

Dunlap Lake Property Owners Association
Board Meeting Minutes
March 30, 2009

Call to order: Alan Orbals called the meeting to order at 7:00 pm

Board present: Gary Arth, Scott Bateman, Tom Bohn, Alan Orbals, Sandra Fultz (08), Mark Hicks, Faye Nelson (08), Sylvia Putz, Walter Heck, Jennifer Russi, Bob Schnietz, Roy Wehling, Michael Watts, Michael Weber, Ron Wise, Rob Wiemers and Carolyn Green, administrative coordinator.

Board members not present: Larry Ahrens, excused, Toni Siler (08).

Visitors included: Bill Mindrup

Welcome and Introductions:

Alan Orbals welcomed the new board members and thanked the retiring board for their work. Everyone introduced themselves to the group.

Approval of minutes (Attachment A)

Rob Wiemers made a motion to approve the minutes as presented. Tom Bohn seconded and the motion passed unanimously.

Nominating committee report

Alan Orbals was nominated for president, Michael Weber for vice president, Sylvia Putz as secretary and Tom Bohn for treasurer. There were no other nominations from the floor. Mark Hicks made a motion to approve the slate of officers, Bob Schnietz seconded. The motion passed unanimously.

The following committee assignments were made:

Building Committee: Larry Ahrens, Chair; Tom Bohn; Bob Schnietz

Common Area Maintenance: Mike Watts, Chair; Gary Arth; Jennifer Russi; Mark Hicks

Contractor Compliance: Scott Bateman, Chair; Mike Weber; Mark Hicks

Dam & Maintenance: Scott Bateman, Chair; Gary Arth; Mike Watts; Walt Heck

Finance: Tom Bohn, Chair; Al Orbals; Mike Weber; Sylvia Putz

Fish & Wildlife: Gary Arth, Chair; Walt Heck; Ron Wise; Bob Declue

Legal: Al Orbals

Meetings, Elections, Social Events: Mike Watts, Chair; Sylvia Putz; Rob Wiemers; Jennifer Russi

Restrictions: Roy Wehling, Chair; Sylvia Putz; Rob Wiemers; Walt Heck; Marcia Wever; Ashley Whitman

Safety: Tom Bohn, Chair; Sylvia Putz; Jennifer Russi; Carolyn Green

Silt & Erosion: Mike Weber, Co Chair; Rob Wiemers, Co Chair; Roy Wehling; Mike Watts; Walt Heck; Ron Wise; Larry Ahrens; Bob Schnietz; Scott Bateman; Keith Moran

Web Page: Roy Wehling, Chair

Visitor business

Bill Mindrup a former lake resident who lives on Esic Drive came to request permission to put a boat on the lot off Mary Drive. He has tried to purchase a lot but has been able to find one. Board members gave suggestions but said only property owners can have a boat on the lake. Mr. Mindrup's phone number is 530-1854 if anyone else hears of a lot that might be available.

Financial report (Attachment B)

Tom Bohn, treasurer, presented the Financial Report. Michael Weber made a motion to approve, Mark Hicks seconded. Motion passed unanimously.

2009 Budget (Attachment C)

Tom Bohn, treasurer, presented the 2009 Financial Budget and moved that it be accepted. The group briefly discussed the document and then Mark Hicks seconded the motion and the budget passed unanimously.

Treasurer's motions (Attachment D)

Motion 1 - Tom Bohn, treasurer, moved to approve renewal of two CDs, 50,000 each, at The Bank of Edwardsville, one for a duration of up to 5 months and the second for a duration of up to 17 months. The Board further approves the opening of a new CD in the amount of \$25,000 for a duration of up to 17 months. Michael Weber seconded the motion which passed unanimously.

The treasurer moved that the following five motions be approved as a group. Ron Wise seconded the five motions and they were approved unanimously.

