

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

**AGENDA NARRATIVE**

**UNFINISHED BUSINESS:            CONTRACTS**  
**AGENDA ITEM:                    10.1**  
**SUBJECT:                            CONTRACT FOR GENERAL CONTRACTOR FOR  
POOL/BATHHOUSE PROJECT**

The Board of Directors reviewed the contract at the June 16, 2012 Executive Session meeting, however due to pending information from our attorney and Conlon Construction, the decision was to remove item from the agenda until more information was available. All items have now been reviewed and agreed upon; therefore this item is ready to be addressed by the Board of Directors.

**RECOMMENDED MOTION:    APPROVE THE CONTRACT WITH CONLON  
CONSTRUCTION FOR THE CAPITAL PROJECT-POOL/BATHHOUSE PROJECT.**

**CATEGORY:                    UNFINISHED BUSINESS-**  
**AGENDA ITEM:                10.2**  
**SUBJECT:                        FENCING AT MARINA**

The Board of Directors discussed the motion from the Maintenance Committee to approve the fencing at the June 16, 2012 meeting. However, several questions were asked that required further review, the motion was withdrawn and tabled.

It was stated, by a member of AECC, that the Committee would require the fencing to meet code if it were built. Rick Paulson has clarified that statement, "The fence would be acting as a guardrail and should meet the requirements for a guardrail to lessen the liability in the event of an incident. This is an interpretation of the building code, which some municipalities follow, and others do not. As for the AECC code book, I don't think anything within the AECC code book requires the fence/guardrail to meet the code." A call to our insurance company resulted in "I have been in contact with our Cincinnati underwriter. He advised the following: "As far as being up to code, they should check with the city manager's office regarding that. They should obviously build it up to code standards, and from a loss control measure, we would like to know that it is built to code."

The fence quoted is all new. Two more bids will be obtained prior to purchase for cost comparison.

**RECOMMENDED MOTION:    APPROVE THE FENCE FOR THE MARINA AREA  
AT A COST NOT TO EXCEED \$7893.60.**

**CATEGORY: NEW BUSINESS-COMMITTEES**  
**AGENDA ITEM: 11.1**  
**SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To accept the resignation of:
1. George Drogosz from the Maintenance Committee
  2. Betty Padera from the Rules & Regulations Committee
  3. Linda Kusnierz from the Recreation Committee
- B. To appoint:
1. Jim Craig to the Rules and Regulations Committee
  2. Darryle Burmeister to the Conservation Committee

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

**CATEGORY: NEW BUSINESS-RESOLUTION**  
**AGENDA ITEM: 11.2**  
**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.

1. LOT 09-016

**RECOMMENDED MOTION: APPROVE THE LOT 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-COMMITTEE**

**AGENDA ITEM: 11.3**

**SUBJECT: APPLE SLIDE FOR POOL**

The Pool Committee would like the Board to consider adding the customized apple pool slide to the kid's area of the new pool.

**RECOMMENDED MOTION: APPROVE THE CUSTOMIZED APPLE SLIDE TO THE KIDS AREA OF THE NEW POOL AT A COST NOT TO EXCEED \$30,550.**

**CATEGORY: NEW BUSINESS-COMMITTEE**

**AGENDA ITEM: 11.4**

**SUBJECT: BASKETBALL HOOP FOR POOL**

The Pool Committee would like the Board to consider adding a basketball hoop to the new pool.

**RECOMMENDED MOTION: APPROVE THE ADDITION OF THE BASKETBALL HOOP TO THE NEW POOL AT A COST NOT TO EXCEED \$3000.**

**CATEGORY: NEW BUSINESS-COMMITTEE**

**AGENDA ITEM: 11.5**

**SUBJECT: SKYLIGHTS FOR CAMPGROUND BATHHOUSE**

The Campground Committee would like to have installed electronic skylights in the bathhouse. Since we are re-roofing the building now is the time to decide to put them in. Attached is a spec on the skylight. One half of the cost will be paid using Campground Designated Funds equaling \$1485.49. Balance in the fund, prior to purchase is \$9668.24.

**RECOMMENDED MOTION: APPROVE THE PURCHASE OF TWO ELECTRONIC SKYLIGHTS FOR THE CAMPGROUND BATHHOUSE. ONE-HALF OF THE COST WILL BE FROM THE CAMPGROUND DESIGNATED FUNDS FOR \$1485.49.**