

**Dunlap Lake Property Owners Association Board Minutes**

**October 28, 2013**

**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, Gene Peters, Jim Seubert, Todd Smith, Bart Solon, Michael Watts, and Roy Wehling. Carolyn Green, administrative coordinator.

**Absent:** Nicholas Head,Walter Heck, Mark Hicks, and Justin Range (all excused).

**Visitor’s Present:** Marcia Wever

**VISITOR BUSINESS –** Marcia Wever, a long-time resident and past board member came to let the group know she was now working part-time as a realtor and would appreciate any referrals.

**MINUTES-** Carolyn Green presented minutes of the August meeting. In the silt committee report Silt Basin was written as Silt Basement and needs to be corrected. Andy Leek made a motion to approve the minutes as corrected. Craig Louer seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Bart Solon, treasurer, presented the Financial Report and went through the figures.  Lake maintenance balance of 93,289 will be going down following recent maintenance expenses. Recovered legal costs and assessments are unusually high, over $4,000.  Craig made a motion to approve the report. Andy seconded and the motion passed unanimously.

**OLD BUSINESS –** NONE

**ADMINISTRATOR’S REPORT**

Things have been moving along well. Building and boat calls were both down this month. There has been an e-news for the bonfire and fishing tournaments. All 245 messages sent on MailChimp showed up as successfully received and 66% had been opened with in a few days. We have issued 7 boat stickers including one for one of the possibly abandoned boats Mike Dawson had tagged.

**COMMITTEE REPORTS**

**Restrictions** - Submitted by Roy Wehling chair

Alan said he has been through revised restrictions. He is asking everyone to read through and identify what we need to change. He likes Tom's definitions but thinks we should work from the existing restrictions. Committees need to pay special attention to the following:

     Legal needs to look at Section 7, 11, 13

     Safety Section 16

     Building Section 18, 26, 28,

     Building, Commons and Safety Section 19 on docks

     Commons Section 24

     Fish and Wildlife Section 29

     Silt Section 32 on parkways

     Attorneys - what we need to do to comply with the law

Everyone should have a copy and it is on the website. We need this done by the January meeting so it can be approved at Annual Meeting with vote due at the end of month or first of March. Send all changes to Carolyn by Monday November 25th. She will put them in a document for review on December 2.

**ANNUAL MEETING**

It was decided he Annual Meeting will be held at 7 p.m. on February 20 at the Moose lodge if they have openings. As in past years a cash bar will open at 6:30 p.m.

**Safety**: Submitted by Justin Range, chair - no report

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

We have a preliminary design on the silt basin at the south end. It is not finalized. It shows we need to take out 35,000 cubic yards of mud. E8 will only hold 15-20K. We met with Karen at Horner Shifrin. We can upgrade E8 to dry it out. Committee feels like it will take a lot of staging and will take a lot of effort. They are going look into buying 840 East Lake, the Fogel property (here where we are meeting). Will need to test soil to see if it will work better.

     Lotus to West Lake has close to 100,000 cubic yards of silt. We need bigger property for slurry when we dredge. Buying and using property here for dewatering would probably require a multi-year process. The committee will come back with some more designs.

     Roy asked how much of the 35,000 cubic yards is lake and how much is land/parkway. Craig said he doesn't think it will take much parkway but it may take some out and build the rest up a little.

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

Fishing tournament photos are up. Jeff Hudson won first prize and Fred Kolesa caught the biggest fish.

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

No new permits approved. Josh Rentfrow wants to start construction on 670 East Lake. He may be asking for a variance. Noting new from Kym Brown. Chris Kane built his dock and it looks good.

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

Cleaned up E-7. Took out a jungle. Would like to request around $2,600 to reseed, cut a drainage space and put riprap. Would also like to do some tree trimming this winter when Ahler’s have some down time and will give us a good price. Also, the committee wants to cut back more brush along the road. The committee requested permission to spend $5,500 this winter.

There may be some more money in dam maintenance. The repairs are done and passed. We have paid Hurst Roche so there is some money there. We might be able to bulk buy seed and use it both places. Mike Dawson made a motion to transfer funds from dam maintenance to commons if needed, Mike Watts, dam maintenance chair, seconded and the motion passed unanimously. (It was later noted this may not be necessary, there should be enough in the commons area budget for the rest of the year).

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

The inspection was done last week. No seepage or major concerns. The inspector from Hust Rosche did see something that may be animals burrowing that might need action. Mike Watts will ask the engineers for an electronic copy of the report.

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

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

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

The Branch street property, lot 64, did not sell. Al suggested putting it back out for bid at a lower minimum.  It appraised for $47,000. Marcia suggested asking Bev George to list it at a discounted commission. The board authorized Alan to enter into a listing agreement to sell the property.

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

Bonfire was great. Great reviews. Had some new residents attend and everyone got to see the Seubert’s haunted house. Good food. House will be on Show-Me St. Louis tomorrow at noon.

     Saturday, December 7, at Fox Creek, social hour starts at 6 p.m., and dinner at 7 p.m. Door prizes. Andy can get liquor, Marcia can get marketing items.

     Luau Memorial Day weekend again. Mike checked and the dam is not wide enough to get the projector and the screen both on the dam.

**New Business**

NONE (Annual Meeting set under restrictions committee above)

**Adjournment:**

The meeting adjourned at 7:58 p.m. The next meeting will be at 7 p.m. on Monday, Dec. 2, 2013. Respectfully submitted, Carolyn Green, Administrator.