



BOARD OF DIRECTORS MEETING

JUNE 17, 2023

8:00 A.M. – ACL CLUBHOUSE, 14A457 CANYON CLUB RD, APPLE RIVER, IL 61001

Join Zoom Meeting

<https://us06web.zoom.us/j/82754055448?pwd=Nm4zSC9nd1hPa1hoNHhkYWIBSDllZz09>

**Meeting ID: 827 5405 5448 Passcode: 614566
+13092053325,,82754055448#,,,,*614566# US
+13126266799,,82754055448#,,,,*614566# US (Chicago)**

AGENDA

- 1.0 CALL TO ORDER – 8:00 A.M.
- 2.0 EXECUTIVE SESSION – 8:00 A.M
- 3.0 RETURN TO OPEN SESSION – 9:00 A.M.
- 4.0 PLEDGE OF ALLEGIANCE
- 5.0 APPROVE/ADOPT MINUTES FROM THE MAY 20, 2023 BOARD MEETING
- 6.0 TREASURER’S REPORT
- 7.0 COMMITTEE/COMMISSION REPORTS
- 8.0 GENERAL MANAGER’S REPORT
 - 8.1 CAPITAL PROJECTS UPDATE
- 9.0 PRESIDENT’S REPORT
- 10.0 PROPERTY OWNER COMMENTS (3 MINUTES PER MEMBER)
- 11.0 ANY ADDITIONS TO THE AGENDA
- 12.0 CONSENT AGENDA- COMMITTEE APPOINTMENTS
 - 12.1 BARRY KREN - AECC
 - 12.2 PAMELA OPYD - CONSERVATION
 - 12.3 BILL BOURELL - CONSERVATION
 - 12.4 CHAIRPERSON - TELLERS COMMISSION
- 13.0 UNFINISHED BUSINESS
 - 13.1 MEMO 2023-032 RULES & REGULATIONS: INDOOR & OUTDOOR STORAGE
 - 13.2 MEMO 2023-027 – DEER MANAGEMENT RULE REVISION – 2ND READING
 - 13.3 MEMO 2023-028 – REVISED AECC CODE – 2ND READING
- 14.0 NEW BUSINESS
 - 14.1 MEMO 2023-036 - DESTRAFIFIER/MIXING MACHINE TEST

- 14.2 MEMO 2023-037 – LOT COMBINATION AGREEMENT 9A129/9A130
- 14.3 DISCUSSION – SECURITY DEPARTMENT (LEGAL COMMISSION)
- 14.4 DISCUSSION – 2024 PLAN ON A PAGE (POAP)

PLEASE CALL THE ASSOCIATION OFFICE IF YOU ARE UNABLE TO ATTEND.
Jen Callaghan, General Manager, ACLPOA

**Apple Canyon Lake Property Owners Associate
Board of Directors Meeting Minutes
May 20, 2023**

UNAPPROVED

1.0 Call to Order: Called to order by Chair Nolan Mullen at 8:00 AM.

Members present: Nolan Mullen, John Anderson, Steve Borst, Bob Ballenger, Bill Becker, Henry Doden, Mike Harris, Mark Kosco, and Laura Pratt. General Manager Jen Callaghan also present.

2.0 Executive Session: At 8:00 AM Mark Kosco motioned, seconded by Bob Ballenger to enter Executive session. Motion carried.

3.0 Regular Meeting: At 9:07 AM Bill Becker motioned, seconded by Bob Ballenger to return to Regular Session.

Pledge of Allegiance – after the Pledge of Allegiance, a quorum was present with the following Directors in attendance: Nolan Mullen, John Anderson, Steve Borst, Bob Ballenger, Bill Becker, Henry Doden, Mike Harris, Mark Kosco, and Laura Pratt. General Manager Jen Callaghan was also present.

4.0 Approve/Adopt Minutes – Mike Harris motioned “to approve/adopt minutes from the April 15, 2023, Executive Session and Regular Meeting.” Seconded by John Anderson. Motion carried.

5.0 Treasurer’s Report – Treasurer’s Report will be in *The Apple Core*.

6.0 Committee/Commission Reports

Deer Management – Gordon Williams reported they have an agenda item for today.

AECC – Joe Wiener—agenda items for today. Building permits were approved. Dual approval process on lot combinations. Committee has the authority to make those decision.

Maintenance – Carmel Cottrell reported they researching software for maintenance department and researching solar.

Zebra Mussels – Al Zobjeck – two main areas of concentration. IL Regulations for boaters was discussed—purging livewells/bilge pumps. Addendum to the Bass Club entry form was recommended to them. Created spreadsheets for the Natural Resource manager for documentation when it comes to treatment for algae and zebra mussels. Commission had a presentation from McCloud Aquatics—performing a three-phase treatment, 14 days apart. Shoreline application, monitor, leave and come back and will begin in July and end in August. Dr. Hammond may come out to watch this procedure. Responsibilities for ACL – any large algae blooms in the cove areas need to be taken care of prior to 4th of July. ACL is still responsible for Nixon Beach, Jumping Rock, Marina areas. Swimming and boating restrictions, still under discussion. Thanks to Bill Becker and Norm Vandigo for created over 20 treatment cages. Will all be at different depths. Natural Resource Manager can also use them during his treatment. Monitor the success of a particular treatment.

Trails – Tom Ohms reported they met last month – new signs will be seen soon. Going back to mile markers starting at the Marina, clockwise around the trails. Will help Julie get to accidents sooner, help respond faster. Oasis at North Bay bridge will be set up soon, picnic tables, etc. Working on a Safety and courtesy video. Shout out to Gary Hannon and Al Hendren - working with Ed on areas that need to be addressed. Will be improvements in the trails this year.

Recreation – John Anderson reported that they are starting the summer kick off next weekend. Still looking for volunteers. Pancake breakfast is back on. Concerns about an event happening at the same day as a board meeting.

Campground - Ron Carpenter – commission did vote on recommending selling the old griddles. We haven’t used them in a number of years.

Flood Mitigation – Ron Carpenter reported they have been meeting every week or two. Looking forward to logistics. Will not be a 2023 item due to bid process, timing, etc.—probably Fall 2024.

Dropping the lake a foot or two this fall to see how long it takes and to see if it works. Some say if we lower the lake it may help the zebra mussel issue. Discussing putting another valve on the outside of the existing valve. That can be addressed this year. Some things can be done in stages. Will still try to get the bid in this year.

Multi-Sports Complex – Gary Hannon reported this was budgeted for \$245K in '22. Went out for bid – came back at \$320K money was needed to a minimal standard of what the industry is today. Additional money was denied twice over. We realize it won't get done in 2023, even though the money has been allocated for 2023. Requesting a semi-commitment from this board, saying you will reconsider to look at additional monies needed for 2024. Will have to bid again, cost will go up. Scott LoSasso – consultant who has helped with the design is on the call as well. This is on the agenda for discussion later.

Legal - Sean Cottrell reported two new members have joined as of last meeting. Addressing the review process clarification, later on in the agenda today

8.0 General Manager's Report – thorough report in *The Apple Core*. Working on improving communications – will be a regular email from Jen directly addressing emerging issues. Running slim in every department in terms of employees. Dredge project is moving forward. Will be wrapped up towards end of June.

9.0 President's Report – will be in *The Apple Core*.

10.0 Property Owner's Comments – various owners were present and made comments

11.0 Additions to the Agenda

Bill Becker motioned “to add Post Dredge Survey to the 14.6 on the Agenda.” Second from Steve Borst, motion carried unanimously.

12.0 Consent Agenda: None

13.0 Unfinished Business

Motion from Bob Ballenger to suspend Roberts Rule of Order, second from Mike Harris, motion carried unanimously.

