

**Dunlap Lake Property Owners Association  
Regular Meeting  
June 27, 2005**

**Present:** Larry Ahrens, Karen Aplin, Gary Arth, Virginia Bryan, Judy Budzileni, Russell Budzileni, Barb Freeland, Sue Frey, Don Hamilton, Alan Orbals, Jim Otwell, Bob Schnietz, Toni Siler, Marcia Wever

**Absent :** Jude LeTourneau

**Guest :** Ken Nelson, 112 Hollyhock, said he got a visit from the assessor and has some questions:

Who owns the lake? *DLPOA .*

Do we pay taxes? *Treasurer fills out forms, not sure if we pay .*

Who owns the parkways? *DLPOA .*

Ken's assessor said the value of his property was increased by a pier/dock. Who owes the taxes for the increase? *The homeowner pays the tax because the homeowner leases the parkway and a dock is a leasehold improvement. The neighbor who has a dock on the same parkway is responsible for his own increase in property tax.*

**Guest:** Roy Wehling: Wants to know what is going on with dredging. Alan told him it would be discussed during the Committee Reports.

Minutes of the May 23, 2005 meeting were discussed. A correction to the Building Report was needed: Permits, listed as 36-36 should be 34-36. Commons committee: add B3 as the location of work to be done. Barb moved to accept the minutes as amended. 2 nd by Karen, all in favor, none opposed.

**Old business :** Judy still has no keys for the bank deposit box or the storage area. Someone at the last meeting brought up that the secretary should be the records keeper, according to the By-laws. Records have not been passed to Judy and written committee reports are not turned in regularly. Copies of liens, permits, both issued and denied with related paperwork, treasurers reports (mostly received), and any correspondence related to the city, silt project, legal work, etc. should be stored in the DLPOA Storage unit. Files should be filed by year, month, and committee or project.

**Building Committee :** Karen issued 5 permits, (see report). Mr. & Mrs. Urbanek for a boat dock, Vivian Raphael for a boat dock, Signature Homes for a boat dock, Ms. Simmering & Walker, 524 East Lake Drive asked for a permit for a garage on the front of the property and the permit was issued, David & Sandra Brock, 106 Thomas Terrace @ Schwartz for a garage and a breezeway.

Karen asked if the Board would approve a variance for a retaining wall, which needs to extend onto the parkway to within 10-15 feet of the water. After a discussion, the Board said they would grant the variance because of the restrictions of the lot require the extension for structural safety. Marcia made the motion to approve the variance to extend the retaining wall onto the parkway, Jim Otwell 2 nd , motion carried, none opposed.

**Commons Committee :** Thomas Terrace Triangle, Gary Arth took all the roots and gravel off the area, left 3 boulders and added topsoil/silt from E8. The area still needs more topsoil if we want fall planting

or landscaping. The previous contractor didn't charge for removing brush and stumps because he couldn't finish the work.

Jim Burns Trucking hauled off the gravel and debris to common area B3. Jim Otwell moved that the board should compensate Gary Arth for his work. Don 2 nd , motion carried, none opposed. Gary will send a bill to the treasurer.

Concerning common area B3 across from the Triangle: erosion near Brian Polinski's, Jim had a contractor who accepted a contract, but contractor can't perform the work, so Jim released him from the contract, and Polinski's released him from their tree cutting work. A new contractor was approached, but the new quote will probably be more than \$3900. Gusewelle or Burns are possible contractors. Barb moved to give Jim the authority to enter into a contract to do the work on B3 for \$5000 or less. Don 2 nd , motion carried, none opposed.

Common area between Joe Fauvers and Budzileni's has been mowed. There are downed trees and some parts stay wet. This area should be added to the regular commons mowing.

**Contractor Compliance** : Silt fencing at the Oaks and Ebbets Field were in bad shape. Alan sent a letter to Tim Haar to request that the silt ordinances be enforced.

**Dam & Maintenance** : Lou Perini mowed the back of the dam, and Russ wants to get new chains for the entrance to the back of the dam. The current chains are in bad shape. The firelocks can't be opened and installed on the chains because the key can't be removed when the lock is open. Russ will get the firelocks installed when he gets the chains. The annual inspection should be scheduled for August. It must be done when it is dry so the tunnel can be accessed.

