

Dunlap Lake Property Owners Association
Board Meeting Minutes
June 2, 2008

Call to order: The May 26 meeting of the Board was rescheduled for June 2, 2008 due to the Memorial Day holidays. Alan Orbals called the meeting to order at 7:00 p.m.

Board present: Larry Ahrens, Gary Arth, Tom Bohn, Sandra Fultz, Faye Nelson, Alan Orbals, Sylvia Putz, Bob Schnietz, Toni Siler, Michael Watts, Michael Weber, Roy Wehling, and Rob Wiemers. Carolyn Green, administrative coordinator.

Board members not present: Ron Wise, Walter Heck

Visitors included: Scott Bateman, Sue and Pat Nelson, Alan and Laurie Bonk, Mary Jo Weimers, Jeff Mills, Joe Carrington, Lou Perrini, Gerald McDougal

Special Presentations:

I. Neighborhood Watch – Laurie Bonk spoke on behalf of the Neighborhood Watch group that has started on the lake. She expressed appreciation to the board for their support and shared a letter documenting requests from the group.

Alan Orbals led a board discussion on each of the four concerns.

1. *Have DLPOA attorney report to the Neighborhood Watch the conditions of Christopher Stanford's parole* - The attorney has been working on this. Mary Jo Weimers has given the contact at the Department of Corrections in Springfield four dates to choose from for a meeting with the Neighborhood Watch, the DLPOA attorney and any other interested participants. Bill Mudge, state's attorney has asked to attend as well.
2. *Request DLPOA add appropriate wording to the Dunlap Lake Rules and Regulations stating that a registered sex offender is not allowed to reside in the subdivision* – Based on information received to date from the attorney, the board does not think it will be possible to create, maintain and enforce such restrictions. The Association was created to maintain the lake, dam and common areas and has no mechanism for evaluating homeowner's criminal history. No one on the board was in favor of amending the restrictions at this time.
3. *Newsletter Notification preferably with a photo* – The board discussed possibilities. This quarter's newsletter has already been published. The Neighborhood Watch group can do a newsletter or send a postcard out. The Association agreed, subject to approval of its attorney, to provide the Neighborhood Watch group an electronic copy of its mailing list for this purpose.
4. *Provide to the Neighborhood Watch a list of what board members are working on these issues and the time frame for a response* – The Executive Committee was appointed to work with the attorney on these issues. Alan Orbals is the contact person for the executive committee.

II. Closing of Schwarz for Fireworks – Jeff Mills from Edwardsville Police Department reported the City will take the application to shut down Schwartz Street during the fireworks. If approved by Parks and Recreation the City Council will need to approve it. The Association can hire off duty officers. Officer Mills will put the word out to the officers. If there is no response or not enough response we can speak with organizations like Bonifest or Route 66 who have committees dealing with security on an ongoing basis.

Mike Watts, chair of the Meetings, Elections and Social Committee, said he will attend the Parks and Recreation meeting at 5:30 p.m. Tuesday June 10 to represent the Association.

III. Dredging - Jerry McDougal attended the meeting to express concerns about the current restrictions requiring a majority of homeowners to vote in favor of a special assessment to do dredging. When dredging was last done the Association only needed a simple majority of ballots cast.

Roy Wehling, chair of the Restrictions Committee, said this would be considered with the restrictions rewrite.

IV. Silt Basin Possibility for Dredging – Lou Perrini suggested the board needs a good water replacement plan to go with dredging. He suggested the old silt basin be dug out and the dirt moved behind the dam closer to the road. The dirt would deduce the slope which is difficult to mow as is.

Rob Wiemers from the Silt and Erosion Committee said that the suggestion would be considered as the committee puts together their proposal.

Regular Business

Approval of minutes

One correction was made to the April minutes. On page 3 under the Silt Committee report, HDR is the name of the engineering company (instead of HDI). Minutes were approved as corrected. Breakdown of individual expenses was e-mailed to each board member.

Financial report

Tom Bohn, treasurer, presented the Financial Report (Attachment A). Mike Weber made a motion to approve, Bob Schnietz seconded. Motion passed unanimously.

