

Dunlap Lake Property Owners Association
Board Meeting Minutes
July 28, 2008

Call to order: The July 28 meeting of the Board of the Dunlap Lake Property Owners Association was called to order at 7:00 p.m. by Michael Weber, vice president.

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

Board members not present: Alan Ortvals, Toni Siler, Ron Wise

Visitors included: Mart & Carol Fogle, Scott Bateman, Jan and Larry Niemann

Approval of minutes

Three changes were made to the minutes of the June 30 meeting. On page 1 under Board Approval Needed, the last line of the first paragraph should read “preventing a pontoon boat on the site” instead of preventing a dock on the site. On page 1 under Board Approval needed item Number one should read “approved by both Mr. Hastings and the Niemanns” instead of Mr. Hastings and Mr. Cottrell. On page 1 under Neighborhood watch it was “two officers and the attorney from the Department of Corrections” that attended the meeting, not three officers. Minutes were approved as corrected.

Business from visitors:

I. Mart & Carol Fogle – follow up on variance request

After a brief discussion Roy Wehling moved that the Board is willing to consider the merits of issuing a variance, to Restriction number 33 of the current Dunlap Lake Subdivision Property Restrictions, for an additional 20 foot access easement across Dunlap Lake Subdivision Lot E-12, owned by Mart and Carol Fogle, for the purpose of allowing a second 15 foot driveway to be constructed to accommodate subdividing the Fogle’s seven (7) acre plot, outside the Dunlap Lake Subdivision, into two (2) lots. Each of the two (2) lots to have no more than one single family residence constructed on them. The Dunlap Lake lots would remain separate and not be combined with the seven (7) acres or its subdivided lots. This Resolution does not assure any described variances will be approved if considered, or that if considered, will not require additional restrictions or legal requirements be satisfied as condition of approval. Michael Watts seconded and the motion passed unanimously.

II. Larry and Jan Niemann – follow up on Mr. Hastings request

At the June meeting Don Hastings who lives on Park Street requested he be allowed a dock and pontoon boat on his property. There is currently a court order from the Madison County court prohibiting the owner of his property to have a pontoon boat on the site. That order was in place when Mr. Hastings bought the property.

Larry and Jan Niemann, the adjacent property owners at 331 East Lake, reported that they have considered Mr. Hastings request. They are not comfortable giving up their property rights or with supporting him in having the court order changed. There is not room for a pontoon boat in the cove on Mr. Hastings property.

The board will continue to follow the court’s ruling. Mike Watts will try to find Mr. Hastings a common area where he can put a boat.

Regular Business

Financial report

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

Old Business

Fireworks

Everyone was very pleased with the fireworks display (more under Meetings, Elections & Social Committee report below)

Committee Reports

Dam and Maintenance: Submitted by Gary Arth

The inspection of the dam is underway by Crawford & Associates. Everything looked okay at their first visit. They need to come back to review the emergency spillway. The settling pit may need to be drained for inspection.

Fish and Wildlife: Submitted by Gary Arth

Nothing new. The committee will oversee restocking of fish in the fall.

Legal: Submitted by Mike Weber

No report

Restrictions: Submitted by Roy Wehling

The committee has not met. The variance for the Fogles was dealt with earlier in the meeting.

Safety: Submitted by Toni Siler

Mike Weber commented on two jon boats with no tags. Both seem to be well kept and used regularly. Roy Wehling volunteered to talk to the city about the possibility of removing boats without a tag as trespassing.

The code on the gate to the boat ramp will be changed. Residents can call Carolyn Green or a board member if they need access to the ramp.

Walt Heck reported that the wood over the big hole at the creek between his property and common area W-1 is rotten. The board asked Walt if he could work on it or present a proposal for what needed to be done and he agreed (may actually be a commons committee maintenance issue).

Gary Arth reported that a number of boats at the Fourth of July event did not have running lights. He recommended that it be mentioned in the next newsletter.

Silt Committee: Submitted by Rob Wiemers

The group will be meeting tonight following the board meeting.

Web Page: Submitted by Tom Bohn

The responses from the fireworks were great. Carolyn has a few pictures to add to the website if needed. Carolyn also reported she has a voicemail about the Safety Committee's thoughts on the boat registration form and procedure for the site and will get that information to Tom.

Building – Submitted by Larry Ahrens

The building committee issued three building permits.

1. Virginia Bryan – 118 Hollyhock Lane for an attached shed
2. Mark & Nancy Morgan – 503 East Lake Drive for a boat dock. It was also noted that the Morgans are being charged a fee for the parkway and the committee will check to see if anything needs to be done there.

Commons: Submitted by Mike Watts

There are several sites needing maintenance.

1. Tree down in W-2
2. The storm sewer on W-6 has washed away the roots of a tree near Tom Richie's house that may need to be removed. Mike will talk to the city about redoing the new trench or a canal to a useable spot.
3. There are shopping Carts in the water by A-1
4. There is a tree down by St.Pierres.
5. Gary Arth reported there is a dead tree on W-6 that a nearby lot owner would remove for firewood if the board can get the tree taken down.
6. The rotton boardwalk on W-1 mentioned by Walt under Safety.

Meeting, Elections and Social: Submitted by Michael Watts

The total cost for the fireworks with taxes was \$5,300. Police cost \$178 and the fire department cost \$120. A donation was received for \$250 so altogether the cost of the event was about \$5,500.

The group discussed the very positive response from everyone and precautions for more people next year. The committee will start earlier to try to reserve the VFW and KC lots for public viewing.

Contractor Compliance: Submitted by Sandy Fultz.

Hearthstone has two houses without silt fences. Sandy called the contractor. She has also asked if the detention pond could be dug out. Rob Schmidt said they don't have to dig it out until it is filled to the rock dam. Inspectors will come out tomorrow to check it.

One of the contractors with Nichols construction has pushed dirt from construction into a silt pond.

New Business:

- Roy Wehling reported that Gerber Road is open today. Starting next week it will be shut down again as they start the construction from Stonebrook to East Lake. That is scheduled to last until Thanksgiving.
- East Lake to Franklin will begin early next year. They are planning a retaining wall by the culvert with a decorative fence. The Gerber to Glick Park expansion and the sewers under the culverts will be later.
- It was suggested that the association pay to have the problem tree on W-2 take out. Tom Bohn moved that up to \$200 could be spent to remove it. Sylvia Putz seconded. Motion passed unanimously.

The meeting was adjourned at 8:45 pm.

Respectfully submitted, Carolyn Green, administrative coordinator