

**Dunlap Lake Property Owners Association Board Minutes**

**May 7, 2018**

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

**Present:** Board members-Tim Brown, Lee Frea, Mark Hicks, Craig Louer, Genie Manterfield, Alan Ortbals, Donna Polinske, Jim Seubert, Todd Smith, James Taylor, Michael Watts, and Roy Wehling. Carolyn Green, C. Green & Assoc. Mgr.

**Absent:** Greg Brumitt**,** Andy Leek, Richard Welle – all excused

**Visitor’s Present:** Gary Harmon, Ryan Beevers, Rick & Diane LeBlanc

**MINUTES –** Carolyn Green presented minutes of the April 2, 2017 meeting. Donna Polinske made a motion to approve as corrected. Genie Manterfield seconded and the motion passed unanimously.

**FINANCIAL REPORT** – Treasurer Rick Welle was not present and Carolyn had gotten the financial reports late due to the CPM management company’s system change over. The board decided to review them at the next meeting.

**OLD BUSINESS -** none

**COMMITTEE** **REPORTS**

**Commons** - Lee Frea, chair

Lee reported that the Commons committee recommends building small boat stands. Alan suggested getting stickers and notifying residents they were available for use. Craig moved to put in 2 small boat stands for not more than $1,000 in locations to be determined by the commons committee. Jim Taylor seconded and the motion passed unanimously.

**Communications**

Tim went through a PowerPoint and talked about the possibility of forming a communications committee and what its responsibilities might look like. The group said support on messaging for dredging is a priority. Getting accurate, factual information to everyone. How do we communicate and what will homeowners read/monitor? The Silt committee is available to get together with Communications. Will pull together any information needed. Todd suggested paper as well as electronic. A lot of people don’t monitor the website. The board’s priority – effective communication on dredging project.

**Dam:** Michael Watts, chair

Mike presented a proposal from Justin Goodwin – Hurst-Rosche Engineering. They can survey to see how much the spillway can be expanded based on previous studies of the dam. With that they can figure existing capabilities and make a recommendation on how to address improvements IDNR has recommended. Mike moved that the board approve the proposal for $13,800. Craig seconded the motion and it passed unanimously.

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

The fireworks will be Sat. July 7. Rainout date will be the 8th.

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

Kids fishing derby is June 9.

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

Alan reported that there has been a lot of concern over a sexual offender that has moved in with grandfather on East Lake. The situation has come up before. Some residents are suggesting the covenants and restrictions be amended to ban sex offenders from living in the community. Alan checked with the attorney and it is possible. It would require 66% of the board to approve it and then 51% of membership. The only way to enforce it is to file legal action. The attorney did not know how the restriction would hold up. The consensus of the board was to take no action.

**Meetings Elections and Social:** Genie Manterfield

Genie will make reports for Jim Seubert who is willing to continue to chair the committee even though he is not on the board this year. The holiday social was discussed and Thurs Nov. 29 or Thurs. Jan 10 were the group’s preference of dates for a holiday happy hour. The room at the Wildey is is $625 for 5 hours including setup and take down. Genie will see if one of those dates is open.

**Restrictions:** Submitted by Roy Wehling chair

Roy is looking into a dock concern.

**Safety:** Submitted by Eric Ham, chair

Dunlap Lake is part of IL state lake voluntary monitoring program. It will help us stay connected with the EPA. They will have someone come down to train a committee representative on what to do.

Chris Theodorkis, a professor from the SIUE environmental science department testing brought a masters student’s research done on water, fish and soil samples taken from the lake last year. The soil tested high in zinc in two places near West Lake Drive. That will be added to this year’s water panel. Some of the larger predatory fish did have higher levels of mercury again so IL recommendations on fish consumption need to be shared again.

Ryan Beevers has volunteered to keep an eye on the cable at the boat ramp. Paddleboard stickers can be purchased for the $10 transfer rate instead of $20

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

Craig shared a written proposal. At this point the committee is waiting until the communications committee is up and running to put something back out to the membership. Craig said he spoke to Paul Reinhardt who dredged our lake in 90s. He used a hydraulic dredge with a cutter ball and confirmed our strategy and design was still appropriate and price was inline with current rates.

Eco bags can be done. They are expensive but in some situations may be helpful.

Going with an SSA would cost $1-2 cubic yard more because they would be required to pay prevailing wage. But it will probably balance out because there would be help with engineering and probably lower interest rates. Mr. Reinhardt’s company won't bid out 3 years. If the Association takes 3 years to raise the money to get started they would do bids twice. Lee

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

Carolyn reported that the committee had been out to look at a pool and a fence application.

**Management Report:** Submitted by Carolyn Green

Carolyn reported that Bullis Sundberg Insurance company, which is used by many of the Illinois Association of Lake Communities is in the process of reviewing the Association coverage and will bid the policy with several of their preferred lake coverage providers before the current coverage renews in June.

**NEW BUSINESS -** None

**ADJOURNMENT:** The meeting was adjourned at 8:50 pm. Dates for the next meeting were discussed. At this point Tuesday, May 29 looks like the most likely time to get a quorum.