

DLPOA
Board Meeting Minutes
July 30, 2007

Call to order: Al Ortvals called the meeting to order at 7:05

Roll Call: Present – Larry Ahrens, Gary Arth, Tom Bohn, Virginia Bryan, Barb Freeland, Faye Nelson, Al Ortvals, Toni Siler, Mike Weber, Roy Wehling, Marcia Wever, Rob Wiemers, and Scott Bateman (unofficial).

Absent – Sandy Fultz, Bob Schnietz, and Mike Watts.

Minutes of the June 4, 2007, meeting: Barb moved to accept the minutes as presented, seconded by Mike Weber. Approved.

Minutes of the June 25, 2007, meeting: Faye moved to accept the minutes as presented, seconded by Barb. Approved.

Financial Report: Virginia presented the financial report with corrections in her printed copies of the report). Mike moved to accept the corrected report, seconded by Faye, and approved.

The current year assessments, especially about a few properties with significant past dues, were discussed. Al will urge City & Village to more actively pursue collection of past due assessments.

Old Business: Al contacted City & Village about handling the registration of boats, assigning stickers, and collecting fees. They will handle fee collections but not the whole process. After discussion no further action was taken. Problems with the few homeowners who attempt to circumvent the system would not be resolved by this change.

Discussion about pursuing advertisement for a manager was divided. Roy encouraged continuing by placing ad advertisement in the paper. There were mixed reactions from others on the Board, especially since Scott Bateman has volunteered to work with the Board covering some of the responsibilities for the position.

Al will take this issue back to the Executive Committee for discussion.

Building Committee: Barb – no report.

Larry questioned construction by homeowners without a permit, especially on the parkway. A new fence on East Lake Drive (built without a permit) will be reviewed by the joint building & restrictions committee.

Other issues discussed were dog kennels with chain link fences and lake shore properties with trees in the lake, shoreline stabilization, rebar pointing out of concrete or rip rap, etc. **See the Restrictions Committee Report for 7/26/2007 for additional discussion items.**

Restrictions Committee Report: See attached report. The committee wants to have more feedback from the board and other homeowners about changes that would improve our restrictions. A copy of the current restrictions with room to make comments on each was given to each board member to review and return at the next board meeting.

Boat docks on common areas were again discussed as one of the areas for special review. How can we better manage space and maintenance, especially when homes are sold and/or owners no longer are using their dock. Al will check with our lawyer about possible changes, especially if we try a "lease" system for new docks.

Fish and Wildlife: No report.

Legal: Al updated the Board as to the status of our suit with Jim Lynch.

Meetings and Elections: No report.

Safety: Toni has updated our boat sticker files and turned copies over to Marcia and Virginia with some questions that need to be checked further about current homeowners.

Silt and Erosion: Sandy provided the committee with owners of property within our watershed with ten or more acres of land to look for possible places that we might place silt. Rob met with Dale Keller (worked with Holiday Shores on silt removal) to discuss problems. Dale recommended using a level field and adding only two feet of silt. This would dry over a two year period. Using this, we would need about a 40 acre plot.

Al suggested considering also the possibility of dewatering at an off-lake site to provide dry silt but avoid the cost of trucking the silt to a different location.

Web Page: Roy and Tom are continuing to work on improvements.

Commons: No report. Comments and photos of a dock and boats in poor repair were discussed and complaint given to the restrictions committee to pursue with a letter.

Contractor Compliance: No report.

Dam Maintenance: Louis Perini and Gary inspected the dam where Lou had found erosion under the spillway. Lou also pointed to ways to make the mowing easier. Scott Bateman pointed to animal tunnels in the top that need to be repaired. An inspection is scheduled for August.

Debris in the spillway needs to be cleaned and we still need to have some welding done to operate the spillway.

Finance: No further report.

New Business: Algae in the lake was discussed with mixed reactions about whether board members considered this a problem that should be treated. No decision was made.

Weeds need to be killed (will contact George Lynch for prior methods used) on the dam. Mike moved that we buy chemical to safely kill weeds on the dam. Marcia seconded the motion. Motion approved. Barb moved that we spend up to \$5000 for the necessary improvements to correct the undermining of the spillway of the dam. Mike seconded the motion. Motion approved.

The meeting was adjourned around 8:30.

Respectfully submitted,
Virginia Bryan

Attachment:

Restrictions Committee Report 7/26/2007

- Restrictions committee meet to discuss violations around the lake :
 - a. East Lake Fence
 - i. Was a permit issued?
 1. No building permit.
 2. Check with the city for violation.
 3. Barb will Restriction committee will do a visual inspection.
 - ii. Discuss with building committee if no permit
 - b. Dog Kennels/Chain link fences

- i. Need to follow-up on.
 - c. Trees in the Lake
 - i. Get all houses within reasonable time in violation.
 - 1. Get a picture and send to the people about getting it fixed.
 - 2. Follow-up certified giving 30 days notice after first 30 days if not fixed.
 - 3. Enforce only trees that can be proven was on the property.
- Restrictions committee met with the Army of Corp of Engineers.
 - a. Shoreline
 - i. Their permit 13 may cover shoreline maintenance. They will provide a copy.
 - ii. Residents should be able to fix at anytime.
 - iii. They don't have a standard for what material should be used to build a shoreline.
 - 1. If the Corp issued a permit for residents to rip-rap for shoreline and the residents used wood, the resident would be in violation of the corp permit.
 - iv. Also need to check with IEPA for their requirements with regards to construction and maintenance. However, it should be built into permit 13.
 - 1. He indicate the IEPA would have restrictions on shoreline maintenance because of exposed construction material.
 - b. Boat Docks
 - i. The Corp doesn't have a policy for boat docks.
 - ii. However, we need to check with the IEPA
 - iii.
 - c. He did take some pictures around the lake about different shoreline and would follow-up with us if that is something that should be fixed.
- Restrictions committee discuss rewrite of restrictions.
 - a. Al was wanting to have ready for a February vote:
 - i. The committee felt this may not be possible because of the process we want to follow.
 - 1. Survey's
 - 2. Etc
 - ii. Roy is working on a timeline
 - b. Providing all board members with a copy of restrictions to get their feedback on changes.
 - c. The committee did discuss some restrictions
 - d. The committee did discuss boat dock ownership on common areas.

- i. We felt, that the Board should not get involved in boat dock ownership for the following reasons.
 - 1. Maintenance issue?
 - 2. Liability
 - 3. Enough other Dunlap lake Business.
 - 4. Some docks privately owned vs Dunlap owned. How do we manage??