13.1 Discussion – Multi Sports Complex – Discussion: Scott LoSasso was present via Zoom along with Fred Kolkmann. Challenges on getting multiple bids. Main issue is the surface underneath the membrane. Scott LoSasso – decades old and probably not sound. Been repaired twice in the last ten years with substandard approaches. Basic foundation of that court needs to be redone. Nolan Mullen – is there an option to go over top of existing asphalt? Scott LoSasso – probably not – has dead spots everywhere – getting dangerous. Not any way to patch this. Fred Kolkmann – agree. Membrane system is not laying anywhere flat. To pull that off and relevel the asphalt pavement is not feasible. Courts at the stage in their life need to be replaced. Grading and paved in with a paver. Scott LoSasso - painted asphalt surface – not an additional layer on top of the asphalt. Comment earlier about the multi-aspect of this. There will continue to be the basketball and volleyball aspect. Not taking the multi-sport aspect away. Nolan Mullen – board is looking for ways to reduce costs. Fred Kolkmann – payment below is fluctuating. All new fencing is being planned. There is a life cycle to fencing, but you can save it. Elevations would change however. Some sections will have to be pulled due to trucks, but can be done. Can run some numbers to see where we are at. With an overlay, any crack that you currently have in the existing asphalt will probably occur within six months. Asphalt over asphalt. Two problems out there – cracking and unevenness of the asphalt surface. Bill Becker – moisture (water) underneath the surface? What are we doing to fix that? Fred Kolkmann – not doing much with that. We don't normally allow drain tiles underneath courts. Could put them around the outside pavement. Nolan Mullen – warranty was on the membrane only. The issue is the surface underneath. Can we get this done with the budgeted number? Can we get the cost down? Gary Hannon – reuse fencing, but you cannot reuse the poles. But will we have to go back to R&R to redo the fencing in a couple of years? I believe the commission has looked at all angles to save some money. Mark Kosco – any reason why we can't put this back on the table for discussion? 320,000 – get it done next year and in the budget for

next year. – Concern about the lack of multiple bids? If no one comes in you can solicit them to compete. Document the process. Fred Kolkmann – we do have projects where people are just not bidding. Scott LoSasso – the documented process was followed. Fred Kolkmann – the board can take the fiberglass out but you will assume the risk that surface cracking will not be warranted. Typically asphalt courts – we are getting 15 years. The asphalt you have down now is better than the new asphalt you buy now. One-year warranty. Would have to talk to Helm if they can hold prices. Nolan Mullen – 1) see if there are options to get the number down to the budgeted number with any of these other clients. 2) Would have to approve it to be done this year and borrow the money or 3) stick with the path we are on, saying no to \$320,000 and bring back to 2024. Bill Becker – borrow the money and try to keep it on schedule this year. We have an obligation to maintain the amenity. Right now it is \$320,000. Can we keep it at the \$320,000 right now? Fred Kolkmann – we had 90 days on the bid, we are past that stage. Best case is to go back to Helm to negotiate. Nolan Mullen – best thing to do is talk to Helm and come up with cost saving options and get those answers. Can they do it this year and what would the cost be. Concrete? More durable, low maintenance. Twice the price but may last twice as long. Fred Kolkmann – 75% higher than asphalt, but taking a look at life cycle costs, comes in much cheaper. Gives us the option to go over the asphalt. But that would not get done this year. Ron Carpenter – would certainly be looking at concrete. Fred Kolkmann – post tension concrete slab to put in – not something local concrete contractor can do. Closest one to us is St. Louis, Milwaukee, or Chicago. Bill Becker – want to make sure we are doing the right thing for the association. Not sure this is the best approach, maybe concrete is the best option. Nolan Mullen – get all the options: the cheapest option, the option we currently have (\$320,000) and the concrete option. Get that done as soon as possible. Gary Hannon – we’ve already exhausted the cost saving sheet.

Mark Kosco motioned “to reinstate Roberts Rule of Order.” Second from Mike Harris, motion carried unanimously.

13.2 Paddleboard Stickers - Mike Harris motioned “to approve the placement of the ID numbers and ACL yearly sticker to be placed on the top front on the stand-up paddleboards.” Second from Mark Kosco. NOTE: The Water Usage Stamp requirement from the IDNR has since been repealed for non-motorized vessels. Discussion: Sean Cottrell – did discuss this at length. All we decided was where to put the sticker. Fee discussion would have to come later. This would help find owners if tossed around in a storm, etc. Conversation moved, we didn’t agree there needed to be a requirement, but did decide where to locate. Steve Borst – where is the rule that we have to put a sticker on a kayak and canoe? Did R&R add paddleboards? Mark Kosco – board did vote on the fee. Last August – we classified kayaks as a watercraft. This motion is about where to put this on the paddleboard. If you don’t do this for this watercraft, don’t do it for all other watercrafts. Sean Cottrell – cannot find this in any rules or board meeting minutes. Nolan Mullen - under Rules & Regulations Housekeeping in August of last year. Mark Kosco – we know it needs to be registered, makes sense to put the sticker on the front. We know where to put the stickers on the boats, kayaks, etc. When you register at the office, you need a place to put the sticker. Meat of the conversation is where to put the sticker on the paddleboard which is classified as a watercraft. Registered so ACL will know it is okay to be on the water. Roll call: John Anderson – nay; Bob Ballenger – nay; Henry Doden – nay; Mike Harris – nay; Mark Kosco – abstain; Bill Becker – nay; Laura Pratt – nay; Steve Borst – nay; motion fails.

13.3 Indoor Storage Transfer with Sale of Property – Mark Kosco motioned “to table this agenda item, no motion available.” Second from Bob Ballenger, motion carried unanimously.

14.0 New Business

14.1 Deer Management – Mike Harris motioned “to have all hunters either sign in when hunting at the security office or sign in on the ACL Deer Management Login App and all hunters sign out in person or sign out another hunter if verified.” Second from Bill Becker. Discussion: did this go through Rules &

Regulations? Should go through Rules & Regulations. Adding the app to this – deer hunters already have to sign in. Motion rescinded. Bob Ballenger motioned “to table 14.2”, second from Bill Becker, motion carried unanimously.

14.2 ACL Building & Environmental Code – Corrections – Mike Harris motioned “to adopt the March 4, 2023 revisions to pages 1, 2, 3, 7, 11, 12, 15, 16, 31, 32, 36, 40, 41, 44, 46, 47, 48, 59, 61 of the May 16, 2020 version of the Apple Canyon Lake Building and Environmental Code, as approved by the AECC committee on May 6, 2023 at their regularly scheduled meeting.” Second from Bob Ballenger.

Discussion: Steve Borst – we were given those pages, why are the dates not the same? Are we re-dating every page? Some wording is not the same. Should be consistent. Page 40 and page 15 for example.

Joe Wiener – they were anticipating the changes that would have been made in the new governing documents. Dave Allgood-- Changes being made in this revision are not retroactive in nature. Revising and clarifying the documents. Housekeeping. Mike Harris motioned “to rescind the first motion.”

Second by Bob Ballenger Motion carried unanimously. Laura Pratt motioned “to adopt the March 4, 2023 revisions to pages 1, 2, 3, 7, 11, 12, 15, 16, 31, 32, 36, 40, 41, 44, 46, 47, 48, 59, 61 of the May 16, 2020 version of the Apple Canyon Lake Building and Environmental Code, as approved by the AECC committee on May 6, 2023 at their regularly scheduled meeting with Steve Borst’s edits.” Second by Mike Harris, motion carried unanimously.

14.3 Lot Combination Agreement 13A172 & 13A171 – Mike Harris motioned “to approve the combination of lots 13A172 and 13A171 on West Apple Canyon Road as per Lot Combination Agreement.” Second from Bill Becker. Discussion: Bob Ballenger - AECC has the authority to approve these. It might need to come to the Board for approval so that it is entered in the minutes. Mike Harris – still has always come to the board even after approval from AECC. Motion carried unanimously.

14.4 Lot Combination Agreement 12A106 & 12A107 - Bob Ballenger motioned “to approve the combination of lots 12A106 and 12A107 on Johnson Lane as per Lot Combination Agreement.” Second from John Anderson, motion carried unanimously.

14.5 Vendor Agreement with Chris Cakes – Mike Harris motioned “to approve the contract with Chris Cakes for a cost of \$6.00 per serving. Campground commission will charge \$10.00 per plate for adults, \$6.00 per plate for children. Proceeds from the event will be applied to the Campground designated fund.” Second from Bob Ballenger. Discussion: Steve Borst – the term proceeds is being misused. Should be net proceeds. Steve Borst motioned “to amend the motion to read net proceeds.” Seconded by Laura Pratt. Motion carried unanimously.

14.6 Post Dredge Survey – Steve Borst motioned “to approve the proposal from Integrated Lake Management to survey the bays Frentress has and will have dredged for a cost of \$17,000.” Second by Mike Harris. Motion carried with Henry Doden abstaining.

14.7 Discussion Reserved Lot Status (Board Policy) – Steve Borst motioned “to table the agenda item.” Second by Laura Pratt, motion carried unanimously.

