

**Dunlap Lake Property Owners Association Board Minutes**

**December 2, 2013**

**Call to order:** Alan Ortbals called the meeting to order at 7:08 p.m. Roll call was taken.

**Present:** Larry Ahrens**,** Nicholas Head, Mark Hicks, Craig Louer, Alan Ortbals, Gene Peters, Justin Range, Todd Smith, Bart Solon, Michael Watts, and Roy Wehling. Carolyn Green, admin.

**Absent:** Mike Dawson and Andy Heck (all excused).

**Visitor’s Present:** Rick Welle, Joseph Kovar, Dan and Jane Boone all from East Lake Drive

**VISITOR BUSINESS**-Visitors attended to hear the Silt and Erosion Committee’s report from the engineers (presented later in the meeting.)

**MINUTES**-Carolyn Green presented minutes of the October 28 meeting. Craig Louer's name was corrected in the silt report. The legal report was corrected to say: “The Branch Street Property, lot 64, did not sell. Al suggested putting the lot out for bid again at a lower minimum. It appraised for $47,000. Marcia suggested listing it for sale. She will do some research and ask Bev George about a discounted commission. The board authorized Alan to enter into a listing agreement.”

Gene Peters made a motion to approve the minutes as corrected. Mike Watts seconded and the motion passed unanimously.

**FINANCIAL REPORT**-Bart Solon, treasurer, presented the Financial Report and went through the figures. Year-to-date income is over $42,000. Lake maintenance reserve went down $27,148 because of engineering bills. Mark Hicks made a motion to approve the report. Mike Watts seconded and the motion passed unanimously.

**ADMINISTRATOR’S REPORT**

We had a number of building issues including several calls about boat docks and boat storage questions.

Carolyn reported she had continued regular communications including the newsletter and e-mails and has marked her calendar to start the holiday social postcard the first of October next year. Signs went up as well as a special e-mail, and it was covered in the newsletter. We are down to 134 people who receive paper newsletters.

Since the last meeting we have issued 7 boat stickers including one to label an “abandoned boat” that had been tagged. No new boat stickers were issued but we have had a lot of invoices to process following all the events (fishing tournament, bonfire expenses, stocking of the lake and a last mowing of both the commons areas and the dam).

**OLD BUSINESS**-

* **Proposed Restriction Changes:** The board reviewed proposed restriction changes. The final changes are attached at the back of these minutes.
* **Annual meeting:** The Annual Meeting will be at y pm Thursday, February 20, 2014 at the Moose Lodge. Bar opens at 6:30 pm

**COMMITTEE REPORTS**

**Safety**: Submitted by Justin Range, chair No report

**Silt & Erosion:** Submitted by Craig Louer, chair

Craig reported he has asked the engineers to give us a plan to reduce the amount of silt coming from the South End. The two goals of the project are to catch silt and to catch junk floating into the lake. We only have concept drawings yet and no costs. We’re also looking for a place to put silt.

Currently there are 3 options on the table.

1. De-watering system that haul away everything
2. Cylinders that act as portable dewatering
3. Digging out land and put silt on it. Think the land we are on might be big enough if we could get it from the City. The soil samples show there is enough clay it is possible. The engineer has said this property would take 60-80K cubic yards silt.

The old silt basin will not hold more than 15K cubic yards unless we dig it out and dry it out.

We need to remove 100K+ cubic yards. Preliminary Retention designs will be presented at the Annual Meeting.

It is the committee’s understanding that the most effective design is a series of berms staggered. It slows water entering lake. At end there is a silt curtain. Airline type cable stretched across the lake with canvas or wire mesh hanging off it to catch last silt. The silt curtain cable is stretched tight so boats cannot go past the curtain.

Another options would be dams or berms alone. There will be a tradeoff between access and amount of silt coming in.

When we choose a concept then we request costs. We want a conceptual plan to take to membership in February. If membership likes it then we will need to figure out how to fund it.

Homeowners would like to see samples where this has been done in other places. There is also concern about visual impact. We don't want our view of the lake to look like a garbage dump. Boat access is also a concern.

Craig said on thing that might be considered is a line of boat docks on edge of silt curtain. As distasteful as it is to go somewhere else that is probably the least problematic. Final design will create specs and we can probably get pictures from other places.

We have it on paper that they will investigate a regional silt basin in 2014 over closer to Governor's Parkway. Serpentine water course makes it goes faster.

Larry noted that within the restrictions the south end has always been dealt with slightly differently. No permanent boat docks. The lake keeps up the shoreline. It is the Association's job to keep it clean. We've worked hard to keep erosion from taking it out. Don't expect that to change. We need to set program and maintenance plan to take care of it just like we keep up the rest of the lake.

**Web Page**:  Submitted by Todd Smith, chair-no report

**Building**:

Alan reported that 332 East Lake has a Shed permit for a 12 x 16 shed that is about to expire. The City needs an extension from us to give them a city permit. The residents had framed in and sheathed before the City placed a stop order on construction. Andy talked to her and asked that we move it to the proper location. Andy estimated $3,000 to move. Mark Hicks moved to grant a variance to keep the shed where it is and give them an extension to complete the work. Bart Solon seconded and the motion passed unanimously.

**Commons Area**:  Submitted by Mike Dawson, chair-no report

**Dam and Maintenance**: Submitted by Michael Watts, chair –no report

**Fireworks:**  Submitted by Michael Watts, chair-no report

**Fish and Wildlife**:  Submitted by Walter Heck, chair - no report

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

Branch property sold for $40,000. Taxes and commission will come out of that. Steve Dorsey who owns Piedmont Construction is going to build a house there.

**Meetings Elections and Social**: Submitted by Jim Seubert, chair

The Bonfire went well. Holiday social is Saturday and we hope to see you there. The annual meeting of the members of the DLPOA has been scheduled for Thursday, February 20 at the Moose Lodge on Marine Rd. Doors will open at 6:30. The meeting will begin at 7:00.

**New Business**

Mike D, Justin, Bart and Jim’s terms on the board are expiring. The nominating committee is Al, Craig, Mike and Bart. They will get together and make a report for the next meeting.

**Adjournment:**

The meeting adjourned at 9:00 p.m. The next meeting will be at 6:30 pm Monday, January 27 at the Fogle House.

Don’t forget! Thursday, February 20, 2014 is the Annual Meeting and we need everyone to attend.

Respectfully submitted, Carolyn Green, Administrator

Dunlap Lake Restrictions Review

December 3, 2013

Gene had several questions on fences, can they run in back, how close can you build to the parkway, how far is the parkway from the water, etc. Parkway is normally 10 feet but it varies. No changes to the restrictions noted.

Article 12, Section 3 Craig’s notes on docks/shoreline accepted.

Add “or other material approved by Army Corps of Engineers”

Building committee changes were okay. (There was discussion about satellite dishes but the group left it at Andy’s comments as he presented them.)

Common’s committee suggestions:

Change was too drastic, not sure we want to go there in restrictions. Do want to take out all references to floating rafts on page 17 (Section 8 b & c and anywhere else).

Bylaws

It should say Annual meeting to be held in February

Page 25

Board member attendance per amendment approved Oct 2008:

Any board member missing 3 meetings of the Board of Directors during the fiscal year without prior notification to an officer of the Board shall be removed from the Board.

Any Board member missing a total of 6 meetings of the Board of Directors may be removed by a majority vote of the Board of Directors.

Any expenditure over $1,000 shall be approved by the board

(Bart may have additional thoughts on this one)