

**Dunlap Lake Property Owners Association
Regular Meeting Minutes
June 26, 2006**

Present : Larry Ahrens, Gary Arth, Virginia Bryan, Judy Budzileni, Russell Budzileni, Barbara Freeland (attended after a zoning meeting at the city), Sandra Fultz, Faye Nelson, Alan Ortals, Bob Schnietz, Toni Siler, Roy Wehling, Michael Weber, Mary Jo Weimer, Marcia Wever

None absent :

Minutes from the previous meetings :

April minutes date was wrong, change from April 27th to the 24th. No other changes. Motion to approve minutes with corrections by Roy, Virginia 2nd, all in favor, none opposed.

May 22, 2006 minutes: Marcia could not open email, copy to her. Virginia moved to accept the minutes, Faye 2nd, Marcia abstained from vote. Motion passed.

Toni no longer has email; Marcia's is back on.

Guests : Ken Nelson, Scott Schneider, 124 W. Lake, Mike Bettorf, 6048 State Rt. 162, Glen Carbon, Jan Niemann, 331 East Lake Dr., Craig Neuenschwander 333 East Lake Drive

Mr. Schneider asked when the lake would be down so he can build a retaining wall Gary asked if we could leave the lake lowered longer, maybe a couple of months, so people can have time to do necessary work. Scott Schneider, Tom Siler and Mike Weber volunteered to help with the gate to keep the lake down until December. Mike Weber made the motion to drop the lake and keep it down for 6 weeks. 2nd by Gary, all in favor, motion passed.

Ken Nelson attended just to observe the meeting.

Mike Bettorf bought the lot and a half behind Don Hamilton's house and wants to build a house in the middle of the two lots. The lots will be rezoned to one parcel before the building. Mike will give plans to the committee for review.

Jan Niemann, who owns the Roney property and had a letter from her attorney, that she read to the Board, concerning the Hastings plan to tie a pontoon along the shoreline. The Niemann's attorney states that a prior settlement with the previous owners (Frey) prohibits any changes to the terms of the settlement. Marcia recalled that Mr. Hastings came to the May meeting, and a document was presented that showed verbiage that the change could be approved. The Legal committee was supposed to check into the matter and have the

Association's attorney look over the verbiage to make sure there were no violations of the original settlement. The permit for the change had not been issued to the Hastings, and the matter was referred back to the Legal committee.

Finance Report : After a discussion of the report, Virginia requested that about \$1000 be left in the checking account for paying bills immediately this year. Marcia moved that \$1000 should be kept in the checking account. Mike Weber 2 nd, all in favor, motion approved.

Old business: Al handed out a form for City & Village stating how the Board voted to bill assessments. After a discussion about the form and how the \$1 lease should be billed, Judy and Alan will sign the form tonight and Mike Weber can notarize it tomorrow, or sometime this week. Mike Weber moved to approve the form, 2 nd , all in favor, motion passed, none opposed.

Assessments are supposed to go out by June 1 for the previous fiscal year, but this year they are late because City and Village is now sending out the bills and collecting the assessment payments. They were not given the authorization to mail the assessment notices until May when the resident list was more completely updated.

Metro-Area Enterprises did not send a bill for the 30 days notice; they did send a bill for the work actually done, which was marked "final bill" , and has been paid.

Sue Nelson on Barnett requested a variance from the city to split a 75 ft lot to a 50 ft wide lot to build on. Alan submitted a letter asking the city to reject this variance, to the Board of Appeals, both aldermen and to the zoning administrator about this issue. Barb is attending the zoning meeting tonight to speak at the Board of Appeals meeting and will come to our meeting to report when that meeting ends.

Committee Reports

Building: See report, which Bob read to the Board. Some of the issues were discussed Toni has a written request for a boat dock for the committee, which was handed to Bob.

Commons: Downed trees near Zubals should be removed.

A resident requested a dock on a common area and wants to move a pontoon to E7 and build a dock. The Building and Commons committees should look at the E7 area and make a decision.

The new mowing service, Greenside, is mowing the common area by Don Hamilton's property. Judy will call Lou Perini to cut the common area behind Budzileni's lot over to Fauver's

Contractor Compliance: Roy said a new house going up on Franklin needs a silt fence.

Prairie Oaks has a couple of silt fences down, and Mr. Nelson said The Oaks detention basin has issues. Roy will look into it.

