

**Dunlap Lake Property Owners Association Board Minutes**

**January 27, 2014**

**Call to order:** Alan Ortbals called the meeting to order at 7:00 p.m. Roll call was taken.

**Present:** Larry Ahrens**,** Mike Dawson, Andy Leek, Craig Louer, Alan Ortbals, Justin Range, Todd Smith, Bart Solon, Michael Watts, Roy Wehling, Carolyn Green

**Absent:** Nicholas Head (excused), Mark Hicks (excused), Gene Peters (excused), Jim Seubert (excused). And Walter Heck.

**Visitor’s Present:** Russ Budzilini

**VISITOR BUSINESS –** NONE

**MINUTES-** Carolyn Green presented minutes of the December 2 meeting. Alan corrected the silt committee report to read, “The old silt basin will not hold more than 15,000 cubic yards…” Justin made a motion to approve as corrected. Roy seconded and the motion passed unanimously.

**FINANCIAL REPORT** **-** Bart Solon, treasurer, presented the Financial Report and went through the figures and noted that the reserves are down $5,000 for engineering expenses. The income year to date is on target with the budget. There was some interest collected on back dues. We are still under budget in most line items but we still have 2 months to go. Lake stocking is the only place we have gone over budget so far. He pointed out that the board is spending basically everything that is being brought in. Roy made a motion to approve the report. Andy seconded and the motion passed unanimously.

**OLD BUSINESS –** There are 5 board members terms expiring. Walt, Jim and Bart have said they are willing to serve another term. Mike Dawson and Justin Range are ready to retire. Genie Mannerfield and Greg Brummitt’s names were suggested to the nominating committee for consideration.

**ADMINISTRATOR’S REPORT**

Carolyn reported that things have been moving along well. There have been a lot of phone calls from realtors and people considering buying or selling property. The big project this month was the restrictions ballot to 435 lots. The invoicing process is going well but it seems Critter Control may not have been paid. They can’t tell me where the invoice was sent but said they can email a copy and be sure it goes to me in the future. Holiday social attendance was down a little. A Survey has gone out to get feedback for the committee. A tentative calendar for 2014 was passed around for committee chairs to review and update.

**COMMITTEE REPORTS**

**Restrictions** - Submitted by Roy Wehling chair

Roy met with Walt. He is trying to get review assignments. There are two boat docks in need of repair

**ANNUAL MEETING**

The annual meeting will be 6:30 pm, Thursday, February 20, 2014 at the Moose Lodge on Marine Rd. Each board member is required to make a committee report.

**Safety**: Submitted by Justin Range, chair

It has been a quiet fall, nothing new to report.

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

Report from engineers says W-8 is not ideal for silt; clay on top has sealed in moisture. They will investigate options for ways to dry it out but it won't handle much silt as it is. There is not a report on the silt retention pool yet. Engineering drawings will not be done until we are sure we want to use it. Craig will call a sit committee meeting when he hears back about the silt basement. Soil is good.

With engineering reports, E8 doesn't seem to have much potential. Pumping silt to the Fogle property is the only viable option at the moment. The City may be willing to part with it but not in immediate future. When taking out silt, we would probably go from the south end to the cove at Lotus Drive. What happens at the South end is a concern from the south end to the bottle neck at E-8. We asked Horner Shifrin the most efficient way. Dikes and weirs with silt curtain about the end of E8 is the most effective but most expensive. The opposite extreme and cheapest option is to do nothing and dredge out E8. That won't impact water quality throughout the lake.

We can do some smaller silt basins in between. A single riprap berm with 1 weir at curve of West Lake would give closer access to the houses on Gerber. Grate on opposite side of East lake drive would catch debris. All have costs. We don't feel we should be making decision but should present to homeowners. We want to throw it out to annual meeting and see what people think. We can get cost estimates on each.

The city is looking for regional retention basin for north side of Governor's parkway on land owned by the school district. Willow Creek HOA is going to clean up to Gerber Woods. We could help clean up; we own two lots back there. It would just be a trash cleanup day. If you rip rap of pull out tree roots may need to get a permit.

Larry asked for hard numbers filled in last 10 years. The last numbers were 93 to 2005; 5 feet of silt had filled during that time. Andy asked for a comparative analysis between the two properties. E-8 is more expensive to develop for smaller use. Either one would need to be set up for reuse. We want to see budget information. Russ asked about getting a maintenance cost with each option. Area between dikes has filled in again. We need to be able to maintain it. In ’93, we did most coves.

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

Restrictions will be posted. It will include what we approved last meeting plus attorneys additions.

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

Two fence permits have been received. Dorsey and Ryan started building new homes. Kym Brown has not applied for a deck permit where the City issued a stop order a while back. Andy will send his last e-mail to her to Alan.

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

Ahlers removed big trees. One of the cottonwood trees on West Lake, a huge 100' tree, had multiple lightning strikes. We have several ongoing things to pass on to next committee. Several grass seeding items need addressed early in the year.

Common area W-6 is going to need a full day of work to pull out dead stuff and trim trees that is estimated at $750. Area E-7, across from Glick park, needs seeded. Where swamp was is now a stream that needs riprap, estimate $2,600; Mike has an estimate to Langston’s to redo sign that was vandalized and redo landscaping during slow season would be $250.

Mike noted that with all this and a 10% contingency the board should consider putting a total $3,900 aside for existing commons area maintenance.

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

When it gets warmer we work on getting a ladder for silo. There are some future riprap projects we need to consider on the dam. We need to raise riprap about 4 feet in several places. The dam inspection caught some muskrat burrows that need dealt with. Al said at annual meeting he would like to look at assessment structure to have more money for maintenance issues.

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

This year’s fireworks will be Saturday, July 5 with backup Sunday, July 6

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

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

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

Social committee will host a holiday social and bonfire again for 2014.

**New Business**

NONE

**Adjournment:**

The meeting went into executive session at 8:30 to review the administrator’s contract. The next meeting will be the Annual Meeting. Please arrive at 6:30 pm on Thursday, February 20, 2014 at the Moose Lodge on Marine Rd.

Respectfully submitted,

Carolyn Green, administrative coordinator