

Dunlap Lake Property Owners Association
Board Meeting Minutes
July 27, 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, Alan Orbals, Sylvia Putz, Jennifer Russi, Michael Watts, Roy Wehling, Rob Wiemers, and Ron Wise.
Carolyn Green, administrative coordinator.

Board members not present: Gary Arth, Mark Hicks, Bob Schnietz, and Michael Weber

Visitors included:

Approval of minutes (Attachment A)

Approval of June's minutes with no corrections noted. Tom Bohn made a motion to approve, Sylvia Putz seconded

Financial report (Attachment B)

Tom Bohn, treasurer, presented the Financial Report and went through the figures. He noted that because the Association received \$133,000 from the City and only \$70,000 from members, we cannot do the simple one page tax form. This year we will need to file Form 1120. He will speak to a CPA about it.
Larry Ahrens made a motion to approve, Roy Wehling seconded. Motion passed unanimously.

Old Business

Alan Orbals approached the City of Edwardsville about concerns that there is a lot of new water flowing into the lake with no additional outlets and this might at some point be a problem for the dam. The mayor has requested bids for this survey.

Committee Reports

Legal: Submitted by Alan Orbals

The Morgan's attorney has asked us to reconsider issuing them a dock permit for the parkway behind the Nelson's property so they can dock their boat next to their property . This has been an issue in the past with the Morgans and the Nelsons' parkway. .

Restrictions: Submitted by Roy Wehling

Al Orbals sent out concerns to date and suggested the board go through them tonight and decide primary points to change so we could put a survey out and get people feelings on the fundamentals. Topics were as follows:

- Section 6 limits ownership to not more than two individuals. It has been recommended that this section be dropped. The board wants to ask the attorney and does not think this should be put before the members at this time.
- Section 11 gives the board 1st right of refusal when property is sold; the board wants to leave it as is for now.
- Section 13 gives the Board the power to grant easements across any member's property for utilities without the property owner's permission. The board thinks this should be dropped.
- Section 16 limits owners to no more than 3 boats. The board thinks this should be changed to 3 motorized boats. Add: All boats must be in operable condition.
- Section 18 Some board members want this section to disallow carports and require garages to be made a part of the main dwelling subject to a grandfather clause (currently there is an exclusion that says attached or made part of)

- Section 18 needs to say the setback is 10 feet (instead of ten feet or ten percent).
- Section 24 There was an extensive discussion regarding boat storage and dock requirements on the common areas, but no consensus on what should be done was reached.
- Section 25 currently says there are to be no structures on parkways without written board approval. There was discussion that this needs to be rewritten to allow patios and the other structures that are being built to not require board review and approval. The group is not ready to take this to the membership at this time.

Building – Submitted by Larry Ahrens

The Whitman's who came to the last meeting want to build a boat dock at South end. A boat dock has never been granted in that area before because it is designated as a silt retention pond. It will fill up. Larry Ahrens moved to deny the permit. Tom Bohn seconded the motion. The motion passed with two votes against it.

Web Page: Submitted by Roy Wehling

The Links are now working. Minutes and financials are now up as well as fishing derby results, the lake survey and the new list of board members.

Safety: Submitted by Tom Bohn (Attachment C)

See attached report.

Silt Committee: Submitted by Rob Wiemers

The committee has gotten three bids for fixing ruts, killing weeds and reseeding the south end of the lake. One was rejected last month. Additional bids presented tonight were from John Whitney at Stormwater Erosion Specialists and Chris Jones at Munie Greencare Professionals.

- Stormwater Erosion specialists - .06 per SF standard; .09 per SF hydroseed
- Munie Greencare Professionals - .0628 per SF seed & straw; .0811 per SF hydroseed

The committee recommends spending an additional \$700-800 to use Round Up to kill weeds on the whole area and then have APP/ Tilling getting weeds out (6 hours). There is no guarantee the grass will live.

Ron Wise made a motion to authorize up to \$11,500 to reseed the South End as a turnkey project including application of preseeding weed killer, initial fertilization, ph adjustment chemicals; tilling and soil preparation; and proper application of erosion protective straw after seeding. It will be the owner's responsibility from this point forward and we must have written signoff before reseeding. They must water and fertilize. Tom Bohn seconded the motion. Roy Wehling abstained from the vote. The motion passed with one vote against it.

Commons: Submitted by Michael Watts

There are piles of dead wood on West Lake and tree on wooded area by the Ahler's home.

