

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

Call to order: Alan Orbals called the meeting to order at 7:00 p.m.

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

Board members not present: Faye Nelson, Michael Weber.

Visitors included: Scott Bateman, Mart and Carol Fogle, Chad Holloway, Jack Elam, Gene Peters, Sue and Pat Nelson, Melanie Tillerson, Tim Hiser, Donna Polinski, Maureen Schuette, Alan and Laurie Bonk, Mary Jo Weimers, and Janet Urbanic.

Special Presentations:

Neighborhood Watch - Several residents spoke to share concerns about a registered sex offender in the neighborhood. Mary Jo Wiemers reported progress on a neighborhood watch program and asked that the board put a note in the newsletter and consider writing restrictions to bar convicted sex offenders from moving into the neighborhood in the future.

Mary Jo reported that the next neighborhood watch meeting is planned for next week and a supervisor from the probation department has agreed to attend the meeting but says he can only talk about sex offenders and probation in general not a specific case. He suggested the prisoner review board might be able to give more information.

Alan Orbals said State's Attorney Bill Mudge has asked to be invited to the meeting. Alan shared recommendations from the Association's attorney in regards to the newsletter and the fact that only the City can create a public park. The Executive Committee made some inquiries. It was their understanding that public information was available so residents could know what to do if they witnessed a violation of probation that should be reported.

Jack Elam who attends church with the Stanford family asked that the Association and neighbors take a Christian attitude and not convict Christopher if he doesn't do anything illegal or against his probation.

Residents reported that there have items stolen from the dock and a garage in North Shore. An empty house on Barnett was broken into last Thursday or Friday. The police were notified about each incident. Ron Wiemers asked the neighborhood watch participants to also watch the dam and the North Shore dock since it is in sight of their homes and there have been several instances of kids causing trouble in the past. All residents were asked to call the police if they saw anyone other than board members and maintenance workers on the dam or the valve for the dam

Mart and Carol Fogle of 840 East Lake Drive came back to the board to get a response to their request for a variance in restrictions to allow a wider road to be built between their lots numbered 11 and 12 to provide access to their property behind the lot which is landlocked. Their road, which is recognized as a city street, is 20' and they want it to be 50' wide.

Roy Wehling reported that the attorney, John McCracken with Coffeey Law Firm, had asked a number of questions. Roy read the questions and said he would type them up and get them to the Fogles right away. He apologized for not having a letter out prior to the meeting and said that the restrictions committee would work to have their recommendation completed quickly.

Abandoned House at 162 Barnett Gene Peters of 129 Cottage came to the board to report that the house at 162 Barnett is in terrible shape and is going into foreclosure. He plans to make a police report tomorrow to begin a process like was done on 104 Barnett when it fell into disrepair eight years ago.

Variance Request – Chad Holloway at 358 West Lake came to the board to request a variance to build an addition and deck on the property line along the parkway. There are no adjacent neighbors. Larry Ahrens and Tom Bohn had already looked at the property and reported that it appears to be into the parkway but there is no committee recommendation at this point. Scott Bateman volunteered to put a line out to mark the site to assist the committee with their review.

Regular Business

Approval of minutes

Two corrections were made to the March minutes. On page 2 under the Fish and Wildlife report the date of the fishing derby was changed to June 7. On page 3 under Web Page report the second sentence should read “Also, the Committee Section is now up and running.” Sandra Fultz made a motion to approve with corrections, Sylvia Putz seconded. Motion passed unanimously.

Financial report

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

The format is that Page 1 includes standard financial reports - Balance Sheet & Income Statement. Budget performance will be added once approved. Reports are dated the end of preceding month – Data available

o Differences:

- Equity section is called Reserve because non-profit
- Have not included non monetary assets.
- Included zero balance accounts in income statements

Page 2 (and back) is a list of all the transactions this year to date and will only be distributed by e-mail.

- 2) Proposed budget for this year was presented by the Treasurer (Attachment B); motion to approve Rob Wiemers; Second Mike Watts. Motion passed unanimously.
- 3) The Treasurer stated, “The by-laws are very clear that the Treasurer can spend up to \$500 per expenditure without Board approval. While I may have to use that authorization in an emergency, I don’t intend to spend anything without a Board resolution authorizing it. With that in mind I have a few resolutions to propose.” (Attachment C)
 - I propose the authorization of an expenditure of \$1,457.00 for the Organization’s 2007 income taxes, \$1,166.00 for Federal, and \$291.00 for the State of Illinois.
Second Roy Wehling, passed unanimously.
 - I propose the authorization of expenditures in the amount of up to \$50.00 per committee, for a total of up to \$600, to be authorized by each committee chair for out of pocket expenses.
Second Ron Wise, passed unanimously.
 - I propose the authorization of expenditures in the amount of \$125.00 to be paid to the Bank of Edwardsville to drill out the locks on our safe Deposit Box and return the contents to the organization.
Second Bob Schnietz, passed unanimously.
 - I propose the authorization of expenditures in the amount of up to \$100.00 total (not including the previously approved \$50 out of pocket expenses) to be determined by the

Treasurer, for the purchase of accounting software, stamps, blank checks, and other office supplies required to conduct the business of the Treasurer's office.