- 2) Tom reported that the Safe Deposit Box was drilled out and opened last month. It contained a couple of drawings showing dam and overflow repairs for the 60's and very early 70's. Carolyn and Tom will make up a list of documents that should be kept in the safety deposit box and begin collecting them
- 3) Proposed Resolutions from the treasurer:
 - Authorization of expenditures in the amount of up to \$2,250.00 for the Organization's 2008 liability insurance, to be paid to County Mutual Insurance Company.
Second Toni Siler, passed unanimously.
 - Authorization of expenditures in the amount of up to \$1,400.00 for printing and distribution of the Organization's four newsletters this year.
Second Mike Weber, passed unanimously.
 - Authorization of expenditures in the amount of up to \$885.00 per each mowing and area maintenance of the common areas. This amount payable to Greenside Lawncare upon confirmation by the Chair of the Commons Committee that the work was requested and completed satisfactorily.
Second Mike Watts, passed unanimously.
 - Authorization of expenditures in the amount of up to \$525.00 per each mowing and area maintenance of the dam area. This amount payable to Louis Perini upon confirmation by the Chair of the Dam and Maintenance committee that the work was requested and completed satisfactorily. Discussion: Sandra Fultz will confirm that what Greenside Lawncare is supposed to mow so the Association is not being double billed for mowing.
Second Roy Wehling, passed unanimously.
 - Authorization of expenditures in the amount billed for legal services by Coffey Law Firm provided the Treasurer identifies these expenditures in the monthly financial report and the reason for the expenditures.
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Old Business

Mike Weber reported that he had called to respond to Don Hastings letter. There has been no call back.

Committee Reports

Commons: Submitted by Mike Watts

There is quite a bit of dead wood in some of the commons areas. Sandy Fultz said Greenside Lawncare will pick it up but there are additional charges. At this point committee members will remove what they see.

Meeting, Elections and Social: Submitted by Michael Watts

As mentioned earlier, Mike Watts will attend the City Parks and Recreation meeting to review the request to close Schwarz Street. Rob Wiemers reported that we have received permission from Clay Winfield allow people to view the fireworks from the VFW lot. Madison County Highway Department will also allow fireworks viewers if there is a wavier of liability. Greg Graham is checking with the board president about the KC Hall. The committee will go back to the insurance company to verify wavier of liability.

Two fire guards will be on hand. People on the water will have to stay 500 feet back from the dam. Buoys or someone will be out to notify boaters. We will try to get a postcard out to residents with the safety information.

Contractor Compliance: Submitted by Faye Nelson.

Faye announced that she needed to resign as chair but that she will help on the committee. The current committee members include Sandra Fultz and Michael Weber. Sandra Fultz agreed to serve as the new chair.

Dam and Maintenance: Submitted by Gary Arth

We need to watch out, with all the rain and storms there is trash floating in the lake, some big logs and garbage. Also we need some rock where the curb drops off near the dam. The mower gets stuck. Gary estimates that 2 tons of Grade A stone will cost \$25.00

Mowing of the dam needs to be done 3 weeks prior to the fireworks to assure there is not a lot of dead grass to create a fire hazard.

Fish and Wildlife: Submitted by Gary Arth

The Fishing Derby will be held the first Saturday in June, which is June 7. Set-up will be at 7 am. Fishing will be 8-11. The area needs mowing before Wednesday. Sandy Fultz will call Greenside. Toni will help with setup. Mike Weber will bring scale. Judy Budzilini is cooking. Virginia has easels (and there are more in storage shed). Port-a-potty is ordered.

Legal: Submitted by Alan Ortals

Nothing additional to report.

Restrictions: Submitted by Roy Wehling

A question was asked on whether a boat pole is allowed in the water to tie up a boat (pole vs. a dock). There is a pole that seems unsafe. When a boat is not there it is just a pole sticking out in the water which could be hard to see and hit by a moving boat. It seems to be a remnant of a dock. The complaint will be discussed with Toni Siler as Chair of the of the safety Committee.

The committee has met to hear the request for a variance from the Fogles to make an existing road 30 feet wider. The Fogles responded but do not have any plans for the site themselves. They just want to sell their property. Since it appears to be a city road, plotted on the city map, it is the city that has to change the road. The board felt that until there is a buyer who can define what they need or a city plan to expand the road there is not enough information for a variance.

Safety: Submitted by Toni Siler

The gate is back up at the launch ramp. The notice to the public that Dunlap Lake is a private lake and not for public use has been run in the legal section of the newspaper and will be run again before the fireworks.

The committee suggested posting the list of boat sticker numbers and owner names on the website to help keep the list more up to date and make it more accessible. For confidentiality, the group decided not to post the list.

Silt Committee: Submitted by Rob Wiemers

No report

Web Page: Submitted by Tom Bohn

The first forms and procedures page is about ready for the website. Pictures of the fishing derby would be appreciated. The monthly financial reports will be posted on the website as soon as all the end of the month statements have been received and included. This should be about the 10th of the following month.

Building – Submitted by Larry Ahrens

The building committee issued three building permits.

1. Fred Kolesa – 141 West Lake Drive for a three car attached garage
2. Chad Holliway – 358 West Lake Drive for a deck
3. Jenifer Russi – 344 East Lake Drive for a concrete pad at the back of the house

New Business:

- A guy was seen putting a cage in the water but no one knows what he was doing. Mike Watts will keep an eye on the area.

The meeting was adjourned at 9:30 pm.

Respectfully submitted, Carolyn Green, administrative coordinator