

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 21, 2012  
9:00 A.M. - ACL CLUBHOUSE**

**AGENDA NARRATIVE**

**CATEGORY: OLD BUSINESS-CAMPGROUND R&R  
AGENDA ITEM: 10.1  
SUBJECT: CAMPGROUND SITE PLAN**

As requested by the Board, we have reviewed the campground sites. At this time, we wish to submit an alternative plan to using concrete on the sites. The original R&R budget for this project is \$39,360 (#8057). See attached plan

**RECOMMENDED MOTION: APPROVE THE ALTERNATIVE CAMPGROUND SITE PLAN FOR THE R&R #8057.**

**CATEGORY: NEW BUSINESS-PROPERTY OWNER APPEAL  
AGENDA ITEM: 11.1  
SUBJECT: PROPERTY OWNER APPEAL ON PAYMENT OF TRANSFER FEE CHARGED IN 2010**

Mr. Jones is requesting an appeal to the Board of Directors on the right of the Association to charge the \$100 transfer fee. This was charged in 2010 after his deed was changed with the Jo Daviess County Recorder's Office. A remote phone connection will be used for this discussion.

**RECOMMENDED MOTION: TBD**

**CATEGORY: NEW BUSINESS-PROPERTY OWNER APPEAL  
AGENDA ITEM: 11.2  
SUBJECT: PROPERTY OWNER APPEAL ON PAYMENT OF DELINQUENT DUES FEE.**

The owner of lot 11-133 would like to appeal the Delinquent Dues Fee of \$125 to the Board of Directors. Attached is a letter from the owner with an explanation.

**RECOMMENDED MOTION: TBD**

**CATEGORY: NEW BUSINESS-COMMITTEES**

**AGENDA ITEM: 11.3**  
**SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To accept the resignation of:
1. Phil Janikowski as Chairperson of the Deer Committee. He plans to stay on the Committee as a member.
  2. Greg Peterson from the Campground Committee
  3. Isa Magsamen from the Conservation Committee
- B. To appoint:
1. Rosanne Brandenburg to the Recreation Committee

**RECOMMENDED MOTION: APPROVE THE COMMITTEE CHANGES AS LISTED ABOVE.**

**CATEGORY: NEW BUSINESS-**  
**AGENDA ITEM: 11.4**  
**SUBJECT: RESTRICTED LOTS**

Property Owners may apply to have their lot Restricted based on the following:  
AMENDED AND RESTATED COVENANTS, Article VI, Section 12.

**Restricted Lots.** The Owner of any Lot upon which no Structure has been erected may enter into an agreement with the Association wherein the Owner agrees that said Lot shall remain forever vacant open space upon which no Structure of any kind shall be erected, except one requested by the Association and agreed upon by the Owner and the Board. **All agreements creating a Restricted Lot shall be in substance and form acceptable to the Board and suitable for recording, and when agreed to by the Association shall be recorded with the Recorder of Deeds of Jo Daviess County, Illinois. Restricted Lots subject to such an agreement shall beginning in the year following the recording of such agreement be liable for only sixty per cent (60%) of any future annual assessments. Restricted Lots shall continue to remain liable for any Special Assessments approved pursuant to Section 4 hereof. The Owner of a Restricted Lot shall have all of the rights and privileges of any other Owner, except as modified by such agreement, and shall continue to remain responsible for the maintenance of such Restricted Lot as is the owner of any other vacant Lot.**

Brian Hartlep, ACL Building Inspector, verified there were no structures on the lots. The lots were also crosschecked with the County to make sure there was no septic system on the lot.

At this time, the following property owners are requesting the Board approve their request to have their lot Restricted. Once Board approved, the property owner will be given the legal document prepared by ACLPOA Legal Counsel to take to the JDC Recorder's Office to have their deed changed and recorded.

**CATEGORY:** NEW BUSINESS-  
**AGENDA ITEM:** 11.4  
**SUBJECT:** RESTRICTED LOTS (cont.)

1. LOT 08-047-APPROVE
2. LOT 10-011-APPROVE
3. LOT 11-017-APPROVE
4. LOT 04-092-APPROVE
5. LOT 04-116-APPROVE
6. LOT 04-117-APPROVE
7. LOT 03-102-APPROVE

**RECOMMENDED MOTION:** APPROVE THE LOTS AS LISTED ABOVE TO BE RESTRICTED. RECORDED DEED MUST BE RETURNED TO PHIL JENSEN, ACLPOA LEGAL COUNSEL, AND ACLPOA OFFICE PRIOR TO DECEMBER 31, 2012 TO QUALIFY FOR REDUCTION IN DUES FOR 2013.

**CATEGORY:** NEW BUSINESS-R&R BUDGET  
**AGENDA ITEM:** 11.5  
**SUBJECT:** APPROVE RE-ALLOCATION OF FUNDS

Due to the unexpected costs to repair one of the maintenance trucks we are deferring the purchase of the Tractor #8336 (\$15,852) and using the funds towards the purchase of a truck #8511. The original budget for Vehicles was \$69,000 plus the \$15,852 gives us a budget of \$84,852. A total cost for all three vehicles was \$83,463.69.

**RECOMMENDED MOTION:** APPROVE THE REALLOCATION OF R&R FUNDS \$15,852-#8336 TO #8511 FOR TRUCK PURCHASE.

**CATEGORY:** NEW BUSINESS-COMMITTEE  
**AGENDA ITEM:** 11.6  
**SUBJECT:** GOLF COMMITTEE'S DESIGNATED FUNDS

The Golf Committee is recommending to the Board of Directors to allow the construction of an enclosure around the ADA PortaPotty, located between the second and seventh holes. The enclosure will be paid for using designated Golf Committee funds. (\$1500.) This leaves a balance of \$3920.74.

**RECOMMENDED MOTION:** APPROVE THE USE OF \$1,500 IN GOLF COMMITTEE'S DESIGNATED FUNDS FOR THE ENCLOSURE OF THE PORT A POTTY ON LOCATED BETWEEN HOLES #2 & #7.

**CATEGORY: NEW BUSINESS-AECC**  
**AGENDA ITEM: 11.7**  
**SUBJECT: CHANGE TO AECC CODE BOOK**

A change to the AECC Code Book, last amended on 03-19-2011 requires a change to Pg.17, Section 102.16, Lot Combination Agreement, H. that currently reads:

H. The lot combination agreement may be dissolved after all improvements are removed.

Based on discussions with the Jo Daviess County Assessor's Office, the Lot Combinations were never intended to be dissolved at anytime once recorded, therefore we must delete this line item.

**RECOMMENDED MOTION: DELETE LINE ITEM (H) FROM THE AECC CODE BOOK ON PAGE 17, SECTION 102.16, LOT COMBINATION AGREEMENT.**

**CATEGORY: NEW BUSINESS-**  
**AGENDA ITEM: 11.8**  
**SUBJECT: PRESENTATION BY TED PETITGOUT-EASY DOCKS**

Ted Petitgout will be presenting the benefits of Easy Docks to the Board of Directors at the request of management. We would like to evaluate the potential cost savings to ACLPOA if we transition to this type of boat dock.

**RECOMMENDED MOTION: N/A**