Second Roy Wehling, passed unanimously.

- I propose the authorization of expenditures in the amount of up to \$100.00 total (not including the previously approved \$50 out of pocket expenses) to be determined by the Chair of the Fish and Wildlife Committee, for the purchase of traps, scent, lure and other supplies required to conduct the business of controlling wildlife around the lake.

Second Gary Arth, passed unanimously.

- I propose the authorization of expenditures in the amount of up to \$100.00 total, to be approved by the Treasurer, for the reimbursement of out of pocket expenses of the Administrative Assistant and other Board Officers required in the performance of their duties.

Second Larry Ahrens, passed unanimously.

Old Business

None

Committee Reports

Silt Committee: Submitted by Rob Wiemers

Peter Wilen, engineering consultant with HDI came down to look over three possible sites for silt deposit and natural dewatering. Brent Ahlers has 40 acres behind Richards Brick which appears to be a good site. The process would take 3-4 months if there is enough water in the lake. The lake would drop about 2 feet. Early estimates are that it would cost about \$1 million which includes \$130-150 for work at the deposit site.

Following discussion, Walt Heck made a motion to authorize the expenditure of up to \$5,000 for engineering and site investigation for the property owned by Brent Ahlers. Sylvia Putz seconded and the motion passed.

In addition Roy Wehling will research silt retention long-term maintenance to prevent additional deposit and a need for dredging again soon.

Building – Submitted by Larry Ahrens

The committee will discuss the request made by Chad Holloway at the start of the meeting. They also have another request for a 3-car garage in front of the house/garage at 140 West Lake. There is a letter from a homeowner on Park St. asking about a limited size to their dock and boat. That limit was established by a court order and the Association has no power to act to change it.

Commons: Submitted by Mike Watts

Commons site W5 – Tom Ritchie has purchased a lot and wants to add a dock there.

Commons site B3 – Gary Arth would like to buy weed and feed to work on the triangle island by his house. He will do the work to fix up the site. Roy Wehling made a motion to approve the purchase, Gary Arth seconded, passed with 1 opposed.

Tony Jones is moving to 459 West Lake in May and will need a dock. Right now there are two already so the committee will work on options.

Meeting, Elections and Social: Submitted by Michael Watts

Because of a new ruling, fireworks must be done by 10 pm. That means we will probably need to start at 9:20-9:30 pm. We will need to close Schwartz Road from Schwartz Street to Barnett. In the conversation, a gate as a permanent block to the access to the woods behind the dam was suggested. Walt Heck volunteered to check prices. Back on the fireworks, North Shore will patrol their own Street. Commons areas E3 and E4 should be good for viewing.

Contractor Compliance: Submitted by Alan Ortals.

Hearthstone development was discussed. There is more rip rap now. The detention pond is full of silt already. Ron Wise will call Rob Schmitt and ask him to dig the retention pond deeper. Scott Bateman will document any other needs on a map of the site.

Dam and Maintenance: Submitted by Gary Arth

The valve maintenance will cost \$2,500. Walt knows an underwater diver/welder who lives here on the lake and might be able to help do the work.

Fish and Wildlife: Submitted by Gary Arth

The Fishing Derby will be held the first Saturday in June, which is June 7. Gary made a motion to authorize the expenditure of up to \$600 for prizes and food for the Derby, seconded by Toni Siler, motion passed unanimously. This is not a free fishing day, a license is needed if you are checked by the game warden.

The hatchery at Murpheysboro is probably going to do another restock for the lake in the late fall. There have been 3-4,000 walleye put in the lake but they seem to be hard to catch. The committee will consider alternatives for this fall.

Restrictions: Submitted by Roy Wehling

The committee will work with the attorney to get the information needed to look at the Fogles' variance and the issues that might be relevant in grandfathering related to past restrictions brought up by the Fogles.

Legal: Submitted by Alan Ortals

Nothing additional to report.

Safety: Submitted by Toni Siler

There is a boating safety school for kids ages 12 years and up on May 17. Kids 10-12 can attend with an adult. The committee will work on getting safety regulations out on a post card before the 4th of July. The boat launching ramp gate will be down till the end of May for people putting their boats in the water.

Web Page: Submitted by Tom Bohn

No report

New Business:

- After a brief discussion Tom Bohn moved that the May 26 Board meeting be moved to June 2. Roy Wehling seconded and the motion passed unanimously.
- The newsletter is about ready and will go out soon.

The meeting was adjourned at 10 pm.

Respectfully submitted, Carolyn Green, administrative coordinator

Attachment A	Financial Report
Attachment B	Proposed Budget
Attachment C	Treasurer's Resolution