

**Dunlap Lake Property Owner's Association  
Regular Meeting  
November 28, 2005**

**Present:** Larry Ahrens, Karen Aplin, Gary Arth, Virginia Bryan, Judy Budzileni, Russell Budzileni, Barbara Freeland, Sue Frey, Alan Ortvals, Bob Schnietz, Toni Siler

**Absent:** Don Hamilton, Jim Otwell, Marcia Wever

**No Guests**

**Meeting Minutes :** Karen asked if the edits for the minutes of the Executive committee would be published. The minutes of the Executive Session are not published. Under Silt & Erosion, Larry asked to take out the price quote, as it was not exact, and a bid would follow. Barb moved to accept minutes as amended, Karen seconded, all in favor.

**Financial Report :** Virginia passed out an updated report for discussion. Larry thought the cost of mowing was high. Assessments: Assessments we collected this year total \$60,000, and should be closer to \$70,000. If we include past unpaid assessments, we should have collected \$95,000, so we are about \$35,000 behind on collections. Of that \$35,000, about \$12,000 is from this year, in rough numbers. Virginia knows of about 7 people who owe more than \$1000, the rest are smaller amounts. Some already have liens.

Lots A25 & A26 roughly 350 East Lake Drive: the Board needs to decide whether to exercise the Right of First Refusal or waive the right. No assessments are due, these are empty lots. Virginia moved that we waive our right of first refusal, Barb 2 nd, all in favor.

Beeman's sent a check in August, check has not been credited. Virginia moved that if Beemans have a cost attached to stopping payment on the first check, the board pays the fee. Toni Siler 2 nd, motion passed, all in favor.

Larry brought up a property that was sold without using a title company, there was a lien on one of the properties, but it was not collected at the time of sale. The new owners have not paid assessments since the purchase.

DLPOA has a tax id # and taxes will be taken care of this tax season.

**Old Business :** Sue has the signed resignation and Estopple from Jude LeTourneau. The letter to the Association was sent to our attorney, John McCracken who contacted Jude's attorney, Mr. Lucco with no response. Barb moved that we direct Mr. McCracken to notify Jude's attorney, Mr. Lucco, that they have until December 15 to contact us before we send letter as written. Larry 2 nd, all in favor.

**Building:** Karen issued 3 permits: one for common area W1 for people who do not live on lake but own property on the lake.

See report. 380 East Lake Drive wants to do a garage addition. 325 Thomas Terrace wants to do a home addition which is within the restrictions.

**Commons** : Jim sent Alan email which will be discussed later. No report yet

**Contractor Compliance** : No report

**Dam & Maintenance** : No report

**Finance** : Marcia was calling on City and Village and Tierney, No report. Changes should begin at next fiscal year.

**Fish & Wildlife** : A beaver dam was found and permission received to tear out the dam, work was done. The beaver was trapped and killed, DOC was notified. Logan fish farm hasn't responded about the walleye yet. They can be stocked through the winter, so Gary will call again.

**Legal**: No report. Alan asked Barb to check with Mr. McCracken about outstanding debts from unpaid assessments to see if we have any recourse other than liens.

**Meetings & Elections** : Holiday Social, additional reservations were taken. Judy will call with a final count estimate of 60 people. Barb, Sue, Virginia and Karen will decorate for the social. Costs: \$15 per person, \$100 for the room and \$5 per table for decorations. Other places called, Fresco was \$25/ person, local hotels were higher.

The Annual Meeting date was chosen, Thursday, February 23. The Board will need to produce a newsletter and invitations to the Annual Meeting. The time was set at 6:00 p.m. for drinks, dinner at 7:00 p.m., and the meeting to begin at 8:00 p.m. Alan appointed a nominating committee: Karen Aplin, Barb Freeland, & Marcia Wever. There are seven board positions to fill, the committee will report nominations at the January meeting.

**Restrictions** : No report

**Safety** : A pontoon boat is tied at the activity area, and has an unidentified black sticker #946, Scotty Boat, Toni needs to run a title search to identify the owner  
A paddle boat is tied at Jude LeTourneau's dock and has not been claimed yet. Mannings are missing a kayak.

**Silt & Erosion**: Alan received Don Hamilton's resignation as Silt Chair and from the Silt Committee. Alan nominated Larry to co-chair the Silt Committee. Second by Bob, none opposed.

Larry will follow up on the bids for dredging and digging the silt basins.

Barb moved that the Association exercise the Right of First Refusal on the Russo property and amended the motion to state the price should not exceed list price up to \$58,000. Sue seconded the motion.

**Website** : Web pages are available for committee reports as received.

Old minutes, removed last fall, will not be added back onto the web page. Paper copies are in the files.

The newsletter articles should be sent to Judy by December 30, so it can be published and mailed by the second week of January. Committees should report monthly and these reports should be in the newsletter. The Association needs to know what the money is spent on and how the Board spends its time.

No New Business

Motion to adjourn by Bob, second by Judy, all in favor, none opposed. Meeting adjourned.