14.8 Discussion Security Department (Legal Commission) – Bill Becker motioned “to suspend Roberts Rule of Order.” Second by Mike Harris, motion carried unanimously. Discussion: Sean Cottrell – The technical equipment needed for the presentation is not available here. Mike Harris motioned “to table the agenda item.” Second by John Anderson, motion carried unanimously.

Motion from Bob Ballenger to reinstate Roberts Rule of Order, second from John Anderson, motion carried unanimously.

Motion to adjourn at 11:44 AM made by Mike Harris. Seconded by John Anderson. Motion carried unanimously.

Corporate Secretary, Laura Pratt

Date

Apple Canyon Lake™
Property Owners' Association Inc

COMMITTEE/COMMISSION APPLICATION

NAME: BARRY KREN LOT #: 3-177

PRIMARY ADDRESS: 3-177 General Sheridan Ct.

LAKE ADDRESS: _____, Apple River, IL 61001

TELEPHONE: 815-354-3110 (home) (815) 492- 0291 (lake)
_____ (work) _____ (cell)

EMAIL: cstar2314@gmail.com

WHICH COMMITTEE/COMMISSION(S) ARE YOU APPLYING FOR: FLOOD MITIGATION AD HOC ?

WHAT SPECIAL TALENTS CAN YOU BRING TO THE COMMITTEE/COMMISSION?

I HAVE EXPERIENCE IN CONSTRUCTION, CONCRETE, DRILLING, AND AIR HAMMER WORK. IN THE FIELD AS A FORMAN, I SPENT SEVERAL YEARS DEALING WITH INSPECTORS AS WELL AS OTHER FORMAN AND GENERAL CONTRACTORS.

PLEASE INDICATE YOUR PREFERRED METHOD OF COMMUNICATION

EMAIL: HOME: _____ WORK: _____ CELL: TEXT

APPLICANT'S SIGNATURE Barry Kren DATE: 5-19-2023

RETURN TO: **ACLPOA OFFICE**
14A157 Canyon Club Drive
Apple River, IL 61001
815-492-2160 FAX
officemanager@applecanyonlake.org

Thank you. We appreciate your willingness to serve!

For Office use only:

Date Received: _____ Date Sent to Chair(s): 6-7/23 Email Phone _____ Date of Chair/Applicant Contact _____

Date Sent to BOD: _____ Approved by BOD? YES NO Applicant Notified Date: _____ Chair Notified Date: _____



COMMITTEE/COMMISSION APPLICATION

NAME: Pamela Opyd LOT #: 5A37

PRIMARY ADDRESS: 5A37 Eagle Feather Lane
Apple River, IL 61001

LAKE ADDRESS: Same as above, Apple River, IL 61001

TELEPHONE: (home) (815) 492- (lake)
(work) 630-638-1979 (cell)

EMAIL: pamopyd@comcast.net

WHICH COMMITTEE/COMMISSION(S) ARE YOU APPLYING FOR: Conservation ?

WHAT SPECIAL TALENTS CAN YOU BRING TO THE COMMITTEE/COMMISSION?

I am dedicated to the conervation of the lake and surrounding area and will work hard to protect the wildlife and vegetation.

PLEASE INDICATE YOUR PREFERRED METHOD OF COMMUNICATION

EMAIL: HOME: WORK: CELL: [checked]

APPLICANT'S SIGNATURE [Signature] DATE: 5-13-23

RETURN TO: ACLPOA OFFICE
14A157 Canyon Club Drive
Apple River, IL 61001
815-492-2160 FAX
officemanager@applecanyonlake.org

Thank you. We appreciate your willingness to serve!

For Office use only: Date Received: Date Sent to Chair(s): 6-3-2023 Email Phone Date of Chair/Applicant Contact 6-3-2023
Date Sent to BOD: Approved by BOD? YES NO Applicant Notified Date: Chair Notified Date:



COMMITTEE/COMMISSION APPLICATION

NAME: William Bourell LOT #: 5A37

PRIMARY ADDRESS: 5A37 Eagle Feather Lane

Apple River, IL 61001

LAKE ADDRESS: Same as above, Apple River, IL 61001

TELEPHONE: (home) (815) 492- (lake)

(work) 815-858-0850 (cell)

EMAIL: Billbourell@yahoo.com

WHICH COMMITTEE/COMMISSION(S) ARE YOU APPLYING FOR: Conservation ?

WHAT SPECIAL TALENTS CAN YOU BRING TO THE COMMITTEE/COMMISSION?

Avid Outdoorsman. Gardener who wants to help keep our environment pristine and healthy

PLEASE INDICATE YOUR PREFERRED METHOD OF COMMUNICATION

EMAIL: [checked] HOME: WORK: CELL: [checked]

APPLICANT'S SIGNATURE [signature] DATE: 5-13-23

RETURN TO: ACLPOA OFFICE
14A157 Canyon Club Drive
Apple River, IL 61001
815-492-2160 FAX
officemanager@applecanyonlake.org

Thank you. We appreciate your willingness to serve!

For Office use only: Date Received: Date Sent to Chair(s): 6-3-2023 Email Phone Date of Chair/Applicant Contact: 6-3-2023
Date Sent to BOD: Approved by BOD? YES NO Applicant Notified Date: Chair Notified Date:

Memorandum



To: Board of Directors

Date: 5/16/2023

From: Dave Homb – Chair of The Rules & Regulations Committee

Memo: 2023-032

Topic: Transfer of Indoor Storage Units

Issue: Clarification on the transfer of indoor storage units

Recommendation: The Rules and Regulations Committee recommends the following text to replace the current rule regarding the transfer of indoor storage units.

Current:

TRANSFER WITH SALE OF LOT All Indoor Storages are transferable only to another ACL property which is concurrently owned by the same property owner. Indoor Storage spaces may not be transferred to another property owner or with the sale of a lot.

Upon the sale of the lot, the Indoor storage License Agreement will automatically and immediately be terminated.

NOTE: INDOOR STORAGE 'SPACES' ARE ASSIGNED TO LOTS, NOT INDIVIDUAL PROPERTY OWNERS.

Recommended:

TRANSFER WITH SALE OF LOT All Indoor Storage spaces will only be transferred to another ACL lot which is owned by the same ACL property owner concurrently. Indoor Storage spaces assigned to an ACL lot will not be transferred to any other ACL property upon the sale of said lot. Unless transferred as described herein, upon the sale of any ACL lot, the Indoor Storage License Agreement will immediately and automatically be terminated.

NOTES

1) INDOOR STORAGE 'SPACES' ARE ASSIGNED TO LOTS, NOT INDIVIDUAL PROPERTY OWNERS 2) LOT, LOT OWNER, PROPERTY, AND PROPERTY OWNER, ARE USED INTERCHANGEABLY

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 Board of Directors.



Memorandum

To: Board of Directors

Date: April 29, 2023

From: Deer Management Commission

Memo: 2023-TBD

Topic: additional rule for section XX hunting
in the ACL Rules and Regulations

Issue:

Recommendation:

all hunters must either sign in when hunting at the security office or sign in on the ACL deer management login app. also all hunters must sign out at ACL security office in person or a hunter can also sign out another hunter if they verify the hunter is out of the hunting zone.

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 Board of Directors.

Chair: Adam Williams

**Apple Canyon Lake
Property Owners Association**



**Apple Canyon Lake
Building and Environmental Code**

January 2006

Amended 3-18-06 Amended 9-20-08

Amended 05-16-09 Amended 03-20-10

Amended 03-19-11 Amended 04-21-12

Adopted 05-16-2020

Amended xx-xx-xx

**14A157 Canyon Club Drive
Apple River, IL 61001**

(815)492-0900: ACLPOA Building Inspector

(815) 492-2238: ACLPOA Office

This booklet contains all Board of Directors approved amendments and/or revisions to the Apple Canyon Lake Building and Environmental Code through May 16, 2020

The Apple Canyon Lake Building and Environmental Code adopted January 2006 and all amendments thereto are hereby deleted and replaced with the terms of this title effective coincident with the effective date hereof.

May 16, 2020 MARCH 4, 2023

The Apple Canyon Lake Building and Environmental Code was adopted by the ACLPOA Board of Directors on 11/20/82.

The Building and Environmental Code was subsequently revised and approved by the ACLPOA Board of Directors on 12/17/88, prescribing minimum standards necessary for the building of any structure, garage, Dwelling, accessory building, septic systems, piers, and docks at Apple Canyon Lake.

