

Dunlap Lake Property Owners Association  
Regular Meeting Minutes  
4-24-06

**Present:** Larry Ahrens, Gary Arth, Virginia Bryan, Judy Budzileni, Russ Budzileni, Barb Freeland, Sandra Fultz, Alan Orbals, Toni Siler, Michael Weber, Roy Wehling, Mary Jo Weimer, Marcia Wever.

**Absent :** Faye Nelson, Bob Schnietz

**Minutes from 3/27/06 :** Amendments: Dam & Maintenance, Russ will ask George to volunteer. Silt & Erosion: on page 3 of the minutes, remove the phrase "takes 3-4 weeks to get permits to dredge and leave in 3-4 months get permits to dredge and the permits are good for about 18 months. Barb moved to approve minutes as amended. Larry 2 nd , all in favor, amended minutes were approved.

**Guests :** Irene Homyer and Marilyn Wolfe came to ask if parkway is leased by a homeowner, who is responsible for taking out trees? Answer: The homeowner leasing the property is responsible for taking out the trees.

**Financial Report :** Virginia passed out a copy of the Finance Report, and reviewed the expenses and the proposed budget. Budget items were discussed and adjusted for expected spending. Barb moved to accept Finance Report, Roy 2 nd , all in favor, motion passed.

Virginia asked if we should send letters to the last 20 or so people we have just found addresses or owners for, telling them they owe assessments and that the resident list and unpaid assessment list will be turned over to City and Village soon. After discussion, the Board said yes, the letter should be sent before we turn the lists over.

**Old Business :**

Karen Aplin returned her "black book", so that was given to Sandra Fultz. Sandra asked about common areas. There are maps in the book to help identify common areas and they are marked with signs on each area.

Barb contacted Zubal and was going to meet with him the day it stormed and they never met, Barb and Sandra will get together with Mr. Zubal about the dock.

**Committee Reports:**

**Building:** (see Report) 4 permits were requested by residents. After a discussion, the Board approved the permits.

**Commons:** Denise at Metro-Area emails Sandy when she mows. They have mowed a few times, and it doesn't seem to be as professional looking as Greenside, and they don't seem to

have the equipment to do the work. Denise came back with a request of \$1500 per mowing, which was rejected, so she stayed with her original bid. After a lengthy discussion, Barb moved that we give 30 days notice to Metro-area and ask Greenside if they will mow at the price on their bid. Toni 2 nd , all in favor. Sandy will call or email, and then follow with a letter giving Metro-Area their 30-day notice, and will check with Greenside.

A treetop is broken on Barnett near the boat ramp, and Sandy has bids to have it taken out, but there is a question about whether the homeowner is responsible or the Association. The Commons Committee will go and look at the tree and the property lines to determine who is responsible for taking the tree down.

Another tree across from this one, off the cove is in the lake. Sandy didn't get bids because the homeowners thought it was good for fish, but may still need to be taken out. Commons will look at that, too.

**Contractor Compliance:** Roy talked to Mr. Burns at the City and Burns has agreed to follow up on silt fences at the Oaks.

Email from Faye Nelson was discussed. It is about the new subdivision, Hearthstone Place.

**Dam & Maintenance:** No new business

**Finance:** Al handed out a form for City and Village "Permanent Authorization for Dunlap Lake Property Owners Association", giving City and Village instructions on how to handle our business. After a short discussion, Marcia moved to accept the form with typos corrected, affirmative on all three points. Gary 2 nd . All in favor, motion passed.

Barb moved to set the assessment at the same rate as last year. Gary 2 nd . After discussion, a vote was taken. All in favor, motion passed.

**Fish & Wildlife:** No report

**Legal:** No report

**Meetings & Elections :** Newsletter went out last Saturday

**Restrictions:** No report. There was a discussion about parkway vs. common areas and placement of boat docks.

**Safety:**

Some people are parking a pontoon boat behind Whitman's; Safety will check into it. It may be a resident who lives on Wagner, but they should be parking on the other side, but the water may not be deep enough on the common area, which is why they are parking on Ron

Whitman's parkway.

The committee is forming a lake watch committee, which was in the newsletter. People were asked to participate in calling the Safety committee when they notice violations.

The patrol boat needs repair to the motor, running lights, a life preserver, and a seat. The life preserver is not functional due to age. After discussion, it was decided that Toni should try to get this patrol boat repaired.

People should be at the ramp to meet the company when they drop the boat off after repair. One of the repair companies has the combination to the boat ramp and leaves boats for owners to pick up. Owners need to meet the repair company and move the boat immediately.

**Silt & Erosion** : Peter Berrini of Cochran & Wilken gave a report to Larry. Peter took silt samples from 4 areas and sent them for analysis. He also suggested using the dewatering socks, which keep the silt but let the water drain out, rather than building dikes on the Common area E8 to hold more silt to be drained.

Mobile dewatering system will be required because the silt won't drain properly because of the hard-pan (used to be part of the lake), so the water will not drain properly, and the base is too unstable to hold a dike.

Silt committee will want to meet ½ hour before the regular meeting.

The regular meeting was set for May 22, rather than the last Monday, because of the Memorial Day Holiday.

**Website:** Judy needs to contact the web provider about some problems accessing the website. New pictures will be added soon.

Newsletter should go out near the end of June, need articles around the middle of June.

**Additional Commons questions:** Roy suggested that we should update signs entering Dunlap Lake.

When will the lake be lowered again? It is scheduled for next fall, around the third weekend in October.

Marcia moved to adjourn Roy 2 nd , all in favor, meeting adjourned at 8:50 p.m.