

**Dunlap Lake Property Owners Association Board Minutes**

**September 29, 2014**

**Call to order:** Alan Ortbals called the meeting to order at 7:05 p.m. at the City’s Meeting Room (the Fogle House) 840 East Lake. Roll call was taken.

**Present:** Nicholas Head, Walter Heck, Mark Hicks, Andy Leek, Craig Louer , Alan Ortbals, Jim Seubert , Todd Smith, Bart Solon, Michael Watts, Roy Wehling, Richard Welle. Carolyn Green, administrative coordinator. **Absent:** Larry Ahrens(excused), Genie Manterfield (excused), Gene Peters (excused)

**Visitor’s Present:** Marti Knecht and Marcia Wever

**VISITOR BUSINESS**

1. New Assessment - Marti Knecht asked some questions about the new Assessment. She was concerned that it went into effect after residents had already paid the 2014 Assessment and she felt that was unfair and that it was not handled well. She does not use the lake and would prefer to see people who live on it or use it carry more of the expense. Alan responded that the board did not want to do a second ballot but we had a short term opportunity to purchase a piece of property and simply had to give it a shot we have been searching for property in the watershed for years and years.

Michael Watts and some of the other board members explained where they were coming from when they voted to do it. Looking at the assessment list, there were small homes and older homes, many off the lake that paid as much as $1,000 in assessments. At the same time there are large expensive homes on the lake paying around $150 in assessments. It just did not seem fair. To raise the assessments by percentage increased the inequity. A few residents, many off lake, would foot the majority of an increase in fees. A number of options were considered but the board members agreed a flat fee seemed best solution.

Concern was raised for residents on a tight budget or with hardships that would make paying the additional amount difficult. After quite a bit of discussion it was decided that the board doesn’t have a system or the resources to establish a payment plan or collection system beyond what City and Village already provides. A note will put in the invoices and overdue notices that residents can call Carolyn if they have issues. Mark Hicks made a motion for the board to consider financial concerns on a case-by-case basis and when appropriate not to file any lien paperwork before the end of the year. Mike Watts seconded and the motion passed unanimously.

2. A poorly maintained rental property - Marcia Wever shared her concern for a rental property with a lot of issues. Craig Louer reported that City has also been getting complaints about the property. There were too many residents living there and there have been evictions to meet City regulations. The City’s Rental Property Registration program, which works to certify all residents of Edwardsville have sanitary and decent living environments, is already investigating the situation.

**MINUTES -** Carolyn Green presented minutes of the August 18, 2014 meeting. Mike Watts made a motion to approve as presented. Nick Head seconded and the motion passed unanimously.

**FINANCIAL REPORT** **-** Bart Solon, treasurer, presented the Financial Report and went through the figures. We are ahead of budget on assessments paid. We do still have some money in Commons for some items Mike Dawson had recommended that is still available. Mike and Walt have some expenses coming. No extra bills for elections have come in yet. Mike made a motion to approve the financial report as presented. Rick seconded and the motion passed unanimously.

The net increase in annual assessments has been allocated to dam maintenance in recent years. Alan would like to rescind that policy until we have a better understanding. We need to document what we plan to do with the additional income. Mark made a motion to rescind that as per presented to the membership. Rick seconded.

**OLD BUSINESS -** None

**ADMINISTRATOR’S REPORT**

Things have been moving along well. The monthly newsletters have been well received. Carolyn met briefly with Walt and included information on the silo dive and the fishing tournament. She got a couple calls from residents who don’t have email that they got the assessment bill before even hearing that the assessment had passed so she also got a paper copy out with another plea for email addresses. Additional ways for the board to communicate better will be looked at. On another note, building and dock calls have finally slowed down a little. She has found a scrapper who will buy the Dunlap Lake boat.

**COMMITTEE REPORTS**

**Fish and Wildlife:**Submitted by Walter Heck, chair - Fishing Tournament is Oct. 12.

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

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

Fall Bonfire is Oct. 18. Mike Watts will bring a second fire pit. If the Seubert’s Halloween house is ready attendees can do a tour. Jim will string up lights this year around the site.

