

Dunlap Lake Property Owners Association
Board Meeting Minutes
June 1, 2009

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

Board present: Larry Ahrens, Scott Bateman, Tom Bohn, Walter Heck, Mark Hicks, Alan Orbals, Sylvia Putz, Jennifer Russi, Bob Schnietz, Michael Weber, Roy Wehling, Ron Wise and Rob Wiemers. Michael Watts came in late in the meeting. Carolyn Green, administrative coordinator.

Board members not present: Gary Arth-excused

Visitors included: James & Linda Harriss

Approval of minutes (Attachment A)

No corrections were made to the minutes of the April 27 meeting. Mike Weber made a motion to approve the minutes of the April 27 meeting. Tom Bohn seconded and the motion passed unanimously.

Financial report (Attachment B)

Tom Bohn, Treasurer, presented the financial report. The balance sheet has not changed. Assessments are starting to come in. Sylvia Putz made a motion to approve the financial report, Bob Schnietz seconded. Motion passed unanimously. Tom also updated the board on the status of financial resolutions.

Tom made the follow motions:

Authorize the expenditure of up to \$12,500 to pay Greenside Lawncare for mowing the common areas this seasons under the existing contract at \$885.00 per cutting. Seconded by Mike Weber, approved unanimously.

Authorize the expenditure of an additional \$300 payable to Stutz Excavating for additional work associated with the existing contract for dam repairs. Seconded by Mark Hicks, approved unanimously.

Authorize the expenditure of \$2,300 to cover the Association's general liability insurance policy for next year from Country Financial and the required membership in the Madison County Farm Bureau. Seconded by Larry Ahrens, approved unanimously.

Authorize the expenditure of \$75 for the purchase of two additional muskrat traps. Seconded by Ron Wise, approved unanimously.

Authorize the expenditure of \$3,100 to cover additional mowing services for this season; \$2,650 for dam area and \$450 for common areas. Seconded by Sylvia Putz, approved unanimously.

Old Business

T-Shirts

Silvia shared a print out of the Dunlap Lake merchandise now available on www.cafepress.com/DLPOA. She was wearing a sample of the shirts. Everything seems to be black and white. Sylvia will ask John to see if the blue logo is an option. Thanks to John Putz and Tia N. for the site and the logo.

Jenny made a motion to authorize an expenditure of up to \$30 to purchase a T-shirt for Tia in appreciation for all the work she did in designing our logo. Seconded by Sylvia Putz, approved unanimously.

There was general agreement on the Board that letting café press handle everything with regard to the logo items will be easiest and best method. Carolyn will expand the fireworks postcard into a flyer and add the information on the available logo items and website contact.

South End

Stutz requested additional money last month which the board voted down. They are now requesting \$4,100 instead of \$5,000. Walt made motion to approve, seconded by Michael Weber. The motion failed 7 to 6 (with the president breaking the tie).

During construction Stutz dumped dirt on the Whitfords property. Ms. Whitford is concerned. Since the agreement was made between Stutz and the Whitfords the Association has no power in the matter.

Judy Budzolini and the other homeowners at the South end of the lake are concerned that the grass seed Stutz planted washed out in heavy rains and did not live. After discussion Scott Bateman made a motion to give landowners 2 options

1. take money to reseed (up to \$1,500 total, prorated by the size of the lots)
2. have yards and parkway all done together in the fall

In both cases this will be the final action by the association. Ron Wise seconded and the motion passed 6-4 (Roy Wehling abstained from voting and Michael Weber was not in the room when the vote was called).

Visitor business

The City wants an easement for culverts near the Harriss property at 612 East Lake. The couple was present and shared how much water was in their yard after the last storm. The city pumped or it could have resulted in a lot of serious damage. To enlarge the culverts, the city will pay the Association \$10 for the temporary easement and \$10 for permanent easement. There will be rip rap around the whole project. Shoreline will be pulled back. Mark Hicks reported the city is planning to add two new 36" culverts and leave the existing 24" culvert in place.

There were a number of questions raised because the city keeps increasing the maximum flow into the lake and no-one is evaluating the impact on the lake, dam or spillways. There were also discussions on water quality problems due to the higher flows. Scott has talked to IDNR about this issue and said IDNR only requires the impact upstream be evaluated when doing this kind of work. There is no requirement to evaluate effects downstream. It was requested that an estimate for an engineering study of the lake and dam to determine the impact and corrective recommendations be obtained by the Dam Maintenance Committee. This information will be presented to the city with a request that they fund the study.