1. The Board of DLPOA resolves and approves to accept as if individually approved all standard resolutions on banking and insurance company forms, required by these companies for the purpose of doing business with the banking or insurance company, when reviewed and accepted by at least one DPLOA officer in addition to the DPLOA Secretary. The Board further resolves to authorize the DLPOA Secretary to sign any such standard resolution as being approved by this Board.
2. The Board of DLPOA authorizes the expenditure of up to \$1,000.00 for payment of FY 2008 Federal Income Taxes, and up to \$275.00 for payment of FY 2008 Illinois Income Taxes.
3. The Board of DLPOA authorizes the expenditure of up to \$5,000.00 for payment for legal services as judged necessary by the Legal Committee. The Treasure shall report to the Board as part of the financial report each month any payments made for legal service in the previous month, and the purpose of those services.
4. The Board of DLPOA authorizes the expenditures for the following for a total of up to \$900.00:
 - a. Out-Of-Pocket cost of up to a total of \$50 for each committee when approved by the committee chair and receipts submitted with request to the Treasurer for record.
 - b. Office supplies and copying cost up to \$200.00 for administrative operations when submitted with receipts by the Board's Executive Assistant to the Treasurer for record.
 - c. Office supplies and copying cost up to \$100.00 for administrative cost of operating the Treasurer's office when document with receipts for record.
5. The Board of DLPOA recognizes the following list of expenditures authorized by the Board to still be in effect and require additional expenditures in the current fiscal year:
 - i. February E-Mail vote authorizing \$1,500 for Rip-Rap at W-1
 - ii. 01/26/09 Mtg. – Authorization of \$4,800 for Administrative Asst. Contract
 - iii. 01/07/09 Mtg. – Authorization of \$133,000 for South End Project
 - iv. 11/24/08 Mtg. – Authorization of \$6,000 for July Fireworks
 - v. 08/25/08 Mtg. – Authorization of \$600 for rental of equipment to clean out drainage ditch on W-1

vi. 2006 (?) Mtg. – Approx. \$10,000 remaining on HDR Engr. Contract
Additional expenditures for all other previous resolutions are cancelled and authorizations shall be modified to be limited to the expenses already incurred.

Other financial topics:

Tom Bohn reported that notification has been sent to certain residents with regard to parkway leases. Letters went out to property owners who we believe were being incorrectly charged for parkway leases. There were four properties identifies as not being charged for parkway that should be and eight properties being charged that should not be. Two people have replied since the letters were mailed March 2, 2009. One agreed he should be charged for the lease but has not been. The other providing additional information on his property lines for review and requested he continue to be charged. We will make the appropriate changes with this year's assessments.

Recording of the 1998 Restrictions. When the treasurer went to record the recently passed amendments to the 1998 Restrictions, we could find no record of the original restrictions being recorded against the 34 properties that have been annexed over the years. Abstracts and Title, Inc. has agreed to do some specific title searches to clarify what is recorded at the Records Office. Tom Bohn made a motion to authorize the expenditure of up to \$300 for the purpose of defining the current status of the DLPOA restrictions as they apply to the annexed properties. Mike Weber seconded the motion which passed unanimously.

New Business

Assessment Rate – The budget presented was based on the previous assessment rate of .01 per square foot which would generate revenues of \$71,000. The recent vote by the association allows for that to be raised by one tenth of a cent. Rob Wiemers made a motion to raise the assessment rate to 1.1 cents for 2009. Mike Weber seconded the motion. Following discussion, a roll call vote was taken. The motion passed nine to three.

Those voting in favor of raising the assessment rate were Larry Ahrens, Gary Arth, Walt Heck, Scott Bateman, Michael Weber, Roy Wehling, Rob Wiemers, Ron Wise, Mark Hicks, Jennifer Russi. Those voting against the motion were Tom Bohn, Bob Schnietz, and Sylvia Putz. Mike Watts was not present for the vote.

Committee Reports

Building – Submitted by Tom Bohn for Larry Ahrens
The committee issued one building permit in February.

Dock permit – Mike Allaband, 138 Hollyhock Lane
The committee issued two permits in March

Dock permit – Guy Antley, 522 East Lake Drive on E4

Cover Deck 12' x 16' – Richard Hartnagel, 603 East Lake Drive

Roy Wehling requested approval of the new location of his shed which had to be moved during the south end excavations. The committee confirmed it was within the lines set by the original variance and the committee approved the new location.

