

Dunlap Lake Property Owners Association
Board Meeting Minutes
September 29, 2008

Call to order: The September 29 meeting of the Board of the Dunlap Lake Property Owners Association was called to order at 7:00 p.m. by Alan Ortvals, president.

Board present: Tom Bohn, Sandra Fultz, Faye Nelson, Alan Ortvals, Sylvia Putz, Michael Watts, Michael Weber, Roy Wehling, Rob Wiemers and Ron Wise. Carolyn Green, administrative coordinator.

Board members not present: Larry Ahrens-excused, Gary Arth-excused, Walter Heck-excused, Toni Siler, Bob Schnietz,

Visitors: none

Regular Business

Approval of minutes

Two changes were made to the minutes of the August meeting. Under approval of minutes Faye Nelson's name is spelled Faye. Under restrictions the first sentence should read Mike Watts raised concerns about docks that have been damaged and need to be repaired.

Tom Bohn made a motion to approve the minutes as corrected, Sylvia Putz seconded. Motion passed unanimously.

Financial report

Tom Bohn, treasurer, presented the Financial Report (Attachment A). He noted that the CDs mature today and need to be reinvested. Mike Weber made a motion to approve, Ron Wise seconded. Motion passed unanimously.

Tom made a motion to reinvest the funds from the current CDs plus additional reserves for a total of up to \$125,000 in 6 to 9 month CDs depending on interest rates. Sandy Fultz seconded and the motion passed unanimously.

Tom also shared a report on City and Village account records (back of Attachment A).

Old Business

The City may buy the Fogles' property on East Lake. Part of it may be used for an expansion to Glick Park. Water testing has been put off until the water settles back down from the post-hurricane flash flooding.

Committee Reports

Restrictions: Submitted by Roy Wehling, Tom Bohn and Sylvia Putz

The committee presented a recommendation to call for a vote of the membership on three articles of the restrictions. A draft of the wording of the changes and a sample post-card sized ballot were reviewed. (Attachment B). After extensive discussion the board voted on three changes.

1. Mike Weber made a motion to hold an election by mailed ballot to revise the restrictions and authorize the expenditure of up to \$600 to pay for it. This would include a change to Article 35 of the DLPOA restrictions to require a 2/3 approval of the votes cast by the owners to pass a special assessment. Mike Watts seconded, the motion passed with one person voting against it.
2. Roy Wehling made a motion to include a change to change Article 14 of the DLPOA restrictions to increase the maximum assessment to \$0.015 per sq. ft. with no change to the \$0.001 per yr. max. increase. Tom Bohn seconded the motion and it passed with one person voting against it.

3. Tom Bohn made a motion to change article 32 of the DLPOA restrictions to increase the annual parkway lease to \$10.00 per year. Mike Weber seconded and the motion failed with all but one board member voting against it.

Tom Bohn will draft a cover letter and ballot for the voting which will be e-mailed to the Executive Committee for final review prior to mailing. Carolyn Green will get prices for the letter, including the ballot on a self-addressed stamped postcard, from City and Village. The goal is to get it in the mail by October 15.

The committee also reported on the progress of the ongoing restrictions rewriting project. The committee expects to have a first draft completed and available for the Board's review by the January Board meeting. This draft will not have been reviewed by legal.

Safety:

No report

It was noted that last month's concerns about damaged and run down docks and trees in the water has increased with the storm and flooding. Alan will put a note in the newsletter to remind people clean up damaged docks and fallen trees.

Silt Committee: Submitted by Mike Watts

When the leaves drop the group will have an accurate topographic map for possible terrace options done. They will also research whether the guide wire off the County 911 tower could be an issue for silt being deposited on Brent Ahlers property.

Web Page: Submitted by Tom Bohn

No report

Building – Submitted by Tom Bohn

The building committee issued two building permits in September.

1. Irene Pendleton, 617 E. Lake Dr, enclosed screen porch to expand kitchen.
2. Andy Kleinheider, 3 North Shore Dr., addition to right side and back of house

One Variance Request

Jeremy Potthast, 322 Thomas Terrace. The existing structure is only 6ft off the property line and grandfathered in under both restriction and city. The request is to add a garage to the front of the house following the same line. The Building Committee recommends approval of the variance. Tom Bohn made a motion to issue a variance to the setback requirements of the restrictions to all the additions to 322 Thomas Terrace as shown on the drawings dated 8/25/08. The variance allows the continuation of the existing building line and does not create a new condition. Seconded by Mike Watts, passed unanimously.

Commons: Submitted by Mike Watts

There are several sites needing clean up following the big storm. Greenside Lawn care submitted a bid of \$800 to do the work (Attachment C). Mike offered to get a couple volunteers who would be willing to do the clean up at no cost to the Association. Tom Ritchie already has permission from the City to burn what washed up on his property.

Sandy Fultz made a motion to pay half of the cost of the wood pick up off Tom Ritchie's property. Tom Bohn seconded, motion did not pass.

Dam and Maintenance: Submitted by Alan Ortvals

Walt Heck dove Sunday to check the bracket on the dam. What he had did not fit and he will have to go back down.

Meeting, Elections and Social: Submitted by Michael Watts

Sylvia Putz has researched a number of locations for the holiday social and recommends December 6 at Valerio at Fox Creek. It will cost \$14.95 plus a gratuity so the meal will cost \$19.25. Mike Weber made a

motion to charge \$14 per ticket and have the Association pick up \$5.25 plus \$200 for the room rental. Walk-ins would pay \$20. Faye Nelson seconded and the motion passed unanimously. Rob Wiemers made a motion to amend the previous motion and charge \$15 per ticket and have the Association pick up \$4.25. Sandra Fultz seconded and the motion was approved unanimously.

Contractor Compliance: Submitted by Sandra Fultz.

Sandy reported that she walked through Hearthstone. Two houses are complete. They have been covered with straw but they have taken the silt fences down. It was mentioned that that is allowed if there is a sidewalk. There is another home with a lot of silt going around the fence.

Fish and Wildlife: Submitted by Alan Ortals

We will be restocking hybrids, stripers and Muskie this fall.

Legal: Submitted by Alan Ortals

There was a meeting with the City regarding the big section of pavement that was washed out of East Lake Drive during the flash flood. There was a sanitary sewer in the middle of the culverts under the road. They have an emergency permit to move the sewer line. They were already planning to redo East Lake so the City is planning early implementation of the construction on that section of the road. When they replace the culverts they would like to have the lake lowered for several weeks in advance to allow that area to dry out.

New Business:

- It was asked if anyone has inspected the dam since the floods and reported that the water crested to the top of the rip rap. The dam was not affected.
- **Proposed Change to the Bylaws.**
Rob Wiemers proposed III Section 7 be amended to read:
“Any board member missing two (2) consecutive meetings of the Board of Directors without prior notification to an officer of the Board or any Board member missing a total of six (6) meetings of the Board of Directors during the fiscal year may be removed by a majority vote of the Board of Directors.

The amendment will be considered by the board at the October 27 meeting.

The meeting was adjourned at 8:45 pm.

Respectfully submitted, Carolyn Green, administrative coordinator