Roy Wehling made a motion to authorize Al to sign temporary and permanent easements. Mark Hicks seconded and the motion passed unanimously.

Committee Reports

Fish and Wildlife: Submitted by Gary Arth

The Fishing Derby will be held from 8 to noon this Saturday, June 6, 2009 at the activities common area. Lunch will follow from noon to 1 pm. Plans are going well and signs will go up soon. Volunteers are needed starting at 7:30 am.

Legal: Submitted by Alan Orbals

Tom Bohn explained that several properties have ambiguous membership agreements.

Al & Tom met with John McCracken, attorney for the Association. He will put together a memorandum for the North Shore Association, Dunlap View, OraJane and some individual properties. The owners of the properties in question would need to sign a document to acknowledge they are members of the association, subject to the Dunlap Lake Subdivision Covenants & Restrictions, and to confirm they are eligible for all rights of the association. The document will then be recorded and will be binding. The attorney will charge \$4,500 to develop the document and record the agreements.

Mike Weber made a motion to approve the attorney's fees. Roy second and the motion passed unanimously.

Restrictions: Submitted by Roy Wehling

The committee is going to look into fishing tags and will bring price to next meeting.

Roy asked the Safety committee to check on Ryan and Amber Johnson's boat tags, they must own the boat. Roy will meet with Alan Ortvals to discuss the suggestions that were presented on the proposed restrictions. A proposal was made to mark the dikes at the South End as underwater hazards. Regulatory buoys are \$225 each. Roy made motion to purchase buoys and put them up using the plan submitted by Tom Bohn last month which would cost \$2,500. Scott Bateman seconded and the vote failed 7 to 3.

Larry Ahrens noted that the Goldsmiths were putting a Kayak in again. They are keeping it behind the bush on the Mulfords property. It does not have a Dunlap Lake sticker. The Safety Committee is currently working on boat sticker issues and will give an update during their report.

Web Page: Submitted by Roy Wehling

The website has been updated. A number of additions are on the announcements page.

Safety: Submitted by Tom Bohn

An underwater hazards sign is up by no-wake buoy. Jennifer Russi thanked Tom for getting that sign up.

Analysis of cost for restarting a lake patrol are \$1,000 for startup and 3,500 to staff patrol (\$125 a day). Several board members voiced concern this was overkill.

Tom Bohn made a motion to fix the boat and hire a lake patrol officer. Roy Wehling seconded and the motion failed 7 to 3. Scott Bateman moved to fix the boat and hire someone for just six hours per weekend with the hours varying at a cost of \$2,000 for the seasons. Roy Wehling seconded and the motion passed 8 to 2.

Silt Committee: No report

Building – Submitted by Larry Ahrens

Nathan Balakrishnan, 326 Thomas Terrace has requested a variance for steps to his deck. He needs a 4 foot variance. Mr. Balakrishnan's neighbor Jermy Potthast, residing at 322 Thomas Terrace wrote a letter requesting the Board grant the variance. As usual, the variance would be contingent on city approval. Larry Ahrens moved to approve a 4 foot variance for stairs at Thomas Terrace. The motion passed unanimously.

Meeting, Elections and Social: No report

Fireworks: Submitted by Michael Watts

We have received all the required permits and we expect to receive confirmation latter this week that the city will close the street like last year.

There is some question about whether police and fire will have on duty officers or if we will have to pay additional officers this year. Additional information will be available at the next meeting.

Alan Ortvals reported that insurance for viewing lots will cost \$504 for a half million dollars of insurance to cover the owners of the viewing lots and the Association.

Rob Wiemers received an okay for using the Madison County bike lot and Clay Winfield's property at the VFW. Mike Weber moved to approve the expenditure of \$504 for half million dollars of insurance, Roy Wehling seconded and the motion passed unanimously.

Commons: Submitted by Michael Watts

There are two dead trees off of West Lake. A resident has asked for the trees for firewood and no board members had any objection. Mike asked for volunteers to load gravel and fill muskrat holes on E-1 and E-2.

Water testing is still needed. It was reconfirmed that Walt will test fish. Sylvia will test water

New Business

Owners of vacant lot on Park have an offer to purchase lot for \$67,000 from Woodens. We have first right of refusal along with their neighbors. Mike Weber made a motion to waive our right of refusal. Rob seconded and the motion passed unanimously.

The meeting was adjourned at 9:12 pm. The next meeting will be at 7 pm Monday, June 29, 2009. Respectfully submitted, Carolyn Green, administrative coordinator.