

Dunlap Lake Property Owners Association
Board Meeting Minutes
November 24, 2008

Call to order: The November 24, 2008 meeting of the Board of the Dunlap Lake Property Owners Association was called to order at 7:00 p.m. by Alan Orbals. Carolyn Green passed around the 2009 calendar draft and a sign in sheet.

Board present: Larry Ahrens, Gary Arth, Tom Bohn, Faye Nelson, Walt Heck, Alan Orbals, Sylvia Putz, Bob Schnietz, Michael Watts, Mike Weber, Roy Wehling, Rob Wiemers and Ron Wise. Carolyn Green, administrative coordinator.

Board members not present: Toni Siler-excused, Sandra Fultz-excused.

Visitors: none.

Regular Business

Approval of minutes

Two changes were made to the October 27 minutes. In the silt committee report we have someone interested in taking 10,000 cubic yards (not tons) of dry silt. Also Roy Wehling seconded the motion to authorize lowering the lake. Mike Watts made a motion to approve the October minutes with corrections. Roy Wehling seconded the motion which passed unanimously.

Financial report

Tom Bohn, treasurer, presented the Financial Report (Attachment A). He noted that we were under budget and that there is no invoice yet for the inspection of the dam. Bob Schneitz made a motion to approve the report as submitted. Walt Heck seconded the motion which passed unanimously.

Old Business

Scott Bateman is working on drawings of the South End as approved last month. They should be completed this week.

Committee Reports

Silt Committee (Submitted by Michael Weber)

The silt committee is working on possibilities for silt retention on the South end of the lake. They hope to be able to do excavation for a silt retention area while the lake is down for reconstruction of East Lake.

The City of Edwardsville is asking for right of ways and easements (Attachment B & C). They have offered appropriately \$17,000 for the easements and right-of-ways to complete construction and repair of the E. Lake Drive and future replace of the Gerber Road culverts. After discussion, Mike Weber made a motion to accept the right of ways, permanent easements and temporary easements proposal with Alan Orbals authorized to sign off for the Association. Alan Orbals seconded the motion which passed unanimously.

In order to begin work on the silt retention area project, Rob Wiemers made a motion to authorize up to \$10,000 for permitting and design. Michael Watts seconded the motion which passed unanimously.

Gary Arth will start dropping the lake this Wednesday.

Web Page: Submitted by Tom Bohn
No report

Building: Submitted by Larry Ahrens

The October Building report was submitted but in Larry's absence not presented at last month's meeting. As of Monday, October 27 the building committee had issued one building permit since the September meeting. The permit was issued to Jeremy Potthast on Thomas Terrace for a garage on the front of home and addition to back of home. The permit referenced the variance issued at the September meeting.

There were no new building permits during November.

Commons: Submitted by Michael Watts

1. Mary Short called for a dock assignment. Mike reported that is no map of her common area. The dock space is very limited but Mike will work on finding her a spot. It was noted that B1 has a number of docks with single boats near the boat ramp that might be shared. Also E5 has a large floating dock.

2. Mike and Roy will drive around the lake and try to document docks and shoreline that have been damaged or that are in disrepair. Owners will be asked to make repairs while the lake is down.

3. Gary Arth suggested that in the future when the lake is lowered E-8 could be open for people to park boats.

Meetings, Elections, Social: Submitted by Michael Watts.

Fireworks are tentatively scheduled for Friday, July 3, 2009. Rob Wiemers made a motion to approve up to \$6,000 for fireworks and associated activities. Ron Wise seconded the motion which passed unanimously.

Alan Ortals will check with our insurance company about getting an insurance rider in order to have off-lake viewing areas. This would cover the Association and Board if we sign a hold harmless letter.

Deadline for reservations for the Holiday Social will be November 26.

At Alan's request, Carolyn has tentatively reserved Thursday, February 12th at the Moose Lodge for the Annual meeting and dinner. The group confirmed that would be a good date.

There are five board members whose terms expire in March: Larry Ahrens, Sandy Fultz, Faye Nelson, Toni Siler and Roy Wehling. A temporary nominating committee was formed to identify candidates for these positions, Board officers and committee chairs. The committee members are Mike Watts, Rob Wiemers (chair) and Sandra Fultz.

Restrictions: Submitted by Roy Wehling

Tom Bohn reported on the recent ballot. Approximately 60 percent of owners voted.

Issue one regarding changing Article 14 of the restrictions to increase the maximum assessment to \$0.015 per square foot with no change to the \$0.001 per year maximum increase had 217 votes for it and 159 votes against the change.

Issue two regarding Article 35 of the restrictions to require a 2/3 approval of the votes cast by the owners to pass a special assessment had 229 votes for it and 143 votes against the change.

The printer failed to mail duplicate letters to owners who had more than one property. Michael Weber made a motion to send additional ballots to all multiple property owners who voted but did not receive the appropriate number of ballots. Sylvia Putz seconded the motion which passed with one vote opposed.

Contractor Compliance: No Report

Dam and Maintenance: Report submitted by Gary Arth.

The water level will be lowered 6 feet so the City can replace the section of East Lake Drive that was torn out during flash floods this fall. The water will be maintained at this level until further notice.

Two new shaft guides for the lake drain valve have been purchased. Gary and Walt will put them on after the water is down.

Fish and Wildlife: Report submitted by Gary Arth.

Questions were raised about the effect of lowering the lake on the fish. Gary reported that when lake is down it can actually help fish and fishing. It makes it easier for some of the smaller fish to be eaten. Overall it is not a problem for the fish (except the smaller ones who are eaten).

Legal: Submitted by Alan Ortvals

No report

Safety: No report

New Business

The administrative coordinator's contract expires at the end of January. This matter was referred to the executive committee.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,
Carolyn Green, Administrative Coordinator