Since 12/17/88 the Apple Canyon Lake Building and Environmental Code has periodically been amended or revised by the ACLPOA Board of Directors. Dates include:

8/19/89	2/17/90	2/15/92
5/15/93	8/21/93	5/24/94
9/21/96	5/16/98	1/01/99
2/19/00	3/18/00	5/20/00
7/15/00	9/16/00	12/16/00
3/17/01	1/19/02	8/17/02
1/16/02	6/21/03	7/19/03
9/18/04	1/15/05	11/19/05
3/18/06	9/20/08	5/16/09
3/20/10	3/19/11	4/21/12
5/16/20	xx/xx/xx	

**PREAMBLE
TO APPLE CANYON LAKE
PROPERTY OWNERS ASSOCIATION
BUILDING AND ENVIRONMENTAL CODE**

INTRODUCTION

This preamble is an integral part of the "The Apple Canyon Lake Building and Environmental Code".

The purpose of the Apple Canyon Lake Building and Environmental Code (The Code) is to provide owners and builders a complete guide when considering and planning new construction, or when other additions or alterations are required. It has been prepared by the Architectural and Environmental Control Committee (AECC) and approved by the ACLPOA Board of Directors (the Board) as the minimum standard for use at Apple Canyon Lake. It amends the Jo Daviess County, Illinois currently adopted version of the International Residential Code for One- and Two-Family Dwellings.

Nothing in the ACL Building and Environmental Code should be construed to be punitive in nature. It is intended to be a positive formulation to ultimately enhance the value of all our property. The AECC should be thought of as the representative of the ACL Property Owners in the pursuit of a mutually beneficial result.

THE AECC

The AECC is a Committee designated by the Not-for-Profit Act (805 ILCS 105/108.40) made up of volunteers with the majority of the Committee members serving as current elected members of the Board of Directors.

The ACLPOA governing document, *Amended and Restated Declaration of Covenants and Restrictions, Section VII (The Covenants)*, for Apple

Section 2. Duties of the AECC. The AECC shall approve or disapprove proposed improvements within sixty (60) days after all required information has been submitted to it. If AECC fails to approve or disapprove the proposed improvements within sixty (60) days, it shall provide the Owner with a written explanation of the reasons it has failed to act. In acting upon such applications, the AECC members may discuss and act on any such applications either at a regularly scheduled meeting or at a special meeting. Members of the AECC may attend such meetings in person, by video conferencing or by telephone. One copy of the submitted material shall be retained by the AECC for its permanent file. All notifications to applicants shall be in writing and, in the event that such notification is one of disapproval, it shall specify the reason or reasons for such disapproval.

Section 3. Composition of the AECC. The AECC shall be comprised of not less than three (3) representatives who shall be appointed by the Board, and who shall be subject to removal by the Board at any time. The Board shall appoint at least one (1) architect, licensed engineer or building contractor to the AECC, if one is available. The majority of the members of the AECC shall also be Members of the Board. Any vacancies existing from time to time shall be filled by appointments made by the Board. The AECC, subject to the Board's approval, may engage such inspectors or agents to assist it in the performance of its duties and responsibilities. No member of the AECC shall participate in the review of any application in which the member has an interest either as an owner or as the provider of any services for which the member is compensated.

Section 4. Liability of the AECC and the Association. No approval of plans and specifications submitted by an Owner pursuant to this Article by the AECC or Board shall be construed as representing or implying that such plans and specifications shall, if followed, result in properly designed improvements. Such approvals shall in no event be construed as representing or guaranteeing that any Dwelling, Multifamily Structure, Dwelling Accessory Building, Structure, Driveway, Water Facility, Fence, Wall, or other Structure of any type or other improvement built in accordance therewith shall be built in a

good and workmanlike manner. Neither the Association, the Board nor the AECC shall be responsible or liable for any defects in any plans or specifications submitted, revised or approved pursuant to the terms of this Article, any loss or damages to any Natural Person or Legal Entity arising out of the approval or disapproval of any plans or specifications submitted, revised or approved pursuant to the terms of this Article, any loss or damages to any Natural Person or Legal Entity arising out of the approval or disapproval of any plans or specifications, any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such plans and specifications.

Section 5. Duty of Inspection. The AECC shall have the power and the right to inspect the work being performed to assure compliance with the applicable provisions of this Declaration and all applicable codes and regulations, and the approved drawings. Approval of plans or work by the AECC shall not be deemed to be a determination that the applicable codes and regulations have been satisfied.

Section 6. Left blank on purpose

Section 7. Remedies for Un-Approved Additions and Alterations. If an addition, alteration or improvement that requires AECC approval hereunder is made to a Dwelling, Accessory Structure or Lot by an Owner without the prior written approval of the AECC or Board, then the Association may, at the discretion of the Board and in addition to all other rights of enforcement provided to the Association as set forth in this Declaration, the Bylaws, rules and regulations or as provided at law or in equity, take any of the following actions:

- (a) Require the Owner to remove the addition, alteration, or improvement and restore the Dwelling, Accessory Structure, or ~~and~~ Lot to the condition that existed prior to the making of the addition, alteration or improvement, all at the Owner's expense; or

The minimum living space in a Dwelling is one thousand four hundred (1,400) square feet. The minimum ground floor living space of any Dwelling shall not be less than one thousand (1,000) square feet.

The house exterior must be harmonious with the surrounding environment. To accomplish this, consideration should be given to the existing natural topography as well as the design of neighboring homes. Building exteriors must be made of concrete, masonry, vinyl, brick, wood, log construction, or such other building materials as may be approved by the AECC. All exteriors must be painted, stained, or finished in colors that are compatible and harmonious with the natural setting and other buildings within the immediate area, as determined by the AECC.

Detached garages should be designed to conform to the main Dwelling. The ground floor square footage of the detached garage shall be less than the Dwelling's ground floor living space. Garage doors should be of the overhead type. Driveways should be carefully located for practicality as well as overall aesthetic appearance.

As with all appurtenances, a fence should enhance, rather than detract from the overall appearance of the property. The use of rough-hewn woods or natural plantings as fencing and screening materials is encouraged.

Ground and structure mounted lighting fixtures should be carefully selected for compatibility. Such lighting should be subdued so as not to be objectionable to adjacent Property Owners. Utilize light fixtures that will illuminate the property without putting objectionable light on the neighbors' property or shine in their windows. Lumens may not exceed eight hundred (800) per fixture. Clear glass may not be used.

Erosion and sediment control measures are an essential part of structure construction. Environmental requirements are in The ACL Building Code because Apple Canyon Lake has steep slopes and erodible soil.

It is vital to the health of the Lake that erosion as well as nutrient and chemical runoff be minimized. Also, invasive species need to be avoided. Noxious weed control is expected. For these reasons a 50-foot lakeshore buffer zone has been established. This Buffer Zone, exclusive of permitted amenities such as docks, boardwalks, and beach areas should be left as is or restored to native vegetation as much as practical. When permitted by the AECC, due to the variations in slope, soils, and terrain, such items as terracing and retaining walls in conjunction with vegetation may be appropriate in some circumstances. All areas have their unique challenges and variation among properties is expected.

The ACL Conservation Commission maintains a list of prohibited plants as well as a non-exclusive list of preferable native vegetation plantings. ~~Noxious weed control is expected.~~ It is acknowledged that complete restoration is a long-term project and is expected to be ongoing and changing as new techniques become available.

All projects in the ACL Greenway shall be presented to and approved by Conservation Commission.

The AECC realizes that during construction it may be advantageous to make minor adjustments to approved plans. However, before any changes are made, it is the responsibility of the Property Owner to present any alterations to the AECC for approval by way of the Building Inspector or AECC designee.

warning. Upon issuance of a citation after the initial warning the \$500.00 debris bond shall be forfeited. In addition, a "STOP WORK ORDER" will be issued until compliance is assured and another bond is re-deposited.

D. Because of the implied hazard of burning treated lumber or other materials or unknown content, no construction materials will be burned on Apple Canyon Lake property.

103.7 APPROVAL OF PERMIT IN PART

Nothing in this code shall be construed to prevent the AECC from issuing a permit for the construction of part of a building or structure before the entire plans and detailed statements of said building or structure have been submitted or approved, provided adequate information and detailed statements have been submitted for the same and have been found to comply with this ACL Building Code.

