it was originally laid out – so we can’t change significantly. Either stay with what we have or start all over.

**8.0 General Manager’s Report** – John Sabo introduced himself. Congratulated both Mikes (Mike Harris and Mike Yorke) – onboarding process exceeded his expectations. He has had both formal and informal sit-down meetings with all department heads with a lot of observation over the first two weeks. Flood mitigation - in the middle of a value engineering process. IDNR permitting does

not give us much latitude with changes. Changing pathways for example – will be working diligently with the board. Proud to admit that he and wife Tracy have found a lovely home at ACL.

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

**10.0 Any Additions to the Agenda**

Brian Holt motioned “to add E-bikes on Trails to the agenda as 13.3.” Seconded by Laura Pratt, motion carried unanimously.

**11.0 Consent Agenda**

**11.1 Committee/Commission Changes** - Deb McNamee motioned “to approve Bob Ballenger to join the Flood Mitigation Ad Hoc Commission; and to approve Wayne Shisler to join the Trails Commission.” Seconded by Carmel Cottrell, motion carried unanimously.

**12.0 Unfinished Business**

**13.0 New Business**

**13.1 Bocce Ball Line Marking Machine** – John Anderson motioned “to table 13.1.” Seconded by Bill Becker, motion carried unanimously.

**13.2 Foreclosed Lot Assessments** - Deb McNamee motioned “to remove the initial dues fee for 22 lots listed for sale. However, the buyer would still be responsible for paying \$250.00 for the deed work and property tax preparation, as well as the \$110.00 owner amenity registration fee (OARF).” Seconded by Bill Becker. Discussion: just this year's dues, going forward dues would be normal. In previous years, this has been handled by staff, Nolan Mullen requested to bring this information to the board. Any option on foreclosing on these lots? The obligation is both real property and personal. We could file suit against the ownership body – John Sabo would pursue the cost analysis if Board would want, in order to make an informed decision. Yes, good next move. Motion carried unanimously.

**13.3 – E-bikes on Trails** – Mark Kosco reported that Julie received some questions about this. Conversation around changing rules and including these. Should we direct R&R to look into this? Would have to be stickered – they are motorized. State has written a statute regarding these. Operator has to be at least 16 years of age and have a drivers license. How are we going to police this before an undesirable event occurs? Brian Holt - Class 3 e-bikes – you have to be over 16. Class 1 or 2 (slower speeds), you don't need a license and you do not need to be 16. The bike has to be labeled on what class it is, State rule. Nolan Mullen - concerns about safety with UTVs on same trail. John Sabo will check with the insurance company. The board would like R&R to investigate this further and report back.

**14.0 Property Owner Comments**

Leanne Killeen – 12A62. Member of the Recreation Commission. Been told we are allowed to spend our designated funds up to \$500.00 without board approval. Told one thing and reading another (policy). Nolan Mullen – will get clarification and get back to commission. Always has been board approval.

Henry Doden, 13A129 – north end of the quarry there are two trailers and by the garbage dump – another trailer. Who is giving them permission to park there and why. Deb McNamee – no idea who owns these. Trailer at the dump is our trailer for collecting aluminum. Henry Doden – what is the policy on assets that this association has. Walk-in cooler/freezer – decided no longer needed and tossed out. Cooler could have been taken apart and sold. Sitting in the garbage. What is the policy and who is making these decisions? John Sabo – Ed gave permission to contractor as a request from homeowner for a trailer. Mobilization charge for each trip and permission was granted. John is reviewing these policies currently. Construction – storing and received permission from homeowner. Would we not want staff to entertain and make these decisions? May 15 would be removal date. John Anderson - can't put a rule against every little thing.

Aaron Erdenberger 1A189 – member of the ACL PO Foundation – annual auction is coming up on May 4, starting at 5:00. All proceeds go to support foundation projects. Also, this is The Cove’s opening weekend. Fourth year for the auction. Donations can be dropped off at the Pro Shop or the office.

Ron Carpenter – if the contractor parked at fire house, would we have said anything? Bob Ballenger - historically we have had property owners park something on their own lot and we have given them a ticket. We should not be letting people store anything anywhere.

Kathy Rogers 11A52 – curious about the railing outside of the clubhouse. Not installed yet. Also, curious about the firehouse fitness roof – when will that take place. Garden Club stores things there. Third question – multi-sports complex status. Mike Harris – the gentleman that got the bid on the railing is ill. Trying to work on it, will get done. John Sabo - firehouse project – scheduled for fall. Tim and Julie have done an exploration on what needs to be moved and will follow up with the various committees. Right now there is more demand for construction than contractors. Sports Complex – great progress, not sure when this will open. Has to be 65 degrees before seal coating can be done. Kathy Rogers - We all come to the clubhouse to see the beautiful area/view.

Sometimes we don’t see how bad the area does look – around the flag (railroad ties), cones in the driveway area, etc., looks terrible. John Sabo - remove the railroad ties, pour us an oval transition curve, aesthetics first. That is our intent. Look at the entirety of the whole area. To prevent things from being posted on Facebook. We are trading dirt for this work – no cost.

Edie Petelle – 11-209. Railing area outside, whole area needs work – curb – mark this clearly (yellow strip) so people know to be careful there. John Sabo – did have the cement contractor out last week – will be reformed and poured. Trying to book us before Memorial Day.

Mark Kosco – status of parking lot at the Pro Shop? Rock garden area that was taken out. John Sabo - Ed is trying to get it scheduled, but no date yet. Part of the concern is temperature. Mike Yorke – spoke with Helm – plan is to do Pro Shop in late May or early June.

Mary Hannon – 8A239. Ever consider making the parking lot around the front of the club house a one-way circle for safety concerns. Makes sense.

**15.0 Adjourn** - Motion to adjourn by Bob Ballenger, seconded by Carmel Cottrell at 10:01 AM. Motion carried unanimously.

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Recording Secretary, Rhonda Perry

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President, Nolan Mullen

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Corporate Secretary, Laura Pratt

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Date