

**Dunlap Lake Property Owners Association Board Minutes**

**August 31, 2015**

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

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

**Absent:** Craig Louer, Genie Manterfield, and Jim Seubert (all excused)

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

**Visitor’s Present:** Tracy Kane

**MINUTES –** Carolyn Green presented minutes of the June 29, 2015 meeting. Rick Welle made a motion to approve the minutes as presented. Gene Peters seconded and the motion passed unanimously.

**FINANCIAL REPORT** – Jennifer Russi went through the financial reports she prepared with Treasurer Bart Solon. The profit and loss budget vs. actual showed assessment collection is going fine. There have been a number of extra expenses with work going on around the lake. Commoms spending shows normal mowing plus rip rap and tree service. Gene moved to accept the financial reports as presented. Nick seconded and the motion passed unanimously.

**OLD BUSINESS -** None

**COMMITTEE REPORTS**

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

**Meetings Elections and Social:**

Carolyn announced bonfire will be Oct. 17 at the Fogle House. The holiday social will be the first Saturday in December at the Wildey. A bake off and recipe exchange is being considered. We need to encourage attendance. With the higher room charge we could lose money if there is a small group.

**Restrictions:** Submitted by Roy Wehling chair

Letters will be going out for the bad docks and bad shoreline so that people know they need to plan for repairs when the lake is lowered during the Fall of 2016.

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

Water testing showed high phosphorus, which is a common ingredient in lawn chemicals. This is probably contributing to the excess plant life in the shallow water. There were also two spots where fecal coliform was high. Those spots will be retested.

 The board discussed the algae/plant life. The Association bought a rake and Mike has been using it in his cove. He reported there is a significant amount of growth under the water and out in the middle of the channel where it is usually clean. Gene said it was the same in 1988 and grass carp helped considerably. Walt said he would order some.

**Silt & Erosion**:

Alan Ortbals reported that Horner Shifrin has done the initial analysis on silt. Area A is the south end minus basin and area B goes to the cove on the other side of lotus by Bart's house. In 2005 there was 92,000 cubic yards. Now it is up to 112,000 cubic yard plus the fill in the basin.

 Horner Shifrin did soil borings on the 840 East Lake, which showed leaving the house and making a small pit, the site would hold around 40,000 cubic yards. Taking down the house would allow an 80,000 CY pit. The yard and garage could stay. A dike and weir system was recommended for the silt basin. The height of the dike would be determined by corps of engineers (based on height of road, etc).

The Silt Committee made several recommendations:

* Take down the house at 840 East Lake to have a bigger silt basin and get dredging done as quickly as possible to diminish construction cost risk.
* Make the silt pool at the south end as big as possible for maximum efficiency.
* Set a meeting with the south end residents as soon as possible to get their input on design.
* Have Horner Shifrin begin work on biddable plans to be delivered by the end of the year if possible.

The board was comfortable with the recommendations and okay with the committee proceeding. It was also noted:

* It would be nice to have accurate costs before we take the plan to the membership in February and to be able to figure out financing options.
* Timelines are not established yet but one possibility is that mechanical dredging using land excavators could start on the south end as early as fall of 2016 when the lake is lowered.
* A dredging barge could start in March of 2017 before boating season. The 80,000 cubic yard space could be filled in less than 2 months. It should dry over the summer and could be taken out in the fall before the ground freezes. The project could be finished doing it again a second year.
* There is a way to trap debris on north side of culverts to keep large trash out of the lake completely. There will need to be a maintenance plane included in the project financing and budgets going forward.
* Dredging will impact dock stability and decisions will need to be made about how far from the shoreline and docks the equipment will need to go.

**Web Page:**Submitted by Todd Smith, chair – no report

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

The committee has approved 3 building permits.

 135 Hollyhock, Reppell, addition

 633 East Lake, Richey, addition and renovation

 139 Hollyhock, Smith, closing in deck

Two houses have been torn down. One at the end of Park and one just around the corner on East Lake (only required a City permit required)

 Andy shared Tom (Brian) Lucas’ application for an unattached shed at 520 East Lake. Larry made a motion to approve the unattached building if the building committee felt it met all requirements. Mark Hicks seconded and the motion passed unanimously.

 A request has been made by Walt Heck to split the property at 203 East Lake Drive (the Swiss chalet). Andy noted there was adequate frontage for building two houses and made a motion for the Association to approve the owner subdividing the property with the appropriate governing agencies. Gene Peters seconded the motion and it passed unanimously.

 Any construction on either property would still need to be approved by the Dunlap Lake building committee as usual.

**Commons Area:**Submitted by Nick Head, chair – Both shoreline projects are complete and the final bills were below the board-approved costs. Two dock spaces have been assigned on commons areas but no one has started build. There are concerns about docks needing to be torn down if we dredge. Floating docks are being considered more. One resident got a contractor to buy the parts and build a floating dock on private property but none on commons areas yet.

**Dam and Maintenance:** Submitted by Michael Watts, chair – ladder and catwalk are up making the silo much safer. The cost was less than anticipated. Hurst-Rosche Engineering completed the annual dam inspection. They approved the brush clean-up work done this past year and recommended clearing more brush along the spillway. They also recommended watching how the concrete is wearing on the spillway and a couple of places the soil on the back of the dam needs to be monitored for moisture.

 Additional fabric and riprap has been added to the shoreline of the dam. Mike noted that the old riprap was stained and has a lot of plant growth. He had hoped to talk to the contractors about

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

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

Walt reported another 70 lb blue catfish has been caught. This year he plans to stock striped bass, blue, channel, white bass and grass carp. The hybrid striped bass are doing well, the first group stocked are getting big and really eating the shad.

**NEW BUSINESS**

Board members had several thoughts on things to be addressed in the future:

* There is no air-conditioning at the 840 house anymore.
* We need to do a workday before the Oct. 17 bonfire.
* The Association should allow or encourage someone to a put work barge on the lake to access shoreline work from the water. A pontoon platform would have significantly reduced the cost of the Peter’s shoreline work where they had carry materials down the hill in a wheel barrow. Mike knows of a Litchfield, barge with backhoe.

**ADJOURNMENT:** The next meeting will be Monday, Sept 28 at 7 p.m.