

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 20, 2012
9:00 A.M. - ACL CLUBHOUSE**

AGENDA NARRATIVE - AMENDED

**CATEGORY: UNFINISHED BUSINESS-BUDGET
AGENDA ITEM: 10.1
SUBJECT: ADOPT THE 2013 OPERATING BUDGET, R&R BUDGET AND
FEE SCHEDULES**

In July 2012, the ACLPOA Board of Directors approved for publication the 2013 Operating Budget, R&R Budget and Operating Fee Schedule and AECC Fee Schedule in the Apple Core per the requirement of the Common Interest Community Association Act passed in July 2010.

**RECOMMENDED MOTION: ADOPT THE 2013 OPERATING BUDGET, R&R
BUDGET AND FEE SCHEDULE.**

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

- A. To accept the resignation of:
1. Tim Reese from the Maintenance 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 crossed checked 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.

RECOMMENDED MOTION: ALLOW LOTS 09-052 AND 07-209 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-RULES AND REGULATIONS
AGENDA ITEM: 11.3
SUBJECT: AMENITY TAG PROGRAM

The Board of Directors requested the Rules and Regulation Committee review a policy on using Amenity Tags to help control security at Apple Canyon Lake amenities. After much discussion at the Rules and Regulations meeting, it was recommended that management develop the policy for review. However, the Rules and Regulations Committee meeting was cancelled due to lack of quorum in October so we are asking the Board of Directors to review the policy in the interest of time constraints. We need to publish this program and order the tags.

Rules and Regulations Amenity Tag

Beginning in 2013, each Property Owner paying an Owner Amenity Registration Fee (OARF) will receive ten (10) Amenity Tags. These Amenity Tags authorize the use of ACLPOA amenities for their family, guests, or occupants. Children under the age of ten (10) are not required to wear an amenity tag. The Amenity Tag must be pinned in a visible location. Additional Annual, Three Day, and One Day Amenity Tags may be purchased from the ACL Office and the Safety and Security Office.

Amenity tags must be worn while at the Pool, Nixon Beach, Multi Sport Complex, and while walking the trail system. Individuals fishing from shore in the Marina area, Nixon Beach area, or other docks must wear an amenity tag. Amenity tags must be worn while ice fishing. A vehicle sticker or guest-parking pass will still be required for access to Nixon Beach.

Amenity tags do not have to be worn while on an ACLPOA registered Recreational Vehicle, including ATVs, golf carts, and boats. Amenity tags do not need to be worn while in the Campground. A vehicle sticker or guest parking pass will still be required for access to the Campground.

Dues, Trash, OARF(s), special assessments, interest, lien fees, or any other outstanding amounts must be paid on all properties owned prior to any owner receiving Amenity Tags, unless you have been approved for the ACLPOA Payment Plan.

Amenity Tags may be picked up at the ACL Office and the Safety and Security Office. If you would like your tags mailed, a self-addressed, stamped envelope must be provided with adequate postage.

Anyone found to be on the Common Properties without an Amenity Tag will be required to leave immediately. They may return with an Amenity Tag.

RECOMMENDED MOTION: APPROVE THE AMENITY TAG RULES AND REGULATIONS AS WRITTEN ABOVE. THIS WILL REPLACE THE CURRENT GUEST PASS POLICY. REFERENCES TO “GUEST PASS(ES)” IN THE GOVERNING DOCUMENTS WILL BE REPLACED WITH “AMENITY TAG(S)”.

CATEGORY: NEW BUSINESS-LEGAL
AGENDA ITEM: 11.4
SUBJECT: APPROVE FORECLOSURE OF LIENS ON ASSOCIATION LOTS

The lots, as identified on the “enclosed” list from Association Legal Counsel Phil Jensen, are recommended for foreclosure of lien per Board policy.

RECOMMENDED MOTION: APPROVE FORECLOSURE OF THE LIENS ON ACL LOTS AS IDENTIFIED ON THE ATTACHED LIST.

CATEGORY: NEW BUSINESS-MEMORIAL
AGENDA ITEM: 11.5
SUBJECT: APPROVE MEMORIAL

The neighbors and friends of May Cudworth would like to donate a memorial bench. This request would typically go through the Rules and Regulations Committee; however the meeting was cancelled due to lack of quorum and to avoid a lengthy wait for the property owner we are asking for the Board’s review. The completed form is attached.

RECOMMENDED MOTION: APPROVE THE BENCH IN MEMORY OF MAY CUDWORTH.

CATEGORY: NEW BUSINESS-OPERATIONAL PROGRAMS & PROCEDURES
AGENDA ITEM: 11.6
SUBJECT: BOAT SLIP ASSIGNMENTS

In order to administrate Slip to Trade, No Boat Slip Waiting List, and Sub-License Boat Slip assignments in a timely manner, the following changes to the Operational Programs and Procedures are suggested by management. The proposed changes are attached.

RECOMMENDED MOTION: APPROVE THE ATTACHED CHANGES TO THE OPERATIONAL PROGRAMS AND PROCEDURES.

CATEGORY: NEW BUSINESS - RULES AND REGULATIONS
AGENDA ITEM: 11.7
SUBJECT: CAMPGROUND

The Campground Committee has recommended the following change to the Rules & Regulations Section A. General Rules, #10, c.: “Reservations may not exceed four (4) weeks and may be renewable if site is available.”

This recommendation has not been reviewed by the Rules and Regulations Committee, as their meeting was cancelled due to lack of quorum in October. We are asking the Board of Directors to review the policy in the interest of time constraints.

RECOMMENDED MOTION: APPROVE THE CHANGE TO THE CAMPGROUND RULES AND REGULATIONS AS WRITTEN ABOVE.

CATEGORY: NEW BUSINESS - LONG RANGE PLANNING
AGENDA ITEM: 11.8
SUBJECT: SCOPE OF SERVICES

The Long Range Planning Committee has recommended to the Board of Directors to approve “performance of beginning phases of the “Scope of Services” (Steps 1 and 2 and extras where applicable) submitted by Planning Resources, Inc., at a cost not to exceed \$10,000 to come from the 2012 Budget (contingent expenses line item).” The Scope of Services is attached.

RECOMMENDED MOTION: APPROVE THE PERFORMANCE OF BEGINNING PHASES OF THE SCOPE OF SERVICES (STEPS 1 AND 2 AND EXTRAS WHERE APPLICABLE) WITH PLANNING RESOURCES, INC, AT A COST NOT TO EXCEED \$10,000 TO COME FROM THE 2012 BUDGET.