

**Dunlap Lake Property Owners Association Board Minutes**

**June 30, 2014**

**Call to order:** Alan Ortbals called the meeting to order at 7:00 p.m. at the City’s Meeting Room (the Fogle House) 840 East Lake. Roll call was taken.

**Present:** Larry Ahrens, Nicholas Head, Walter Heck, Mark Hicks, Alan Ortbals, Gene Peters, Todd Smith, Bart Solon, Michael Watts, Roy Wehling, Richard Welle and Carolyn Green, administrative coordinator.

**Absent:** Andy Leek, Craig Louer (excused), Genie Manterfield (excused), Jim Seubert.

**Visitor’s Present:** none

**MINUTES –** Carolyn Green presented minutes of the May 22, 2014 meeting. It was suggested we explain the location change was due to being locked out of the regular meeting room and to be sure Nick is listed as chair of the Commons Committee. Gene Peters made a motion to approve as corrected. Mark Hicks seconded and the motion passed unanimously.

**FINANCIAL REPORT** **-** Bart Solon, treasurer, presented the Financial Report and went through the figures.  The bottom line on the balance sheet is $142,793. The budget is on track year to date but it was pointed out that the dam reserve account only has $18,000 and we need to work on getting that back up. Rick Welle made a motion to approve the report and Mark Hicks seconded. The motion passed unanimously.

**NEW BUSINESS –** Alan Ortbals reported that the Association has a possible opportunity to buy property. The Executive Committee has met and discussed it. They propose resubmitting the $500 flat fee to the membership with specific wording to prevent future increases without approval from the membership since that seemed to be the most common concern from the last ballot.

Other options including a special assessment and a higher rate per square foot were discussed at length. The executive committee felt strongly that we were only short 45 votes for the last ballot and that the primary concern had been additional increases. Bart Solon made a motion to ask for $500 without allowing the 15% increase that was on the last ballot. Gene Peters seconded. During discussion an alternative using the square foot formula was presented and that was discussed at length. The vote was called and it was approved 11 in favor to 1 against. A new amendment will be sent to the membership and Carolyn will ask Sheffel Boyle accountants to count the ballots again.

**ADMINISTRATOR’S REPORT**

Carolyn reported that it has been an exceptionally busy summer although except for ballot calls most of it is fairly routine work, building permits and dock requests. The City has established a new policy on rental property. They will be maintaining a list that has to be updated annually and doing inspections on the properties. Homeowners associations are being asked to announce to their members they need to do this. She will put it in the next newsletter. Dock space continues to be a problem and unused docks are being rented and sold by residents. Nick is getting so many calls and e-mails we have set up a special e-mail address, [commons@dunlaplake.org](mailto:commons@dunlaplake.org). Assessments are due July 30. That will be in the next newsletter. Let her know if there is other news for the newsletter.

**COMMITTEE REPORTS**

**Fish and Wildlife:**Submitted by Walter Heck, chair

Plans are underway for an adult fishing tournament this fall and we hope to stock the lake again this fall as well.

**Building:**Submitted by Andy Leek, chair – no report

**Commons Area:**Submitted by Nicholas Head chair

There have been lots of requests for docks and commons area maintenance issues. Nick is responding as quickly as he can.

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

Mike reported that there was a good turnout for the workday and he thanked everyone who helped.

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

Everything is set for Sat July 5. The rain date is Sun July 6. Remember no one should be within 500 feet of the dam. We will have it roped off starting at about 8 pm.

**Legal:**Submitted by Alan Ortbals, chair - no report

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

A survey on social activities has gone out. Results were positive and the committee will use the information as they plan for future events. There were 22 responses; the majority of them did not attend the luau and 55% the respondents said they prefer it not be held on Memorial Day next year. When commenting on social events overall meeting new people and visiting with neighbors was very important. Entertainment and networking were not important.

**Restrictions** - Submitted by Roy Wehling chair

Roy said he sent a letter about a boat dock on Hollyhock and one on East Lake that were in exceptionally bad shape. Part of the one on East Lake may still be under water.

**Silt and Erosion** - Craig Louer chair – no report

**Safety:** Submitted by Mark Hicks, chair – Mark just got the water testing information and will get to work on it. One of the board members reported a hand painted sticker on a boat.

**Web Page**:  Submitted by Todd Smith, chair

Todd asked that the officers let him know any details of the election so he can post on the website and Facebook page when the ballots go out and all voting deadlines.

**NEW BUSINESS –** Covered under Old Business.

**CLOSING -** The meeting adjourned at 8:30 pm. The next meeting will be rescheduled for early August when we have results of the vote.

Respectfully submitted, Carolyn Green, administrative coordinator