

Dunlap Lake Property Owners Association
Regular Meeting Minutes
October 24, 2005

Present: Larry Ahrens, Karen Aplin, Gary Arth, Virginia Bryan, Russell Budzileni, Susan Frey, Alan Ortals, Bob Schnietz, Toni Siler, Marcia Wever

Absent: Judy Budzileni, Barbara Freeland, Don Hamilton, Jude LeTourneau, Jim Otwell,

Guest: No guests

Meeting Minutes:

Edits to Sept. 26, 2005 Regular Meeting Minutes:

- No one was named as seconding the approval of previous minutes
- Under Financial Report: should read "compilation" reports 3/1/03 through 2005
- A line was struck, which was the 5 th paragraph about leaving Executive Session, because that line belongs in the minutes of the Executive Session.
- An awkward phrase at the end of the 8 th paragraph, changed to "unanimously approved"
- Added the address of 312 E. Lake to the last paragraph on Restrictions committee items

Sue Frey moved to accept minutes of the Regular meeting on Sept 26, as amended, Bob 2 nd . Minutes were approved as amended.

Review of minutes of the Special Meeting on October 10, 2005, requested changes:

- Al wanted to strike all but the first line of the first paragraph, but the tape recorded the handouts being distributed at this time and discussed later.
- The second paragraph was changed to "Al asked Sue" rather than "Sue was asked"
- The next sentence of the same paragraph should read "Piskulic & Birmingham's review" rather than "Barb & Al's review"
- The fourth paragraph should be changed to read: According to the Piskulic & Birmingham analysis, there was \$9,840 missing from transfers from savings to checking, and \$25,086.96 in unsubstantiated checks made out to Jude LeTourneau or to cash, for a total of \$34,926.96.

Sue moved to accept the special meeting minutes from October 10, as amended. Gary 2 nd , motion passed unanimously.

Executive Session minutes were reviewed and amended. Motion to accept with amendments by Toni, 2 nd by Sue, motion passed unanimously.

Financial Report : Virginia handed out copies of the financial report. In review, Virginia added a column for Administration and lists expenses for each committee individually. Other suggestions: Lou

Perini's bills for mowing should be out of the budget for Dam & Maintenance unless it is for the area at the south corner of West Lake Drive, which is not part of the commons contract for mowing, but needs mowing periodically. Lou Perini charges \$500 for mowing the dam as needed, and we call him when the West Lake Drive are needs to be mowed.

Marcia moved to accept report as amended, 2 nd by Sue, motion passed unanimously.

Old Business : Sue reported that the Resignation & Estopple form was presented to Jude LeTourneau, who said she will have her attorney look at it before she signs it. Jude has a week to sign the Resignation & Estopple. The letter to the Association was not presented at this time. After some discussion, it was decided to consult attorneys to see if the letter should be presented or not.

Marcia brought information about a company that manages subdivisions, City & Village. A page from their website was printed for the meeting. We also had bids from William Tierney, O'Sabien Bookkeeping, Carl Weakley, Piskulic & Birmingham, and several others who had responded to the first bid request. These were referred to the Executive Board; a committee meeting will be called for discussion and recommendations to the Board.

Committee Reports :

Building : Karen issued two permits: Arvil McDaniel purchased Andy Russo's house, requested a permit for a boat dock, and Marcia Wever, who also asked for a boat dock on the E1 common area. Karen has a permit pending for David Valley, who purchased lots F13 & F17 on West Lake drive, vacant lots next to Pederson and Gent. He wants a boat dock on the W1 common area on West Lake Drive. Karen is waiting for verification of the purchase and checking to see if assessments are paid. Virginia will check if the assessments are paid.

Commons : Gary checked at Market Basket for trees, they are out of appropriate trees. Gary wants to wait until spring to plant three ornamental trees on the Thomas Terrace triangle. We will have better choices then.

Contractor Compliance : No Report

Dam Maintenance : No Report

Finance : Previously discussed.

Fish & Wildlife : Ken Nelson told Virginia that he noticed water backing up in the creek. A beaver has a large dam on the creek. A trap was placed, then realized there was no permit, so a permit was requested and the traps will be reset. Permit is good until November 9 th . Bills were presented for expenses related to the traps.

Walleye will be delivered by Logan Fish Farm in a couple of weeks.

Legal : No report.

Meetings & Elections : Russ asked for a budget for the price per person for the Holiday Social. After

a discussion, the Board decided that up to \$15 per person is a good price limit.

Restrictions : No Report

Safety : No report

Silt & Erosion : One pre-bid contractor, with 26 years experience in dredging, walked around the lake and suggested buying the Russo property and containing all the silt, moving the creek and changing the drainage, but his entire bid would come later from Steve Trevant (spelling?)

Larry also contacted another dredging company and got some cost estimates on leasing equipment, which was discussed. An operator would need to be hired to run the dredge.

Website : Do we want to add old minutes back onto the website? No

New Business : None

Motion to adjourn : Bob moved to adjourn, 2 nd by Marcia, none opposed.