104 LOT

Lot, also known as Unit, shall mean any numbered parcel of land, or any separately identified condominium unit, in any subdivision as shown on any plat of The Properties recorded under the provisions of Article II, but not including any of the Common Properties or Reserved Properties.

104.1 REDUCING OR DIMINISHING LOT AREA

It shall be unlawful to reduce or diminish the area of a lot ~~or plot of which a plot plan has been filed and has been used as the basis for a permit, unless a revised plot plan showing the proposed~~

~~changes in conditions shall have been filed and approved;~~
provided that this shall not apply when the lot is reduced by reason
of a street opening or widening or other public improvement.

104.2 LOT COMBINATION AGREEMENT

- A. Any two or more numbered lots may be combined by the property owner provided that any Lot combination must be done by written agreement.
- B. The AECC must review all lot combination agreements and may recommend approval to the Board of Directors.
- C. The lot combination agreement may then be approved by the Board of Directors.
- D. The lot combination may then be recorded with the Jo Daviess County Clerk/Recorder.
- E. After the lot combination agreement is approved by both the AECC and the ACL Board of Directors and is then recorded with the Jo Daviess County Clerk/Recorder, the Property Owner may make improvements to both lots subject to the ACL Building and Environmental Code. Provided further that any numbered Lots that are combined shall still be treated as separate Lots for purposes of assessments charged by the Association with each combined Lot continuing to be assessed a separate assessment as if no combination had taken place.
- F. Lots do not need to be adjacent to be combined.

106 VIOLATIONS (R113)

106.1 ENFORCEMENT – PENALTIES

If an addition, alteration or improvement that requires AECC approval is made to a Dwelling or Lot by an Owner without the prior written approval of the AECC, the AECC may, at the discretion of the Board of Directors and in addition to all other rights of enforcement provided to the Association as set forth in the Declaration of Covenants and Restrictions, the By-Laws, rules and regulations or as provided at law or in equity, take any of the following actions:

- A. Require the Owner to remove the addition, alteration or improvement and restore the Dwelling and Lot to the condition that existed prior to the making of the addition, alteration or improvement, all at the Owner's expense; or
- B. If the Owner refuses or fails to properly perform the work required under subsection (A.) above, the Board may cause such work to be done and may charge the Owner for the cost of the work as determined by the Board; or
- C. Ratify the action taken by the Owner, and the Board may, but shall not be required to, condition such ratification upon the same conditions that it may impose upon the giving of its prior approval.

106.2 STOPPING WORK

Whenever in the opinion of the AECC, by reason of:

- A. defective or illegal work in violation of a provision or requirement of this code or the governing documents

109 OFF-SITE CONSTRUCTION (R301)

109.1 REQUIREMENTS

Manufactured, prefabricated, and mobile homes are not considered to be a Dwelling. Off-site construction of open-wall components, sections, and panelized modules ~~and buildings~~ is permitted for installation within Apple Canyon Lake if the following criteria have been met.

- A. Jo Daviess County Illinois permits are issued.
- ~~B. The manufacturer submits detailed plans and specifications for each component of the total assembly in accordance with the section concerning information for permit application.~~
- ~~C. The manufacturer shall provide a certificate that the approved plans were followed.~~
- D. The manufacturer agrees upon request to open wall sections or other concealed areas as necessary for inspection on the site.
- ~~E. Dwelling must carry the *Modular Seal State of Illinois*.~~

110 CONSTRUCTION AND SETBACK REQUIREMENTS

110.1 FLOOR AREA (R501)

The minimum total living space of the Dwelling may be no less than one thousand four hundred (1,400) gross square feet as defined in the Building Code 101.4 Definitions. Minimum total living space does not include the garage and other non-living

space. The ground floor area living space of any Dwelling shall be the first floor and may be no less than one thousand (1,000) gross square feet. The first floor shall be entirely above the highest adjacent grade. Earth sheltered or below grade Dwellings are not permitted, although this does not preclude sloping backfill against first floor walls less than 3' above floor level.

110.2 BUILDING HEIGHT

No Dwelling shall be erected which has a building height of more than thirty-five (35) feet measured from the top of the foundation to the highest roof ridge line as viewed from the street(s). No detached Dwelling Accessory Building, Garage, or other Structure shall exceed seventeen (17') feet in height unless approved in writing by the AECC. The side wall of a detached Dwelling Accessory Building such as a garage shall not exceed twelve feet (12') in height unless approved in writing by the AECC.

110.3 BUILDING LINES

- A. Front setback is 27 feet from the property line adjacent to any street. This would include both streets on a corner lot.
- B. Side and rear setback is 10 feet from side and rear lot line.
- C. Lakefront setback is measured 100 feet horizontal from any portion of the lake shoreline as established at pool level elevation of eight hundred feet (800') regardless of the survey pin locations of the lot or intervening greenway space between the lot and the lake shoreline.

110.4 LOCATION ON LOT (R302)

either temporary or permanent. Temporary buildings or structures used during any construction, including repair, remodeling or renovation on any Lot, shall be on the same Lot where the construction is being performed, unless the prior written approval of another location is granted by the AECC. All temporary structures shall be removed upon completion of construction.

110.10 QUALITY OF ALL STRUCTURES

- A. Dwellings, Dwelling Accessory Buildings and Garages shall be of a quality of design, workmanship and materials which are compatible and harmonious with the natural setting of the area and the other structures within Apple Canyon Lake.
- B. All exteriors must be in colors that are compatible and harmonious with the natural setting and other buildings within Apple Canyon Lake, as determined by the AECC.
- ~~C. Manufactured and mobile homes are not considered to be a Dwelling.~~

111 CONNECTIONS TO WATER SYSTEMS (CH. 25)

A common water system has been installed to serve the Property Owners in place of individual wells. No individual wells may be drilled on any lot served by the common water system. It will be necessary for the property owner to file an application with the water utility company in order for the contractor to tap-in to the water system.

- E. Water and septic systems shall be installed as approved by the Jo Daviess County Health Department

112.3 GARAGE CONSTRUCTION- Attached/Detached

A. Attached and Built-in Garages

1. Construction same as required for the Dwelling.
2. The attached garage shall be separated from the dwelling and its attic by not less than two (2) layers of five-eighths inch (5/8") type X gypsum board or its equivalent.
3. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than two (2) layers of five-eighths inch (5/8") type X gypsum board or its equivalent.
4. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than two (2)) layers of five-eighths inch (5/8") type X gypsum board or its equivalent.
5. Any future modification or penetration of the firewall must be properly caulked or resealed to maintain the fire rating.
6. If there is a door opening between garage and Dwelling or habitable room, a 1-3/4" self-closing 20 minute fire rated door is required.
7. Installation of house heating unit or other fuel burning appliance in garage space is not permitted. Install 1-hour fire rated partition between space containing house heating unit and garage space.

~~8. Wood frame walls and doors common to Dwelling and garage. Finish on garage side to be a minimum 1 hour (5/8 gypsum board) fire-resistive construction. Where rooms occur over garage, ceiling and all walls shall be a minimum 1 hour (5/8 gypsum board) fire-resistive construction.~~

B. One-Story Detached Garages

1. Comply with construction requirements for one-story Dwellings with the following exceptions:
 - a. Bottom of concrete footings or supporting edges of concrete slab not less than 12" below natural grade, for frame garages.
 - b. Studs, maximum spacing 24" O.C. ~~Doubling of studs not required on jambs or openings less than 3' 5" wide.~~
 - c. Sheathing and building paper may be omitted.
 - d. Corner post may be two 2" X 4", or a 4" X 4".
 - e. Top plate may be single, provided rafters occur over studs and plate at corners is lapped to provide tie.
 - f. Rafter ties at eaves not less than 2" X 4", maximum spacing 6 ft. O.C.
 - g. Corner bracing is required, except where wood sheathing is used, and may be applied on the inside surface of studs.

- h. Flooring shall be concrete. Provide floor drain in compliance with Jo Daviess County Illinois requirements.

113 EXTERIOR MAINTENANCE (IPMC301)

- A. Property Owners shall maintain their property in accordance with International Property Maintenance Code (Jo Daviess County Illinois adopted as amended) - Chapter 3
- B. No items may be temporarily or permanently stored on a vacant Lot. Items include but not limited to, structures, vehicles, equipment, boats, trailers, campers, recreational items, building materials, firewood or any other similar items.
- C. Violators are subject to a fine upon citation by the Building Inspector or AECC designee until removal is confirmed by the Building Inspector or AECC designee.

