**Dunlap Lake Property Owners Association**

**Board Meeting Minutes**

**January 28, 2013**

Alan Ortbals called the meeting to order at 7:00 p.m. at 840 East Lake Drive.

**Roll Call - Present:** Mike Dawson, Walter Heck, Mark Hicks, Craig Louer, Chad Martens, Alan Ortbals, Justin Range, Bart Solon, Michael Watts, and Carolyn Green, administrator.

**Absent:** Larry Ahrens, John Putz, Bob Schnietz, Jim Seubert, Roy Wehling (excused), Rob Wiemers.

**Approval of minutes:**

Carolyn Green presented minutes of the November 26 meeting. Craig Louer made a motion to approve as presented. Mark Hicks seconded and the motion passed unanimously.

**Financial report:**

Bart Solon, treasurer, presented the Financial Report and went through the figures. We are doing well on the income side, very close to budget. As for expenses, mowing, shoreline maintenance and dam maintenance are all below expectations although some of the dam work is yet to occur. Bottom line is we are $31,000 under budget at this point. We may want to move more money into lake maintenance at the end of the year. Justin Range made a motion to approve the report. Chad Martins seconded, and the motion passed unanimously.

**No Visitors or Visitor Business**

**Administrators Report:**

December was slow but January is getting busy again. There have been several neighbor disputes which required multiple contacts or long phone calls. Did assessment survey, got contract with Moose Lodge for Al to sign, printed winter newsletter and did e-mailing. No building or boat sticker requests. Will be traveling week of Feb 11.

**OLD BUSINESS**

* Assessment survey results showed about 63 percent of residents want to stick with the present assessment structure. Will bring it up at the annual meeting

**COMMITTEE REPORTS**

**Safety** - Submitted by Chad Martens, chair. Saturday June 15 will be the kids fishing derby.

**Silt & Erosion** - Submitted by Craig Louer, chair. Has contracts for engineering to clean out entrance to Mooney Creek. Will send copies to officers for review.

**Web Page** - Submitted by Todd Smith, webmaster

About 500 people got on Facebook to look at Holiday social photos.

**Building** - no report

**Commons Area** - Submitted by Mike Dawson chair

Removed sycamores on West Lake that were falling down. If anyone knows of other branches or trouble spots that need trimming let Mike Dawson know. There will be another work day.

**Contractor Compliance** - Submitted by Walter Heck chair

There is a new house at the end of Shea Court off West Lake. All the dirt from the basement is behind it and washing down toward the lift station. There are no silt fences anywhere. Someone needs to call the city. Mike Watts was asked to call Tim Harr in Public Works at the City.

**Dam and Maintenance** - Submitted by Michael Watts, chair

We have the dam inspection report back. The overflow and spillways have some washout or little holes/caves in the dirt under the concrete that the inspector want filled. Also, the concrete tunnel under the dam to the silo is under trees. He thinks there is some vegetation on the backside of dam, just above the tunnel, that should be removed. The mature trees should be fine. The brush roots are his concern. Mike also recommends getting some metal grates to replace the wood planks. Tinsley steel might have something 2' x 6' that would be appropriate and he could bring the prices back. Walt also recommended the Hartnagel’s machine shop by BJ's pintables.

**Fireworks** - Submitted by Michael Watts, chair

This year’s fireworks will be Saturday July 6 with rainout on Sunday. Deposit needs to be sent. Bart will take care of it at the start of the new fiscal year.

**Fish and Wildlife** - Submitted by Walter Heck chair

Mary Lou Whiteford called Al to say she is having beaver issues. Justin said they've taken down his burning bush by the lake as well. Mark Hicks said Tom Richey has had someone to trap the one that nested on his lot and he can call to find out what company the Richey’s used. Craig made a motion to allocate $750 to trap and relocate the beaver doing damage on the lake. Justin seconded and the motion passed unanimously.

**Legal** - Submitted by Alan Ortbals, chair

The City wants to start next stage of East Lake project. We have easement contracts. The only immediate concerns are the two permanent easements on Common areas E4 & 5. Al reported that he asked for cross view drawings to see if they are the appropriate elevation. He thinks they look fine. Justin Range made a motion to allow Alan Ortbals to sign temporary and permanent easement contracts for the East Lake on behalf of the Association. Mark Hicks seconded and the motion passed unanimously.

Hunter property update: The neighbor's driveway sits directly on our property and swings into our property. Colliers appraisers have been hired to give the association an estimate of the value as it is and the value with encroachment. With the encroachment it is doubtful the association would be able to split the lot and sell two lots. The attorney has suggested that one option would be to sell them a permanent easement if they don’t want to purchase the lot(s).

The neighbor is not interested in purchasing the lot.

**Meetings, Elections and Social**

Alan reported that he would invite alderman and mayor candidates to the annual meeting.

Nominating committee - Rob, Bob and John are retiring. The Nominating Committee recommends Todd Smith, Gene Peters, and Nick Head as new board members and will present that slate at the annual meeting.

Carolyn will purchase chips, dip and cookies on the Lake credit card the day of the event. Cash bar will be available.

**Restrictions** - No report

**New Business**

* All covered under committee reports

The meeting adjourned at 8 p.m.

**The next meeting will be at 7 pm March 25, 2013**

Respectfully submitted, Carolyn Green, administrative coordinator