**Finance** : Do we need an audit? Yes, see Section 6, P. 3 of By-laws. The audit can be done by the executive board, but Barb and a few others felt that an outside auditor should do it. Judy moved to have at least 3 bids from licensed CPA's before the next meeting when the Board will vote for one. The audit should go back to March 1, 2001, for full fiscal years ending February, 2005. Bob 2 nd , none opposed. Bids should include a breakdown of cost by year. The bidders should be told how much money is involved: Annual revenues of about \$70,000, and expenses averaged from the financial reports.

Written bids should be received in writing prior to the next meeting on July 25 th.

**Fish & Wildlife** : Gary said four raccoons and some muskrats were trapped & released, and they had a false alarm about a beaver.

Virginia has been testing the water clarity, and sent an article for the newsletter. The south end was quite cloudy and the runoff area from Oaks is not quite as bad, but after a heavy rain, the disc could be seen about a few inches down, but clears up after a few days. The south end doesn't clear up much. The EPA has a lake-monitoring program, which Virginia needs training for, but Virginia will continue to monitor the lake clarity as before.

Gary talked about restocking the lake. We need to get on a list for restocking after checking to see what has been stocked in the past

**Legal** : No report.

**Meetings & Elections** : Judy thinks we should be having more silt committee meetings, but it is difficult to get everyone together. The next meeting is July 25<sup>th</sup> before the regular meeting.

**Restrictions** : A resident requested, in April, to have "no wake" signs put in her cove near Hollyhock, but nothing has been done yet. Larry agreed to write a letter telling her the restrictions cover wakes, no sign is needed.

**Safety** : No report, had questions. Toni has water-testing equipment; does Virginia need it? Yes, Toni will bring the equipment to the next meeting. Toni also had a question about the guidelines on the motor size on johnboats up to 11 feet long. IDNR may be able to help with enforcing the engine size on the boat. The boat should state the safest engine size, larger engines would violate safety regulations. Toni will check into it before taking action.

Marcia has "No Trespassing" signs, but needs posts. Call JULIE before digging posts.

**Silt & Erosion** : Marcia moved to authorize Jim Otwell to offer \$15,000, but not more than \$25,000 for the Russo property, Lot 35, contingent on financing, permits, association approval and due diligence, closing in 6 months. Sue 2<sup>nd</sup>, none opposed, motion carried.

Don will approach the city to see if we can place silt on about 4 acres of Glik Park.

The deadline for the presentation to the rest of the Association should be set by the next meeting, which will be July 25<sup>th</sup>.

Roy Wehling asked what the timeline is for dredging and making the silt basins. He said this has been going on for over 6 years. The board told him there is no timeline yet, it is to be set when we know how much land we have to place silt for drainage. Roy suggested that if the Board cannot come up with a timeline, the Association should hire an outside firm to do the entire project. Board members pointed out that the Cochran & Wilken Report states a need for about 15 acres for silt drainage, but that amount of land is not available in our watershed, so the project must be broken down into parts and done over time. That is why there is no viable timeline yet. Once the final timeline and budget is Board approved, it will be presented to the Association for a vote. The plan should be ready by the end of September. Roy wanted to know if the Board backs both the dredging and the silt retention basins. The Board said they can't answer at this time. In a perfect world, we would all do the entire plan, but we don't have land enough for silt drainage, and we don't have the money to do the entire plan at this time.

**Website Committee** : Judy has updated the website and the newsletter is ready to go out, probably in the next two days. Newsletter will go on the website when it is mailed. Pictures of the Fishing Derby and the Lake Cleanup will also be uploaded to the website when the CD is ready.

**Silt Committee**, question from guest Roy Wehling. What is the timeline for digging the silt basin. Can we hire an outside firm to dredge and dig? Present timeline to association by September, October. Silt committee has to get board approval then present to the association.

**New Business** : Retaining walls on Hollyhock, need to come 12-15 feet from the water edge onto the parkway to make the retaining wall safe. Board will grant a variance due to the elevation of the site. See Building Committee Report.

Ashley Whitman's email letter to the Board was addressed, Alan said he had already responded.

A survey requesting information from the Association was discussed. The Board discussed the survey and rejected sending it out until more information is available to present to the Association.

Karen moved to adjourn, Marcia 2 nd , meeting adjourned.