114 LIQUID PROPANE TANKS (NFPA58)

114.1 ABOVE GROUND LP TANKS

- A. The unburied LP Tank will be placed away from street view
- B. The LP Tank location will comply with the required 10' setback from the side and rear property lines and will comply with NFPA 58 Separation Distances from Buildings illustrated in Figure 1.1(b) Aboveground ASME Containers
- C. The propane tank shall not encroach on or over the setback line, septic system or other utility lines

- B. When required due to the variations in slope, soils, and terrain, such items as terracing and retaining walls in conjunction with vegetation may be permitted with written AECC approval.
- C. Trees, alive or dead, shall not be cut down or trimmed within 50' of the shoreline without written AECC approval.
- D. Excluded structures include, but are not limited to sheds, boathouses, roofed structures of any type, large boat storage or shelters, parking areas, or ramps.

~~123.6 WATER FACILITY~~

~~No Water Facility may be built or maintained on any Lot without the prior written approval of the AECC. In its discretion the AECC may approve, prohibit or limit the construction or maintenance or location of any Water Facility and the use thereof. Each Owner shall be responsible for keeping any Water Facility located on his or her Lot in good condition and repair. Any Water Facility that is not maintained in good condition and repair shall be removed from The Properties by the Owner, at the Owner's sole expense, following written notice from the AECC.~~

124 EXCAVATION (R401)

124.1 CRAWL SPACES (R408)

- A. Floor: Four (4) inches of stone plus a ten (10) mil vapor barrier.
- B. Cross ventilation or mechanical ventilation is required.

permit. Seeding and planting activities that do not alter the existing ground contours are exempt.

E. Use of creosote treated material is prohibited at Apple Canyon Lake. Existing structures containing creosote will be allowed to remain. When being replaced, a permit is required and an AECC approved alternate material must be used.

125.2 EROSION SEDIMENT CONTROL PROCEDURES

- A. Before commencing construction, a silt fence (per ACL detail) must be placed along the lot lines or as noted on the approved plans. The silt fence must be maintained until the property has been seeded and restored to prevent erosion and encroachment on adjoining properties.
- B. Leave the soil bare for the shortest time possible. All excavated soil must be rough graded and reseeded with perennial rye grass. This is to control erosion until final grading and landscaping.
- C. Immediately after the backfilling of the foundation and septic system, seeding and a suitable mulch of hay or straw is to be spread over the exposed soil area to aid in erosion control before seed germination. Mulch shall be a minimum of one (1") to three inches (3") in depth. The Property Owner is responsible for having the mulch installed.
- D. All boardwalks and steps on slopes are to be of serpentine design and disturbed ground must be seeded and mulched immediately to minimize erosion. Expedient restoration of any



Memo

To: Board of Directors

Date: 6/5/2023

From: Tyler Hesselbacher, Kelsey King

Memo: Nixon Beach test Destratifier/Mixing Machine

Topic: Possible installation of destratifier to improve water quality

Issue:

It is known that Nixon Beach is continually inundated with dense aquatic weed mats and that algal blooms are regularly pushed into the beach area making the area undesirable for recreational activities. Nixon Beach is an area of high priority for the lake and we would like to ask the board to consider non-chemical methods for reducing this yearly issue to ensure the health and safety of property owners. Historical water quality data has shown our lake temperatures have increased from year to year. Water clarity has also increased due to zebra mussels which expand the photosynthetic zone where weeds and algae can grow. Our records for water quality show that phosphorus is especially abundant in our lake which also contributes to the growth of algal blooms. Chemical algal treatments are short term solutions that only work on the algae that is present in the area. An added downside to chemical treatments includes when the algae and weeds die, they sink to the bottom and add nutrients to the water which leads to more weed growth for the next growing season. Algae continually floats into the beach from other areas where they smell and look unpleasant for swimming. Management in the past has been spray treating and weed harvesting the weeds and algae in the beach with short term success rates.

As algal blooms are projected to only increase with increased water temperatures and continual nutrient loading if current data trends indicate, Nixon Beach will only see more algal blooms and continually reduced water quality. To mitigate this Tom Hausenbauer from the Limnetics Corporation has offered to do a test run with the company's $\frac{3}{4}$ HP Inclined Destratifier machine to see if it can help improve the water quality at Nixon Beach in order to reduce the weed and algae growth in the area. The company is well known for its Vertical Destratifier which has been used around the country to improve lake water quality. They want to test the effectiveness of the Inclined Destratifier in a smaller, controlled area as they have only used them in larger areas in past installations. This machine is designed to circulate large amounts of water and help nutrients naturally break down in the water column. If we can lower the amount of nutrients in the area, there should ideally be a reduction in algae and weed growth.

Recommendation:

Limnetics will provide the machine, power cord, anchor lines, delivery, installation supervision/participation and product support at no cost to ACL. ACL will only be responsible for the installation of the machine just outside of the designated swimming area between the north rock wall and the end of the first dock as indicated by the arrow labeled mixer on the map we have attached. ACL will be required to supply the power to the machine for around 3-4 months (or however long ACL so chooses) which is projected to be around \$300/month for the 3 HP motor. ACL will also need to provide anchor blocks (a minimum of 300 LBs per motor HP) and to bury the power cable that runs from the machine to the beach house as well as provide signs to indicate the buried power line to the public.

Limnetics has cage/fencing that will go around the machine both above and below the water in order to keep swimmers from getting close to the machine's moving parts. This machine will run 24/7 to try and circulate as much as possible. Limnetics plans to just run the machine for this summer to get a feel on if this will work or not. If Limnetics and ACL feel that the test is a success, then Limnetics would offer the machine at discounted price.

This is a link to Limnetics Corporation which provides further info on the machine:

<https://limnetics.xyz/>

LIMNETICS CORPORATION
15615 Embers Dr.
Mishawaka, IN 46545
limnetics.net 507-351-6371

June 7, 2023

To: Jen Callaghan, General Manager, Apple Canyon Lake POA

Ms. Callaghan,

To alleviate the problem of stagnant water of poor quality in the beach area of Apple Canyon Lake, Limnetics Corporation proposes a trial of a ¾ HP inclined mixer to circulate fresh water inward from the middle of the lake through the beach area as illustrated in the attached plan sketch. The objective is to reduce or eliminate stagnant water and algae / scum at the beach.

For the duration of the trial, Limnetics Corporation will provide at no charge:

- A. ¾ HP inclined mixer, per attached drawing and specifications, using 3phase motor;
- B. Variable speed motor control with 230 volt 1-phase input and 3 phase output in waterproof enclosure, including required choke;
- C. Anchor lines, frames, and hardware;
- D. Electric power cable, Type SOW, length 300 ft to connect mixer to motor control,
- E. Wire mesh cord grip, receptacle, and plug on mixer end;
- F. Delivery to jobsite;
- G. Supervision and participation in installation and startup;
- H. Material and labor for major repairs;
- I. Responsibility for damage to the machine during the trial.

Apple Canyon Lake will be responsible for providing:

- A. 230 volt single phase power hookup, including disconnect;
- B. Secure location for power hookup, either indoors, in a fenced area, or in a locked, ventilated electrical enclosure.
- C. Electrician services for installation, including additional supplies as required;
- D. Burial of the power cable from the beach house out into the water;
- E. Concrete blocks for anchors, quantity 24, standard 16"x8"x8" hollow;
- F. Installation participation;
- G. Boat for installation;
- H. Public safety, including all Postings, markings, lighting, etc. as required to warn the public of the hazards of the Destratifier, and enforcement of safety rules;

- I. Electricity for operation (\$100/month estimated);
- J. Monitoring of machine operation and condition of beach;
- K. Minor maintenance;
- L. Responsibility for damages other than to the machine during the trial.

Delivery and installation will be in early-mid July 2023 on a date mutually agreeable. Apple Canyon Lake POA will operate the mixer through Labor Day (September 4, 2023). Trial operation may continue during summer of 2024 if mutually agreeable to both parties.

If satisfied, Apple Canyon Lake POA will have the option to purchase all equipment at the following prices:

If purchased by September 30, 2023:	\$2,500.00.
If purchased by September 30, 2024:	\$3,500.00
If purchased after September 30, 2024:	\$4,000.00

Limnetics Corporation will have permission to use photos and descriptions for promotional purposes.

Please let me know if I can answer any questions.

