

**Dunlap Lake Property Owners Association Board Minutes**

**June 29, 2015**

**Call to order:** Alan Ortbals, president, called the meeting to order at 7:05 p.m. at the Association meeting room in the Fogle house, 840 East Lake Drive.

**Present:** Nicholas Head, Mark Hicks, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortbals, Gene Peters, Todd Smith, Bart Solon, Michael Watts, Roy Wehling, and Richard Welle

**Management support:** Carolyn Green, Jennifer Russi

**Absent:** Larry Ahrens (excused), Walter Heck, Jim Seubert (excused)

**Visitor’s Present:** Jack Miller

**VISTOR BUSINESS:** Alan announced that Kathy Tatum who wants to buy 389 Barnett has asked to join the Association. She expected to be at the meeting. Following discussion on the matter Roy Wehling made a motion to not add 389 Barnett into the Association. Genie Manterfield seconded and the motion passed unanimously.

**MINUTES –** Carolyn Green presented minutes of the May meeting held June 1, 2015. Rick Welle made a motion to approve as presented. Genie seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Bart Solon and Jennifer Russi presented the balance sheet, balance sheet comparison to the previous year, and the comparison to last May. The Association paid its first mortgage payment on the house. There are $23,157 in assessments that have come in and with that the collection fee had to be paid to City & Village. Engineering design work totaled $13,912. Net income for the month was $317 with year-to-date being $9,705.41. We expect to show a net loss this year as we pull against reserves for planned maintenance projects.

Gene Peters made a motion to approve the financial reports as presented. Nick Head seconded and motion passed unanimously

**OLD BUSINESS** - none

**REPORTS:**

**Fish and Wildlife:** Gene gave an update on the problems with the muskrat den collapsing his shoreline. Carolyn reported Critter Control couldn’t help because it is not trapping season. She has called the biologist at the IDNR office in Alton to see what they recommend.

The Kids Fishing Derby has been rescheduled for Oct. 3.

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

The legal action against the Kamps at 107 Branch has been settled. They paid their $500, 2015 assessment and $3,750 for delinquent assessments and legal fees.

**Meetings Elections and Social:**Genie has looked into the Wildey for the holiday social. It will cost more than Fox Creek. The board liked that option and asked that the room be booked or that the committee get the location settled right away.

**Restrictions:** Submitted by Roy Wehling, chair – nothing new to report.

**Safety:** Submitted by Mark Hicks, chair-Fish are at SIUE, water will be tested this summer.

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

Drone boat was in for maintenance so Horner Shifrin engineering has not come out to do silt depth checks. Several sites will be compared with the silt test from 2005. They are also doing designs for a silt basin at 840 East Lake. Craig does not expect to have anything before the end of August.

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

The website has been updated with the fireworks information.

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

Permits issued for a front porch at 471 East Lake and a privacy fence at 311 Barnett. The process for approving unattached structures was discussed. The restrictions say board must be notified. Andy made a motion to approve an unattached shed at 520 East Lake Dr. It meets size and setback requirements. There was no need for second since the motion came from the committee. It passed unanimously.

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

The work has been completed on B1 and E5 and the committee approves processing the final payment to Greenside. They have been studying floating docks. One with galvanized steel has a 40 year guarantee and can be moved to rearrange or for shoreline work. The committee has not worked out a process for implementation. Alan recommended starting with a location where there are no docks. Mike recommends E3 also be considered.

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

Riprap work will begin sometime after the fireworks when the weather clears for long enough.

Mowing has been good and James Perini did a good job trimming the bushes back. Catwalk and ladder due to be installed at the end of week (weather permitting). The fabricator said aluminum against steel would be okay. He was concerned that putting rubber between the pieces would hold moisture. The ladder will be 8’ with 12’ side rails for handles.

Dam clean up tomorrow at 6:30. There is a big tree branch. Mike will bring trash bags.

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

Mike reported Central States have everything ready to go at 9:20, July 3. The event has been posted on the website and an additional safety reminder will be sent out as a last minute reminder.

**Management Report:** Submitted by Carolyn Green, president C. Green & Associates (see attached)

**NEW BUSINESS - none**

**ADJOURNMENT:** The meeting concluded at 8:12 p.m. With board members vacation schedules and no pressing business there will be no July meeting. The next meeting will be 7 p.m. Monday, August 31 at 840 East Lake Drive.