

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 18, 2012
9:00 A.M. - ACL CLUBHOUSE**

AGENDA NARRATIVE - REVISED

**CATEGORY: UNFINISHED BUSINESS - GOLF COMMITTEE
AGENDA ITEM: 10.1
SUBJECT: TEE BOX SIGNS**

The Board previously approved \$2,100 from Designated Funds for the Tee Box Markers on the Golf Course. They have reviewed their plan and requesting an additional \$500 totaling \$2,600. This is the total cost. These signs will replace the current wood signs and will be installed by ACL's maintenance crew. Picture of the sign as approved by the Committee is attached.

RECOMMENDED MOTION: TO AMEND THE AUTHORIZATION PREVIOUSLY ADOPTED MAY 19, 2012, TO APPROVE A COST NOT TO EXCEED \$2,600 FROM THE GOLF COMMITTEE'S DESIGNATED FUNDS FOR THE SIGNAGE AND ENGRAVING OF NEW TEE MARKERS. THIS COST WILL INCLUDE ALL TAXES AND TRANSPORTATION TO ACLPOA. INSTALLATION TO BE COMPLETED BY ACL MAINTENANCE DEPARTMENT.

**CATEGORY: NEW BUSINESS-
AGENDA ITEM: 11.1
SUBJECT: PROPERTY OWNER APPEAL ON ATV**

Mr. John Ludwisiak is asking the Board to review the recreational vehicle he has purchased.

RECOMMENDED MOTION: TBD

**CATEGORY: NEW BUSINESS - COMMITTEES
AGENDA ITEM: 11.2
SUBJECT: STONE SIGN AT PRO SHOP**

This motion will replace the motion made at their July 10th meeting. This motion is requesting approval for a sign at the entrance of the Pro Shop below the practice green. The total cost to Golf Committee Designated Funds is \$125. Picture of the sign as approved by the committee is attached.

RECOMMENDED MOTION: APPROVE THE FUNDS FOR PURCHASE OF A NEW ACL GOLF COURSE ENTRANCE SIGN TO BE PLACED AT THE ENTRANCE OF THE PRO SHOP BELOW THE PRACTICE GREEN AT A COST OF \$125. COST INCLUDES STONE, ENGRAVING, TAXES, AND TRANSPORTATION. A PROPERTY OWNER WILL PAY \$125, BRINGING THE TOTAL COST TO \$250. INSTALLATION TO BE COMPLETED BY ACL MAINTENANCE DEPARTMENT.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.3
SUBJECT: PRESENTATION OF THE 2013 FEE SCHEDULES - OPERATING AND AECC

On July 28, 2012, the ACL Budget/Finance Committee met to review and recommend a Fee Schedule for fiscal year 2013. The fee schedules recommended for the Board of Directors' approval are included in the Board packet.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE 2013 OPERATING AND AECC FEE SCHEDULES PER CICAA REQUIREMENT, AND PUBLISH AS PART OF THE BUDGET IN THE SEPTEMBER ISSUE OF THE APPLE CORE.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.4
SUBJECT: PRESENTATION OF THE 2013 OPERATING BUDGET

On July 28, 2012, the ACL Budget/Finance Committee met to review and recommend an Operating Revenue and Expense Budget for fiscal year 2013. The 2013 Operating Budget recommended for the Board of Directors' approval is included in the Board packet. Changes made to the submitted budget are attached as exhibit 2.

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE 2013 OPERATING REVENUE (\$3,268,975) AND EXPENSE (\$2,561,711) BUDGET AND, PER CICAA REQUIREMENT, TO PUBLISH THE BUDGET FOR 30 DAYS. BUDGET WILL BE PUBLISHED IN THE SEPTEMBER ISSUE OF THE APPLE CORE.

CATEGORY: NEW BUSINESS - BUDGET
AGENDA ITEM: 11.5
SUBJECT: PRESENTATION OF THE 2013 R&R BUDGET

The Budget/Finance Committee meeting held on July 28, 2012 reviewed and recommended the Renovation and Replacement Budget for 2013 for Board approval, which is included in the Board packet marked as exhibit 3

RECOMMENDED MOTION: APPROVE FOR PUBLICATION THE RENOVATION AND REPLACEMENT (R&R) BUDGET OF \$575,414 NET AND, PER CICAA REQUIREMENT, TO PUBLISH THE BUDGET FOR 30 DAYS. BUDGET WILL BE PUBLISHED IN THE SEPTEMBER ISSUE OF THE APPLE CORE.

**CATEGORY: NEW BUSINESS-
AGENDA ITEM: 11.6
SUBJECT: LP GAS COOP**

This is the last winter of the three-year agreement with Ferrellgas for the LP Gas Cooperative. We need to have a discussion as to whether or not this cooperative is advantageous to the Property Owners. This past winter rates were locked in at \$1.92 and people were able to purchase at much less at a later date. The same is holding true for this winter. We are contracted at \$1.649 for this winter.

RECOMMENDED MOTION: TBD

**CATEGORY: NEW BUSINESS-RESOLUTION
AGENDA ITEM: 11.7
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.

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|---------------|---------------|
| 1. LOT 04-130 | 4. LOT-07-118 |
| 2. LOT 06-004 | 5. LOT-07-202 |
| 3. LOT-07-001 | 6. LOT-07-035 |

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 - POOL BUDGET
AGENDA ITEM: 11.8
SUBJECT: APPLE SLIDE AND BASKETBALL HOOP CHANGE ORDER

To amend the authorization previously adopted July 21, 2012, to approve a cost not to exceed \$28,050 for the Apple Slide and \$3000 for the Basketball Hoop equaling \$31,050. The total change order cost is \$31,591.39, which includes the cost for Conlon Construction Overhead and Profit. Total cost is now \$31,591.39, which is short \$541.39 of the approved amount. After discussion with Conlon, future recommended changes for the pool (if any) will include a percentage increase now that I am aware of their process.

RECOMMENDED MOTION: TO AMEND THE AUTHORIZATION PREVIOUSLY ADOPTED JULY 21, 2012 NOT TO EXCEED \$31,591.39 FOR THE PURCHASE OF THE APPLE SLIDE AND THE BASKETBALL HOOP FOR THE NEW POOL.

CATEGORY: NEW BUSINESS - RESOLUTION
AGENDA ITEM: 11.9
SUBJECT: PUMP HOUSE AND MOTORS

Due to the excessive damage to the structure and pumps during the last two flood events, we are requesting the Pump House be moved and the pumps be replaced as soon as possible in 2012. The Jo Carroll electrical box on the side of the hill must also be moved.

RECOMMENDED MOTION: APPROVE THE PUMP HOUSE BE MOVED, THE PUMPS BE REPLACED, AND THE ELECTRICAL BOX MOVED IN 2012. ASSET PRESERVATION FUNDS WILL BE USED WITH ANY ADDITIONAL FUNDS REQUIRED FROM R&R AS EMERGENCY FUNDS. COST IS \$135,000. FUNDS IN ASSET PRESERVATION ARE \$100,067.00.

CATEGORY: NEW BUSINESS - RESOLUTION
AGENDA ITEM: 11.10
SUBJECT: FIRE STATION DISCUSSION

The Scales Mound Fire District is no longer using the old fire station and has approached ACL with an offer to purchase. An appraisal has been performed and a copy provided to the Board.

RECOMMENDED MOTION: TBD