

Memorandum



To: ACL Board

Date: May 8, 2020

From: Megan Shamp

Memo #: 2020-21

Topic: May committee/commission changes

Recommendation: To appoint Marge Clark to the Budget/Audit Commission; and to accept the resignation of Marcy Stanger from the Recreation Commission.

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To operate at full efficiency and effectiveness for the benefit of the
Association*

Memorandum



To: ACL Board

Date: May 8, 2020

From: Jody Ware

Memo #: 2020-22

Topic: appointment of the Nominating Committee

Issue & Analysis: The Amended and Restated Bylaws state “The Nominating Committee shall consist of seven (7) Members appointed by the President with the approval of the majority of the Board at the Board meeting preceding the regular annual meeting. Said Nominating Committee shall serve for the year following the next annual meeting. The President shall make an earnest attempt to appoint to the Nominating Committee Members who are representative of all subdivisions of the Association, with at least one of them being a current Board member.”

Barb Hendren (Apache), John Killeen (President), Bill Bourell (Big Spirit), Mike Yorke (Big Spirit), Tom Sheehan (Apache), Dave Bohnenkamp (General Grant), and JoAnn Blackmore (Canyon Club) have all volunteered to serve on the Nominating Committee next year.

Recommendation: To appoint Barb Hendren, John Killeen, Bill Bourell, Mike Yorke, Tom Sheehan, Dave Bohnenkamp, and JoAnn Blackmore to the Nominating Committee.

Memorandum



To: ACL Board

Date: May 8, 2020

From: AECC

Memo #: 2020-24

Topic: Apple Canyon Lake Building and Environmental Code – 2nd reading

Issue & Analysis: The Apple Canyon Lake Building and Environmental Code prescribes the minimum standards necessary for the building of any structure, garage, dwelling, accessory building, septic system and water feature at Apple Canyon Lake. The Building Code was first adopted by the ACLPOA Board of Directors on November 20, 1982. The Building Code was subsequently revised and approved by the ACLPOA Board of Directors on December 17, 1988. Since then, the Apple Canyon Lake Building and Environmental Code has been amended or revised thirty times by the ACLPOA Board of Directors. While these periodic changes have responded to changing needs and challenges, the organization and format of the Code has been compromised. The Architectural and Environmental Control Committee has carefully rewritten the Code to serve and safeguard each individual property owner while, at the same time furthering the best interests of the Apple Canyon Lake community.

The Code presented today has been coordinated with the:

- International Residential Code for One- and Two-Family Dwellings
- Jo Daviess County Private Sewage Disposal Ordinances
- Illinois Subchapter r: Water and Sewage Part 905 Private Sewage Disposal Code
- ACLPOA's Primary Governing Documents

The Code presented today incorporates review comments and suggestions made by Architectural and Environmental Control Committee, legal counsel Key & Costello, PC, the ACL Legal Commission and the ACL Board of Directors. The AECC has unanimously voted to recommend that the BOD adopt the May 16, 2020 version of the Code. The Apple Canyon Lake Building and Environmental Code adopted January 2006 and all amendments thereto are to hereby be deleted and replaced with the terms of this Code effective coincident with the effective date of adoption.

Recommendation: To approve the full replacement of the Apple Canyon Lake Building and Environmental Code Amended 04-21-12 with these Amendments and Revisions dated May 16, 2020.

*Plan on a Page: High Performing Operations and Management
Long Range Goals and Measures – Assure the knowledge and understanding of roles,
responsibilities and governing documents by the Board of Directors*

Memorandum



To: ACL Board

Date: May 8, 2020

From: Shaun Nordlie

Memo #: 2020-23

Topic: Wiene Excavating Trade of Services

Issue and Analysis: A pavilion at the campground was budgeted in 2019. Due to permitting, the project has been delayed until 2020. The pavilion will be a 24x36 wooden structure with a concrete slab. Matt Wiene Excavating and Concrete was one of three contractors who bid the project in 2019. Wiene was awarded the job due to their price for the job with a quote of \$6,070. In April, Matt approached Ed Ziarko and asked if ACL would be interested in trading out the job in exchange for dirt. In exchange of the site work and concrete slab ACL would allow Wiene Excavating and Concrete to load and haul on their own thirty (30) loads of dirt from either the North Bay or President dirt piles. Each load will be 8-10 yards of dirt and is estimated at \$25 per yard. Association legal counsel has drawn up this agreement for this trade of services.

Recommendation: To approve the Agreement of Trade of Services between Apple Canyon Lake Property Owners Association and Matt Wiene Excavating and Concrete of Galena, IL.

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Open
discussion
about
COVID-19

13.1

CAMP

update

Memorandum



To: ACL Board

Date: May 8, 2020

From: Shaun Nordlie

Memo #: 2020-25

Topic: CAMP Timeline

Issue and Analysis: The Clubhouse Area Master Plan (CAMP) Architecture and Design Ad Hoc Commission has been working with the Farnsworth Group and Cord Construction on the design and construction documents to prepare for the start of constructing the Administrative Building. Cord Construction is working with contractors now to accept bids on the building and working with all parties on an updated budget. A start date of the project is necessary to plan for the trades and start a timeline for scheduling. Due to the COVID-19 pandemic; there is uncertainty on the economic impact felt at Apple Canyon Lake. With restrictions on amenities and facilities, budgeted additional revenue could be significantly under budget in 2020. Although annual assessments were due March 2nd, there are still owners impacted by the virus who can not pay their 2020 dues. With this uncertainty, the Board needs to consider the start date of the Administration Building and make a decision on whether to push the project to 2021. A delay in the start of construction would still mean the CAMP Architecture and Design and CAMP Financing and Marketing ad hoc commissions continue to work on the project to be prepared for a 2021 groundbreaking.

Recommendation:

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