Mike Watts will get bids for removal. He moved that the board authorize \$1,000 for tree work on common areas and removal of the piles of debris. Tom Bohn seconded. The motion passed unanimously.

Meeting, Elections and Social: Submitted by Michael Watts

The group congratulated Mike for another good job with the fireworks. All feedback has been excellent.

The committee has heard from someone wanting to organize a golf tournament to help raise money for the fireworks next spring. The board liked the idea and the committee will look into it.

The committee has done some research and the best proposal for the holiday party was the winery in Maryville at Stonebridge. Final price \$15.00 includes room. They need 75 guaranteed. They committee will proceed with planning.

Contractor Compliance: Submitted by Scott Bateman

A concern was submitted about Hearth Stone subdivision and Scott Bateman called the City. They are sending someone out to check on the situation.

Dam and Maintenance: Submitted by Scott Bateman

First step of inspection of the dam for this year was done on Sunday. Besides the regular inspection they are recording the status of the current structure to be able to document any movement, buckles, or heaves.

Fish and Wildlife: Submitted by Walt Heck.

An Adult Fishing Derby is being planned for Sunday, September 20. Entry fees will cover costs and prizes although some expenses may be incurred up front. We will have a big Trophy, donuts and coffee in the morning and a mid-day BBQ. Carolyn Green will do a postcard for mailing.

New Business

Alan Ortvals recommended a band for the December 5 holiday party. He heard a group perform recently that would be excellent. The board discussed having a band set up before dinner at 6:30 and then come back to play from 8-10 pm. The group liked the idea so he will call them for more details and costs.

The meeting was adjourned at 9:15 pm.

Next meeting will be at 7 pm Monday, August 31, 2009.

Respectfully submitted,
Carolyn Green, administrative coordinator.

SAFETY COMMITTEE REPORT

July 27, 2009

Lake Water Quality: Thanks to Sylvia the lake water was tested a couple of weeks ago and the results were all good. The complete results were e-mailed to all Board members last week. If there are any questions, please contact Sylvia. The Committee believes it would be a good idea to perform this testing three times a year, early spring, mid summer, and mid fall. We will be working on setting up that program for next year. I will e-mail Roy another copy of this year's results for posting on the website.

Boat Sticker Activity:

- Board members should have received a copy of the form that has been developed for returning boat sticker applications. This is intended to be used when e-mail request or phone calls are not answered, or where those methods are not appropriate, i.e. non-member request. If anyone has any comments or questions, we can address them now or contact one of the committee members.
- The results of the boat sticker postcard so far are:
 - 354 postcards mailed to residents
 - 107 postcards returned (30%)
 - 166 existing boat stickers verified
 - 17 no-boats residents returned postcard
 - 18 stickers of record voided because boat has been removed from lake
 - 2 boats were claimed by multiple owners
 - Phone and e-mail follow-ups on identified discrepancies on-going
- We have begun attaching the no-sticker notices, a copy of which was mailed to all Board members earlier this month, on boats docked or stored near the shoreline. We have checked the shoreline from the dam to Franklin (Barnett, Cottage, Thomas Terr., & Circle) and identified 16 boats without sticker and attached notices. This is about 20% of the shoreline and at the current rate there will be about 75 notices required. We plan to continue this process around the lake in the next week or two. The next step will be to actually verify sticker numbers with location for boats currently on the lake. During that inventory we plan to check the boats that received no-sticker notices to verify they have been removed or have stickers attached.
- New stickers are required and Carolyn has obtained a quote for \$6.00 per pair. These involve using a new process of printing and sealing the ink on a vinyl backing. This will avoid the problem with the current design on dark colored boats and the pricing is much better. The price for 75 pairs would be approximately \$525.

I make a motion to authorize \$525 for the purchase of 75 pairs of boat stickers.

{Second Mike Watts} {Vote: past unanimously}

Lake Patrol: I think this subject has come to an end for this year. We did not find any applicants who were interested and met the requirements. In addition, Saturday we put the patrol boat in the water and watched it slowly start to fill. The boats in pretty bad shape and should probably be replaced before we try this again. We have got an operating motor and all the supplies and equipment required. These will be moved into the storage unit for the winter.

Funding Activities: The committee is going to require additional funding for the cost of printing and copying, supplies, and postage to continue its work. This is primarily for the boat sticker efforts and will cover cost of individual letters to owners regarding violations along with the cost to producing notices and other office supplies for the enforcement activities.

I make a motion to authorize an additional \$150 for the Safety Committee's out-of-pocket expenses.

{Second _____} {Vote: past unanimously}