

**Dunlap Lake Property Owners Association
Minutes of Board Meeting
August 28, 2006**

President called the meeting to order at 7:02 p.m.

Roll Call: Present: Larry Ahrens, Gary Arth, Virginia Bryan, Russ Budzileni, Judy Budzileni, Barb Freeland, Sandra Fultz, Faye Nelson, Al Ortvals, Bob Schnietz, Toni Siler, Mike Weber, Roy Wehling, Mary Jo Weimer, Marcia Wever
Absent: None

Al nominated Barb Freeland to assume vacated Secretary position. No additional nominations from the floor. Al moved to accept nomination, Gary seconded. Board approved.

Minutes: Approval of July Minutes with the following corrections:

Safety Committee – Toni getting resistance to proof of boat ownership requirement for boat stickers.

Old Business – Strike last sentence re: ‘more minutes are necessary.’

Silt and Erosion Committee – Strike editorial comments. Strike language re: meeting with Berrini.

Board approved minutes as amended.

Guests: Tina Arnold – Keeps a fishing boat on E-7 Common Area. Concerned about common areas filling up with docks limiting access. Requested copy of restrictions.
George Lynch – Observer

Treasurer’s Report: Virginia provided report for July. She is working with City and Village to correct certain member addresses. Mike moved to accept report. Bob seconded. Board approved.

Old Business:

Lake Management Plan: Al provided Board with copy of plan status memo and discussed same. Consultant, Peter Berrini, will report to Board at September Board meeting. Board should have sufficient information to determine plan of action to recommend to membership. Roy Wehling submitted plan created by Dom Hamilton using NRCS design for the southend. Next steps include: financing plan (Sandy indicated there may be some grants available to assist), membership meetings, referendum of membership.

Right of First Refusal re: Lot C91: Al informed the Board that the seller has accepted a contract at the list price and that the buyer intends to build a home on the lot—Lot C91 on East Lake Dr. Mike made a motion to waive the DLPOA’s right of first refusal regarding the pending sale of Lot C91. Seconded by Gary. 13 yes. 1 no.

Don Hamilton lien: Barb informed the Board that the title company reported a DLPOA lien for unpaid assessments against Don Hamilton's property at 1405 Gerber Rd. relative to his resubdivision and sale of part of the property. Don told Barb that it occurred years ago; the matter had been resolved; and the lien should have been withdrawn. In order to close the sale, he paid the amount due to release the lien but requested the Board reimburse him for all or part of the amount. Motion made by Marcia to reimburse Don for half of the original lien amount. Seconded by Toni. Roll call vote 7-no, 6-yes. Motion defeated.

Committee Reports:

Commons:

Sandy reported that there is a large, dead cottonwood tree on B3. She had received one bid of \$5,000. It was decided to seek more bids.

Sandy reported that she had received a bid to make improvements to E6 including excavation, rock shoreline and labor of \$1,000. It was decided to seek another bid.

Tom and Martha Richie purchased lot across from W-5. They have requested permit for dock on W-5. One of the existing docks is not compliant with restrictions and owner is parking boat parallel to shore instead of perpendicular to the shore which makes it impossible for other boats to utilize this common area. Motion made by Mike to require dock to be modified to meet restrictions. Mary Jo seconded. Motion approved by the Board.

Contractor Compliance: Roy reported that silt fences were up at construction sites on East Lake and Gerber.

Dam Maintenance: Russ reported that Hurst & Roche had performed the dam inspection on August 24.

Finance: Virginia reported that she had sought a reassessment of the lot the Board purchased earlier this year adjacent to E8. The county has greatly reduced the assessed value.

Fish & Wildlife: Gary will order the fish discussed at a previous meeting and stock them after the lake is lowered.

Legal: Al informed the Board that he had conferred with DLPOA attorney, John McCracken, regarding being notified of our right of first refusal based on a listing price. McCracken's opinion is that the Board can make a decision regarding the RFR at the listing price but, if a contract is accepted by the seller at a different price, it would trigger the RFR provisions again.

Meetings & Elections: Judy reported that she had booked the Moose Lodge for the Holiday Social but suggested GC Cuisine as a possible location for the annual meeting.

Restrictions: It was discussed that the committee needs to survey docks, shorelines, etc. and inform owners of needed repairs and improvements in time for them to plan to accomplish the work while the lake is lowered this fall. The need to review and amend the restrictions was discussed. It was decided that the committee would make a report at the October meeting regarding suggested changes.

Safety: Toni circulated a report from the committee recommending the hiring of a person to patrol the lake. They would be employed a maximum of 20 hours per month from September through May and 15 hours per week June through August. The pay would be a maximum of \$10/hour for a total of \$3,825 for the year. Toni made a motion to authorize the committee to proceed with advertising and hiring a lake patrolman. Barbara seconded the motion. The vote failed. It was concluded that there was support for hiring a patrolman but not as proposed. The committee will reconsider and report back at next month's meeting. The committee also proposed changes to the restrictions. It was decided that those should be given to the restrictions committee as part of their review. It was noted that this Committee report would be heard under Old Business in September.

Silt and Erosion: Larry reported that the maintenance of docks and sea walls and the removal of sediment at the shoreline are covered by a blanket, nation-wide permit issued by the EPA. Owners do not have to apply for permits to maintain their shorelines or docks. Larry submitted silt and erosion report.

New Business: No new business came before the Board.

The meeting was adjourned at 10 p.m.