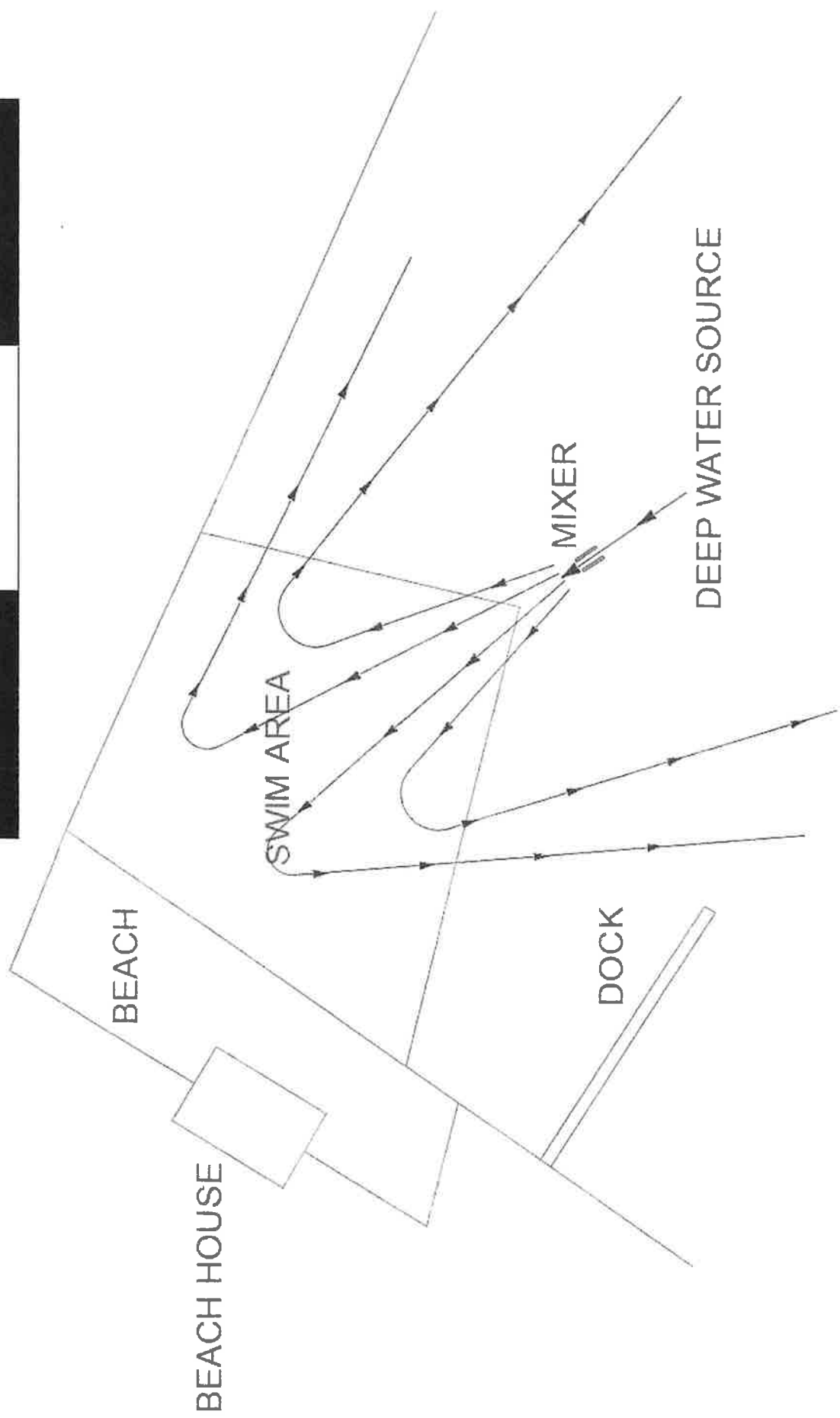
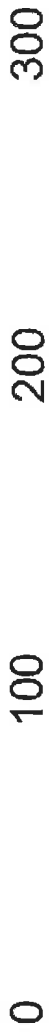
Thanks for your interest. I look forward to working with you.

Regards,

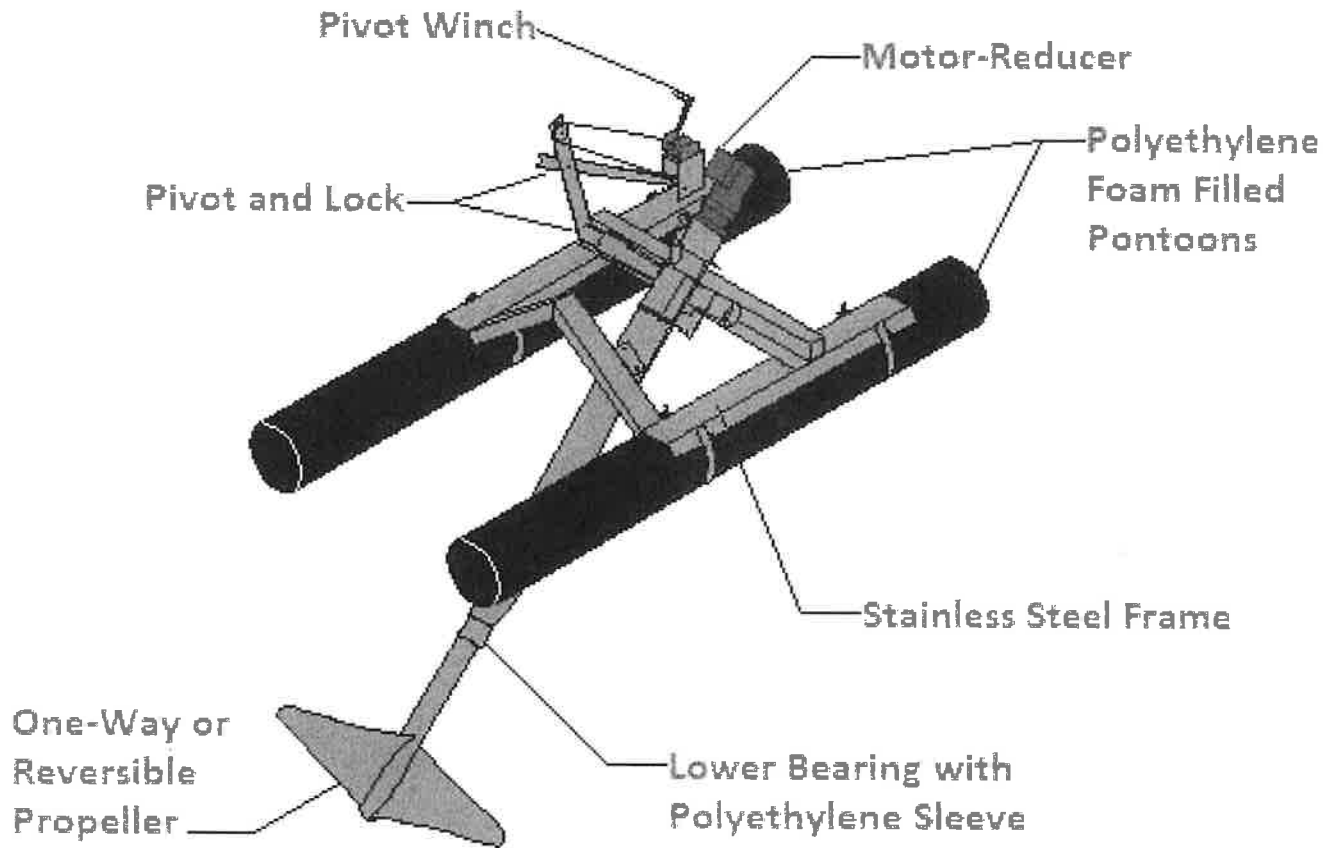
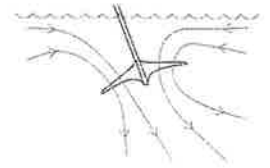


Tom C. Hausenbauer, P.E.
President, Limnetics Corporation

Scale in Feet



LIMNETICS 3/4 HP INCLINED



ADVANTAGES

- **Stainless steel frame, shaft, and prop**
- **4 months between oil changes**
- **Adjustable tilt angle for horizontal or vertical flow**
- **Two-way propeller, reversible by flipping lead wires only**
- **Weedless propeller**
- **Tilt-up propeller**
- **Water-lubricated lower bearing**
- **Can be launched from boat ramp**