Commons: Submitted by Alan Ortvals and Michael Watts

Greenside has agreed to continue moving common areas for the same price as 2007 and 2008. Mike Watts will get a contract and current certificate of insurance.

Contractor Compliance: Scott Bateman, chair

No report

Dam and Maintenance: Submitted by Gary Arth

The committee submitted a proposal from Christopher Stutz for correction of defects found in the dam inspection including cleaning out debris at base of berm at bottom of spillway; add PVC piping to the berm drain, putting up rip rap, and tar and sealing cracks. The proposal totaled \$4,519.60. Rob Wiemers made a motion to approve spending up to \$4,600 for the repairs. Roy Wehling seconded the motion which passed unanimously.

The committee also recommended that the board orders the dam inspection this year the inspector needs to look at the primary spillway. The corner supports on the superstructure are rusting at the base around the grating. Plated would be welded to the frame to reinforce. It probably needed to be painted to protect the metal. Reflective paint is recommended.

Meeting, Elections and Social: Michael Watts

The fire department has the permit and the committee expects it to be approved in the next week. When that is done Mike Watts will make a request to close the roads necessary to conduct the fireworks.

Alan Ortvals indicated there has been interested in holding a blessing of the Fleet this year. Memorial Day was suggested. The board liked the idea and the committee agreed to look into hosting the event.

Fish and Wildlife: Submitted by Gary Arth (Attachment E)

The Fishing Derby will be held from 8 to noon on Saturday, June 6, 2009 at the activities common area. Lunch will follow from noon to 1 pm

The committee presented a projected budget of \$4,000 (included on the full budget approved earlier in the meeting). Gary Arth made a motion to approve up to \$700 be available for up front charges for the Fishing Derby. Mike Watts seconded the motion which passed unanimously.

A summary of the fish stocked in the lake since 1997 was distributed. Roy Wehling will put the information on the website.

Fred Cronin, District 16 Fisheries Biologist from IDNR will be out sometime in June to shock the lake to help us understand what is needed for the growth and balance of our fish. He will then make suggestions for stocking based on this data. While Gary believes the lake is in excellent shape, it will help improve our fishery.

Testing of the fish is planned. Gary will collect sample bottom feeders, freeze the fish and send them in to be tested. They will provide a report on the toxins that are found.

Water Testing. Mike Watts will look into testing the water. It was noted that Sandy Fultz and Virginia Bryan have both offered to help with this in the past.

Legal: Submitted by Alan Ortvals

No report.

Restrictions: Submitted by Roy Wehling

Board members are asked to read and send any concerns or topic of discussion on the proposed restrictions to Roy by April 13. Roy will compile all the comments and develop an agenda for the board by April 20. The restrictions will then be discussed at the April board meeting.

Safety: Submitted by Tom Bohn

A new committee is in place and will be meeting regularly.

Silt Committee: Submitted by Rob Wiemers

Seeding of the south end is scheduled to begin immediately. Stutz, the contractors, would like to do it all at once but has to wait until the ground is dry enough to level and seed.

There were concerns about the fact that there were no silt fences but the committee was satisfied with the south end work.

Rob Wiemers suggested paying \$380 to Walt Heck to cover the cost of his crew's work with the Bobcat to level and clean out property around the South end. Ron Wise moved to pay the \$380. Scott Bateman seconded the motion which passed unanimously.

Scott Bateman reported on the Request for Qualifications (RFQ) process. There were no submissions from the request. The board discussed the process and what needs to be done. It was decided that the priority was to find firms that were knowledgeable about manmade lake management. We will request qualifications and what they charge.

Web Page: Submitted by Tom Bohn

Roy Wehling will be taking over as chair of the committee and all news should be reported to him.

New Business - None

The meeting was adjourned at 9:12 pm.

Respectfully submitted, Carolyn Green, administrative coordinator