

**Dunlap Lake Property Owners Association Board Meeting**

**Minutes from April 27, 2015**

**Call to order:** Alan Ortbals, president, called the meeting to order at 7:00 p.m. in the Association meeting room at 840 East Lake Drive.

**Present:** Larry Ahrens, Nicholas Head, Mark Hicks, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortbals, Gene Peters, Jim Seubert, Todd Smith, Bart Solon, Roy Wehling, Richard Welle and Carolyn Green, administrative coordinator.

**Absent:** Walter Heck, Michael Watts both excused

**Visitor’s Present:** Jenny Russi, James Perini, Louis Perini, and Jack Miller

**MINUTES –** Carolyn Green presented minutes from the March 30, 2015 meeting. Rick Welle made a motion to approve as corrected by Alan Ortbals. Nick Head seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Jenny Russi and Bart Solon presented the Financial Report. Jenny explained some changes and a $30,000 transfer of net income moved to the reserve account. This is the start of the fiscal year so the profit and loss is actual spending for the month. The Association doesn’t usually get much income at this time of year but we did get a late assessment. Craig Louer made a motion to approve the report. Jim Seubert seconded, and the motion passed unanimously.

**REPORTS**

**Association Management:** Submitted by Carolyn Green

Everything is getting set up to manage the 840 property. Three contractors toured the property and two submitted bids for mowing. Utilities have been transferred to the Association. An estimate has been acquired for brush cleanup on the dam as requested in the last inspection.

 Carolyn expressed concern about the safety of the railroad tie retaining wall at B1. The commons committee will get bids and get started immediately. The board approved spending up to $10,000 for removal of the wall, riprap and labor there by the boat ramp.

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

The committee is still working on options for assigning and maintaining docks. Residents will be asked to put limbs and other trash into piles on their commons areas for pickup the week after Memorial Day. Carolyn will announce it in the newsletter.

 The mowing estimates were presented and bidders present were given an opportunity to speak.

Nick Head made a motion to go with the low bid which was Greenside at $225 per mow. Gene Peters seconded. The motion was discussed and then passed unanimously.

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

The bid for the dam cleanup was discussed. It will be $400 to clean up initially and then $50 for mowing that area when the backside of the dam is mowed again in the future. Rick Welle moved authorize James Perini to do the work. Gene Peters seconded and the motion passed unanimously.

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

The permit to do fireworks on the dam July 3 has been approved and a deposit submitted to Central States Fireworks Company.

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

Collection efforts are continuing on the two properties with large unpaid assessments. The sale of one property is set to close on May15. We should get our assessment then.

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

The Luau is Sat May 30, the week after Memorial Day. The tropical hula dancers will be back as well as the fire throwers. Boat parade starts at 4 pm. Jim Hursey will be DJ again and will coordinate games. Jim is planning to have pulled port and/or kabobs. Please RSVP and bring lots of food to share. Help is needed to set up the morning of the event and day before.

**Restrictions:** Submitted by Roy Wehling chair

Roy has been checking walls and taking photos of areas where there are concerns. It is probably time to send an initial letter to let residents that have issues know that the lake will be lowered in the fall of 2016.

**Silt & Erosion**: Submitted by Craig Louer, co-chair with Walter Heck

Horner Shifrin surveyed. Geotechnical work done and drilling sites are marked. Their report will identify how high of a berm can be built around the property which will determine how much silt can be put on the lot.

 A survey sampling will be done to determine silt build up. The engineers plan to sample several of the spots where it was measured in 2005. The expenses will be kept under the $7,500 approved by the board for the project. Will know silt in 4 main coves from 4 main tributaries and how we stage.

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

Website and the Facebook page have been updated. Will add the commons clean up and upcoming activities.

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

Andy reported the building committee has issued permits for:

* Deck and dock for the Ranges at 445 East Lake
* Shed for Genie Manterfield at 313 Thomas Terrace
* Decks and a dock for the Hansens at 146 Barnett

The Doug Shepard at 311 Barnett just submitted a request for a privacy fence that would require a variance. The committee will check it out before the next meeting.

There was no new information to report from the Fish & Wildlife or Safety Committees and there was no New Business.

**ADJOURNMENT**

The meeting was adjourned at 8:50 p.m. The next meeting will be at 7 p.m. Monday, June 1.