

**Dunlap Lake Property Owners Association Board Minutes**

**July 31, 2017**

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

**Present:** Board members-Greg Brumitt, Lee Frea, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortbals, Donna Polinske, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

Carolyn Green, C. Green & Associates, manager

**Absent:** Tim Brown, Mark Hicks, Jim Seubert, Todd Smith,

**Visitors:** Larry Brown, a new resident and Todd Billy from Sandberg Phoenix Von Gontard

**VISTOR BUSINESS:** none

**MINUTES –** Carolyn Green presented minutes of the June 5, 2017 meeting. Jim Taylor made a motion to approve as corrected. Genie Manterfield seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Rick Welle went through the financial reports from the last month and reported everything was in good shape. Genie Manterfield made a motion to accept the financial reports as presented. Donna Polinske seconded and the motion passed unanimously.

**NEW BUSINESS - Restrictions**

Todd Billy from the Community Association Lawyers department at Sandberg Phoenix Von Gontard came in to answer questions for the board. Todd only does community association law and he was able to talk to the board members about his experience with issues like prohibiting felons, allowing guns, unlawful use of the property, abusive behavior and authority to fine.

He pointed out that an owner has a lot more rights than a guest and that, as with most issues, enforcement is the biggest issue. He said fines are an effective means of curbing problem behaviors over time. With guests fines go to the owner, not the offender.

In the case of a restrictions violation the Association’s bylaws say the board would send a notice (attorney can draft), the resident has an opportunity to be heard. The hearing must be within 30 days if requested. At that hearing the board decides if a violation has occurred. If the board decides a violation has occurred they collect the fee just as they do with assessments.

A specific incident on the lake was discussed where a guest of a resident was allegedly hurt by the guest of another resident. Todd will draft a notice of violation with fine. The governing documents say $500 per Article 10, Section 1, unlawful purpose. He will make it clear that the fine can be waived if the resident signs an agreement that the men involved won’t be allowed back on the lake.

Craig Louer moved to send a notice to the two men named in the police report and to the homeowner where they were a guest. The notice will say that because of unlawful use they are banned from being on the lake and use of the lake. The fine is $500 per violation and the cost of the Association’s attorney fees. Lee Frea seconded the motion. Donna Polinske abstained from the vote, which passed with one vote against it.

**COMMITTEE** **REPORTS**

**Fish and Wildlife:**Submitted by Jim Taylor, chair

Will reschedule fishing derby. Jim will get with Walt to discuss stocking for the fall.

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

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

December 9 is tentatively set for the Holiday Social. There is not contract yet but Carolyn & Genie will work on it

**Restrictions:** Submitted by Roy Wehling chair

Some posts in the lake, calls about people on other peoples dock. Carolyn is contacting or tagging boats on the lake without stickers.

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

Carolyn reported a SIUE professor called to say they will be doing some water testing. Annual water test results are posted on the website. There are now vials for fecal coliform testing in the office. A resident called about potential sewer issues. The matter was referred to the city. Usually these calls turn out to be mineral bubbling but the Association is prepared to test if there is ever any doubt.

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

Craig presented a new proposal for dredging that would leave the Fogle property set up in but reduce it by about 30%. The plan reduces cost 150-200,000, fewer mobilizations. It will reduce current retention area. It won't be as efficient and it won't get as much silt out. It goes for 3 stagings. The Association can also apply for grants and try to partner with City to finish and do the larger scope.

E8 won't make sense unless we find someone to dig out and haul away the dirt. We sent soil samples but we can't figure that in till we have a plan and a time line.

An example of mechanical dredging from a magazine article was shared. Craig pointed out that it was a small area of the lake with no flow. Mooney creek has flow. Would have to keep the lake at the low level the whole time. The rest of the lake was dredged hydraulically. The silt committee will meet to discuss options.

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

**Building:**Submitted by Andy Leek, char - No report

**Commons Area:**Submitted by Lee Frea, chair - Lots of trees down from recent storms

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

The engineer will be doing the annual inspection this month and will have a look at the spillway repairs

**Fireworks:**Submitted by Michael Watts, chair - event went great

**Management Report:** Submitted by Carolyn Green

South End commons signs have been printed. Roy volunteered to put them up. C. Green & Associates will be hiring a new administrative assistant.

**ADJOURNMENT:** The meeting was adjourned at 9:15 00 pm. The next meeting will be 7 pm Monday, August 28.