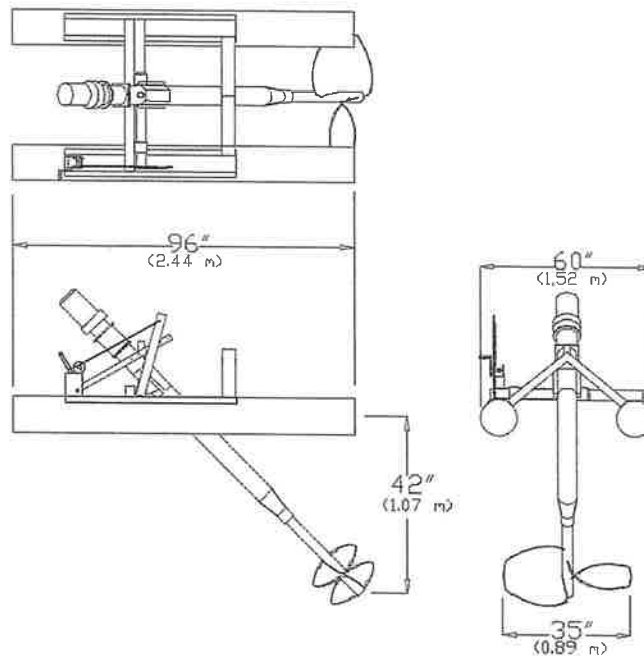
Limnetics Corporation

(507) 351-6371

info@limnetics.net

www.limnetics.com

LIMNETICS 3/4 HP INCLINED



SPECIFICATIONS

PROPELLER:

- Weedless
- 304 Stainless Steel Weldment
- Blades 304 Stainless Steel 10 ga (.134")
- Shaft 304 Stainless Steel Pipe
- Two-Way, Reversible by Lead Wire Swap Only

MOTOR-REDUCER:

- 1-Phase 115/230 Volt or 3-Phase 230/460 Volt
- 1800 RPM Motor
- Single Stage Reducer with Oil Level Sight Gauge
- Reversible by Lead Wire Swap

SHAFT :

- 304 Stainless Steel Pipe
- Precision Machined Upper Hub for Coupling
- Precision Machined Lower Hub for Propeller Shaft

HOUSING:

- 304 Stainless Steel
- Upper Flange Bolted to Housing Adapter
- Tapered Lower End Bearing Support

BEARING – UPPER:

- Deep Groove Double-Sealed Ball
- Located Above Waterline
- L10 Life Exceeds 10 Million Hours (114 Years)

BEARING – LOWER:

- Submerged Sleeve, Water-Lubricated
- High-Wear, Non-Corrosive Polymer
- Replaceable Without Removing Propeller

COUPLING:

- Jovejoy Jaw Type, Hytrel Spider

HOUSING ADAPTER:

- Hot Rolled Steel Weldment
- Precision-Machined Upper Bearing Bore
- Motor Face Alignment Register

PONTOONS:

- Polyethylene Pipe
- Polyethylene Welded End Caps
- 3/8" Minimum Wall Thickness
- Ultraviolet Stabilized
- Closed Cell Foam Filled

PONTOON FRAME:

- 304 Stainless Steel
- Two Cross Members
- Supports Winch and Pulley for Anchor Deployment

OPERATING ANGLE:

- Adjustable Angle 30 from Horizontal to Vertical

DIRECTIONAL PIVOT:

- 304 Stainless Steel Shaft & Lever
- Rotated by Winch & Stainless Steel Cable
- Located Totally above Waterline

Memorandum

To: ACL Board of Directors

Date: June 3, 2023

From: Joseph Wiener, ACL Building Inspector

Memo #: 2023-

Topic: Lot Combination Agreement 9A129 9A130



Issue & Analysis:

The Governing Documents contain setback requirements for dwellings, accessory structures, LP Tanks, and septic systems. Occasionally, one may find a lot that is too small, or too steep, or too full of sub-surface rock formations for what one wants to build. ACL Building and Environmental Code Item 104.2 provides for lots to be combined to relieve contiguous setback requirements. Finding that the application complies, the AECC has unanimously voted to recommend that the BOD approve the combination of lots 9A129 and 9A130.

Recommendation:

Regarding 9A129 and 9A130

The Board of Directors permits the combination of lots 9A129 and 9A130 on West Apple Canyon Rd as per that attached Lot Combination Agreement.

*Plan on a Page: Improvement of ACLPOA Properties
Long Range Goals and Measures – Develop and implement the Properties Master Plan
OYAP – Design and Construct Dwellings and Accessory Structures in conformance with
the Governing Documents*

**Apple Canyon Lake Property Owners' Association Plan-on-a-Page
2024-2028**

Commented [11]:

Commented [12]:

The Apple Canyon Lake Property Owners Association Board of Directors shall act in a fiscally responsible manner, as a fiduciary, while exercising all powers and authority vested in the Association, so as to preserve its values and amenities, and promote health, safety and welfare for the common benefit and enjoyment of its membership while maintaining its not-for-profit status.

Vision	Long Range Goals and Measures	One Year Action Plans
<p>High Performing Operations and Management</p> <p>To operate at full efficiency and effectiveness for the benefit of the Association</p>	<ul style="list-style-type: none"> Utilization of office management software data efficiencies for analysis and decision making Annually study and conduct cost analysis on financial operations including contracting, purchasing, and utility costs. Assure the knowledge and understanding of roles, responsibilities, and the Governing Documents by the membership. Review and appropriately update all Governing Documents on an annual basis. Find best ways to communicate to property owners. 	<ul style="list-style-type: none"> Continue to promote, educate, and support the membership to utilize the ACL owners' portal with an emphasis to increase membership usage, including the development of a Property Owner "Tool" Center with easy-to-understand instructions on how to find and use the many tools available to members. Communicate with membership changes to the Governing Documents through printed and digital platforms. Initiate the voting process to get the Restated Declaration and Bylaws approved by owners. Evaluate the performance of the restructured Food & Beverage operation and make changes as needed.
<p>Improvement of Infrastructure</p> <p>To develop, maintain and improve the existing infrastructure</p>	<ul style="list-style-type: none"> Create an on-going long-range capital development plan to include but not limited to flood mitigation, clubhouse area and offices, watershed management, dry dam improvements, dredging programs, and campground expansion. Provide consistent lake and environmental management. Review all reserved properties for functionality and purpose. Use modern day Reserve Study Principals to ensure R&R funding is adequate for future requirements. 	<ul style="list-style-type: none"> Secure funding and build the Memorial Pavilion Continue to monitor, measure, and address zebra mussel infestation utilizing staff, volunteers, and consultants. Finalize spillway renovation. Develop dredging plan using in-house dredge. Monitor the implementation of the watershed plan, including the filing of the Water Quality Grant (319) focusing on the Winchester Bay project. Continue Dry Dam Action Plan for sub-watersheds surrounding the lake. Review and update the "ACL Master Plan". Hire a consulting firm to revise and update the Reserve Study.
<p>Amenities and Services</p> <p>To study, develop, implement, and maintain existing and new amenities</p>	<ul style="list-style-type: none"> Develop ways to expand high demand amenities like Association docks and the campground. Create a long-range plan on adding additional amenities and services throughout the ACL properties. 	<ul style="list-style-type: none"> Study location options for additional Association docks and campsites. Review Dock Slip and Campsite Policies for equitable changes. Review and if desirable bring Reserve Properties into the Declaration as Common Property. Survey membership for direction on Amenity needs.
<p>Growth and Value Enhancement</p> <p>To promote membership and property of the Association</p>	<ul style="list-style-type: none"> Monitor the effectiveness of our marketing plan. Promote ACL Charitable Foundation and their fundraising activities for ACL enhancement. Study and assess the viability of bringing alternative utility sources to ACL Facilities Study opportunities for land acquisition by the Association in the surrounding area, primarily to protect the watershed or expand amenities. 	<ul style="list-style-type: none"> Develop a Master Marketing Plan. Convert viable areas of operation to Solar Energy.
<p>Governance</p> <p>To educate and properly train those in positions of authority</p>	<ul style="list-style-type: none"> Effectively invest in ways to educate BOD members, Committee/Commission Leaders, Committee/Commission members, and the leaders of our partners, e.g. Foundation, Garden Club, and Bass Club 	<ul style="list-style-type: none"> Evaluate the BOD nominating process and change as needed. Develop training program for the BOD. Develop a training program for all Committee/Commission Officers.