Carolyn noted that she checked with the insurance agent and the Association can include $200 for event insurance to cover things like the bonfire and the kids fishing derby. Jim moved to add event insurance. Andy seconded and the motion passed unanimously.

The holiday social will be 6 pm Dec. 6 at Fox Creek. Dinner will be served at 7 pm.

**Restrictions:** Submitted by Roy Wehling, chair

There have been several new calls and rental concerns. Roy said we are trying to find the owner of boat 827. The database shows Dan and Stacy Gruchala on 741 East Lake who were renters. An April mailing was returned so we believe they have moved.

**Safety:** Submitted by Mark Hicks, chair

Water testing was done on Sept. 15, by St. Louis Water Testing. Lake resident Chad Martens from the company coordinated the testing with Mark. The level of everything tested, including nitrates, seems to be below Illinois standards. He will retest in spring of next year.

A SIUE environmental science professor who lives on the lake, Chris Theodorkis, reviewed the results as well. He recommends that we check the total phosphorous level next time based on the phosphate level. He says this is contributing to our excessive algae growth. He recommended TechLab in Collinsville because they do a lot of testing for the University and they have a good test with an excellent ability to detect Mercury at levels even at levels well below the EPA standards for fish consumption.

**Silt and Erosion:** Craig Louer, chair

Possible property acquisition was discussed.

**Web Page:** Submitted by Todd Smith, chair - Needs fishing derby information.

**Building:**Submitted by Andy Leek, chair

Keith Moran wants to build a 8 x 16 or 12 x 12 floating dock by the weeping willow at the back of North Shore. It is a narrow cove. The building committee recommends a variance to allow a 12 x 12 dock. Mike motion to approve the variance. Walt seconded. There was discussion and several board members said they thought floating docks were the way to go, especially if there is going to be dredging down the road.

Andy also reported that buyers for the abandoned house on Lotus have asked permission to tear it down. Our building committee does not issue permits for that, they have to go through the City.

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

Nick has quotes on more dead tree removal. One branch hit a dock. Few calls need answered. Nick looked into design standards for floating docks on commons area. It looks like on E5 we might be able to swap to floating docks at a cost of $4,500 per dock. E5 is really bad and needs to be the first we deal with. Marv at Tiger Dock has been very helpful with reviewing floating dock options.

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

Hurst Roche engineering has inspected the dam. They say the earth, concrete and emergency spillway are all in good condition. There are animal burrows and some brush that needs cleaned up. We have been asked to observe the water flow path under dissipater at bottom of spillway where he is seeing water. That may indicate a crack or something that could become a problem.

Silo inspection - Walt Heck said reported on diving underwater to inspect the silo and main drainage gate. It is a big concrete structure with a gate at the side 22 feet down. The divers were asked to look at the possibility of putting a grate over the gate so that if a tree limb got down the silo it could not jam the gate open. That is not an option.

There are several other things the Association should be aware of. First, going in from under the dam and looking into the silo there is a hinged grate to hold sandbags that won’t open. That was put in so that if we would ever need to block the silo we could pull that up and fill the silo with sandbags (getting sandbags to the middle of the lake seems more that a bit challenging though). Beyond that there is 164 feet of drainage. We will need to get bids on repairing that chute (88 degrees at top 41 at bottom).

Also there is quite a bit of erosion in the main silo. Posts are rotting on all four corners. When we lower the lake Walt and Mike suggest cutting a new gate below the existing opening

Andy questioned whether it wouldn't be more efficient to cut the top off the silo and bringing a new unit. Walt did not think that would be necessary. It was a matter of the I beams and brackets needing replacement. The guys who built the mechanism can come out and look at it. Mike will get them out and get bid for the board’s review at the next meeting.

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

**NEW BUSINESS –** none

**CLOSING -** The meeting adjourned at 8:12 pm. The next meeting will be at 7 pm on Oct. 27, 2014.

Respectfully submitted, Carolyn Green, administrative coordinator.