

**Dunlap Lake Property Owners Association**  
**Regular Monthly Meeting Minutes**  
**August 30, 2004**

**Present** : Larry Ahrens, Karen Aplin, Judy Budzileni, Russell Budzileni, Barbara Freeland, Don Hamilton, Jude LeTourneau, George Lynch, Alan Orbals, Andy Russo, Toni Siler, Marcia Wever

**Absent** : Bob Schnietz, Ron Whitman resigned

**Guest:** Jeremy Potthast, 322 Thomas Terrace, visitor, just wants to observe the meeting to see how the board operates.

Minutes from the last meeting, July 26 th , 2004 were discussed. The corrected Building Report is attached. Correction to the Fish & Wildlife report: \$12000 is an incorrect number and should read \$229.18 for the Fishing Derby expenses Alan Orbals moved to accept the minutes as corrected, Don Hamilton seconded, motion carried, none opposed.

Minutes from the Special Meeting on August 9 th were discussed. Correction noted was that Jim Otwell was not present. Barb Freeland moved to accept the minutes as corrected, Don seconded, motion carried to accept minutes with the correction that Jim Otwell was not present, so his name was moved to the Absent list.

**Financial Reports** : Jude LeTourneau passed out copies of the report and discussed bills paid and received. Assessments are still coming in. Russ moved to accept the report, Barb seconded, carried, none opposed.

Discussion of insurance: we carry liability in case someone is injured on lake property, which costs \$2017 yearly. The insurance agent will call Jude with a price for "errors & omissions" insurance and the scope of the coverage, which will be discussed at the next meeting.

**Old business :**

A correction to the proposed contract with Cochran & Wilken after reviewing the contract: on page 3, the date "November 2005" should be "November 2004". Addition: Cochran & Wilken will look into local ordinances/jurisdiction and add: "attached hereto as Exhibit A". Alan moved to accept with previously noted changes, Jude seconded, and motion carried, one opposed.

A tree in the lake has not been removed. Larry will send a letter by Friday.

**Committee Reports :**

**Building** : 2 permits were issued; report handed out to be attached.

There was a request to approve a fence, but the people making the request do not own property yet. They were told the fence should only go as far as the property line, not onto common area or parkway, and a permit cannot be issued unless they own the property.

Toni needs approval for her house plans. The restrictions require more floor space on the main level,

but the house is a tri-level, no main floor, so the committee must meet first. This motion was tabled until committee meets to discuss it.

**Finance** : Holiday Social, Fox Creek wants \$16.95 per person, Jude thinks it is too high, wants to try the Moose.

**Silt & Erosion** : Don wants to wait on cleaning the south end basins and channel until we hear from engineers how we should proceed.

**Safety** : No report. Toni gave the Eglinton's the combination to the lake access for repairs on their boat.

Combination cannot be changed, but locks should be rotated for security.

**Commons** : Need replacement for Ron Whitman, who resigned. Jeremy (visitor) wants to apply for general board member, interested in commons since that is open. By-laws, Section 6, Numeral III say to offer the open position to the person who got the second most votes. Gil Restrepo declined, so the open board position should be announced in newsletter then voted at next meeting.

Riprap done on all common areas? No, work is stopped, George will call Gusewelle, and then letters can go out about work that needs to be done.

**Dam & maintenance** : \$1600 for Hurst Roche for annual inspection of the dam. George moved to accept the bid, Don seconded, none opposed, motion carried.

**Fish & Wildlife** : Report from DNR, bass numbers and size very good, healthy, well balanced fish population.

**Restrictions** : A few homeowners are not in compliance. Letters can go out after the common areas are finished.

**Meetings & Elections** : Laptop is 10 years old and has Windows 98 software. Laptop has been freezing up, so Judy & Russ took off all old games and unnecessary programs, ran utilities. It works but needs to be upgraded or replaced. Majority of the board thinks it would be better to replace rather than upgrade. Judy will get estimates and let Don look at what data is on the computer. Will need to copy the existing data.

Website needs to be updated, minutes need to be added, social events need to be kept up-to-date. Will EZL maintain the website? We can hire it done, or take class to learn to maintain it. Judy will call Jude for info on getting the website back on and updated with newsletters, minutes, events and dates. Post it in the newsletter when the website is back and updated.

**New Business** : B3 common area has soil is eroding. Gary Arth is a contractor and wants to bid on fixing the problems.

Island triangle at Thomas Terrace has overgrown trees or shrubs that need to be maintained or removed.

Bonfire will be on October 16 th this year at the activities area.

Dock at the activities area had the handrails removed, dock is stable.

Alan moved to adjourn, Don seconded, motion carried. Adjourned at 8:15 p.m.