Finance Committee: Assessments show some homes on Circle drive (Giardella?) are in the Association and some are not. Virginia asked why. Marcia said they opted out years ago and will not be invited back in because of space considerations for docks and boats.

Another lot between Ora Jane and North Shore, called outlet A, is on the water but has no assessment billed, why are we not billing? There is no access from the road to the lot. Barb may know why. The lot is listed on the resident list, but no assessment is billed.

A sign is sitting at Jude LeTourneau's, and she asked Gary if we want it. We would like to have the sign, maybe to be put back on Barnett at Schwarz. The new residents should be asked if we could place it back in their yard. Mary Jo volunteered to ask.

Fish & Wildlife: Gary thanked the volunteers for helping at the Fishing Derby. The lake will be stocked with walleye for sure, and maybe a few Muskie in a controlled amount. They don't reproduce, but they eat shad. The Muskie will be catch & release.

Legal: Barb arrived during the discussion of the newsletter and will make a report for the minutes about her meeting with the zoning committee. The request to split a lot to 50 ft wide was denied. It was a tie vote, which means denial. There was a discussion about making a restriction about splitting lots to make smaller lots.

Meetings & Elections : Do we want to have a Blessing of the Fleet? Judy will call around and see if it can be put together for next year. It is usually the 4 th weekend in July.

Newsletter: The commons paragraph was removed, Sandy will write a new article.

The Silt committee needs a new report covering the discussion from tonight, and possibly, results of the meeting with NRCS, Peter Berrini, Larry, and Roy scheduled for next Friday. The Newsletter was due out last week, but will hold for the silt reports.

Restrictions: There are several restrictions that need to be updated.

Safety : A family is requesting a variance to get stickers for 4 kayaks, 1 canoe, and already have one jon boat with a sticker. This was referred back to the Safety committee for a decision. Storage should be considered, so they don't kill grass on common areas. These kayaks will be on leased parkway.

Toni Siler moved to approve a variance to allow 4 kayaks and a canoe to be stickered. Mike Weber 2 nd , Marcia is opposed, everyone else is in favor. Motion passed.

There was a discussion about how many boats can be stored on a common area. The restrictions should be looked at for edits.

A red kayak was stolen, so if anyone knows about it, contact Toni Siler.

Toni is now asking for proof of ownership when people apply for stickers.

Boats can only have one motor attached to a boat.

Silt: In talking to contractors and excavators, they said excavating this kind of dirt is better in summer months rather than fall or winter. Peter Berrini said the Board needs to begin looking for places to store the dry silt as it comes out of the lake, or ways to have it hauled off. This should be our next task. Mike Weber said he would help find haulers. Any board member can call anyone to see if they will take dry silt.

Mr. Nelson asked if residents could dredge out a cove. Five years ago, Rich Walker and his neighbors dredged their cove to a depth of 5 feet. Mr. Nelson wants to know if he had permits or permission from the Association or the Corp of Engineers. If residents in a cove want to do this, what is the procedure?

After a discussion about unauthorized on non-stickered boats being on the lake last July, Roy moved that we change the combination to the boat ramp because so many people have the current combination.

Website : The website had a password problem. When Wisper Technologies bought Papadocs, they upgraded the servers, losing some passwords and other data in the transfer. A call was made, new password added and now we have access the website for editing.

The website is current for announcements, the minutes are a month behind, as usual, until they are approved at the next meeting. Some pictures were lost, so they have been replaced with pictures received from Don Hamilton and Roy Wehling. Winter Aerial shots are there, but not summer. The 2006 Fishing Derby pictures and the Cochran & Wilken report is still there, but takes a while to download. Our Community Service Officers' names and their phone numbers are on the website, as well as how to apply for boat stickers, Toni's cell phone number, and that she is asking for proof of ownership.

New Business: Don Hamilton sent a document to Al asking the Board to Waive our Right of First Refusal on his lot and a half which is to be sold to our guest, Mike Bettorf. Mike Weber moved to waive our Right of First Refusal, Roy 2 nd , all in favor, motion passed

Dam Maintenance: The Board discussed lowering the lake about 6 feet when it is lowered this fall. It will remain lowered for 6 weeks to 2 months, depending on rain and jobs, which may need to be completed.

Other Business:

Mary Jo and Roy received the “Black Books” from Don and Sue, who recently left the Board, but Mike and Faye still need books. Judy will copy the books and have them for the next meeting or sooner.

Motion to adjourn by Marcia, 2 nd by Bob, all in favor, meeting adjourned at around 9:45 p.m.