

Dunlap Lake Property Owners Association Board Minutes

June 24, 2013

**Call to order:** Alan Orbals called the meeting to order at 7 pm

**Roll Call:**

**Present:** Nicholas Head, Walter Heck, Mark Hicks, Craig Louer, Alan Ortbals, Gene Peters, Justin Range, Todd Smith, Michael Watts, Roy Wehling, and Carolyn Green

**Absent:** Larry Ahrens, Mike Dawson (excused), Andy Leek (excused), Jim Seubert (excused), and Bart Solon (excused)

**Visitor’s Present/Visitor Business:** NONE

**MINUTES -** Gene Peters moved to accept the minutes as read. Justin Range seconded and the motion passed unanimously.

**FINANCIAL REPORT –** Craig Louer moved to accept the financial report as read. Mark Hicks seconded and the motion passed unanimously.

**OLD BUSINESS –** NONE

**ADMINISTRATOR’S REPORT -** Carolyn reported that the last two months have been VERY busy. She spent a lot of time with both the Luau and Fishing Derby this year. The blue postcard with each resident’s name, address and boats currently owned was kind of a mail merge miracle endeavor. It took a lot of time but there have been hundreds of calls and replies to correct or confirm information. Houses are selling. Five new resident letters went out this month and I suspect there are more but I have not gotten confirmation from City & Village. Organized three building committee site reviews. Did a dam work day e-mail and got lots of boat calls and activity after the storms.

**COMMITTEE REPORTS**

**Commons** - Mike Dawson, chair

No Report

**Dam Maintenance** - Mike Watts, chair

The Access Road had two good sized trees down and over a dozen little ones along the road. Gravel has been used as a temporary fill along the spillway. We still need to backfill the side walls with concrete. Brent Ahlers cleared a path when he was taking trees out so we can get a bobcat back behind the dam now. There is a lot of debris from the last storm. About 20” of water went over the spillway and we even had a canoe go over. The water stayed below the top of the rip rap on the dam but it got close this time. We may need to raise the rip rap at some point in the future. The group discussed the emergency action plan that had been distributed prior to the meeting. Craig moved to accept the emergency action plan as written. Walt Heck seconded and the motion passed unanimously.

**Building** – Submitted by Carolyn Green for Andy Leek, chair

Jim Mosely submitted plans for a spec house at 311 Barnett and the committee approved it. Tony Jones submitted a request to build stairs on the commons area across from his house at 459 West Lake. The building committee has no problem with his plans. The Commons Committee has asked if we have the responsibility to maintain resident built structures. There were several concerns about maintenance and liability. Craig Louer moved to deny the building request and have the association investigate better accessibility on all commons areas. Justin Range seconded and the motion passed unanimously.

**Fireworks** - Michael Watts, chair

We are good to go at 9:20pm for the fireworks show. The rope will go up at 8pm to block off the dam.

**Fish and Wildlife** - Walter Heck, chair

Muskrats have been a problem. The committee doesn’t have anyone to trap anymore and critter control is extremely expensive. The consensus was to suggest people get their own muskrat traps. There have been issues with illegal fishing on the lake. Instructions are on the website. Jugging and trout lines are not allowed. The shad is back and we will have to stock with an aggressive fish to eat them.

**Legal** - Alan Ortbals, chair

Bart Solon worked out a deal with LaBlanks who will buy the Branch Street property with the property line along the driveway slanting off (per survey). The surveyor will need to write up quantity and there will need to be a quitclaim deed. Price is $800 plus all costs. Al suggested putting rest of property up for sale and recommends setting a minimum. The executive committee could write up and do bids. The property is appraised for $2.50 per square foot; $55,000 total; there is $25,000 in it. Gene Peters moved to put the Branch Street Property up for sale with a minimum price of $2.50 per square foot, the price appraised as value of, with the executive committee to facilitate. Roy Wehling seconded and the motion passed unanimously. Advertising will be important and suggestions included Craig’s List and possibly even a legal notice in the paper. Carolyn Green can call realtors in the association. Justin Range said to be sure to put it on Craig’s List. The group wants no contingency. The red boathouse is down but the posts were left in. It is recommended that we go back and ask them to remove the posts as well.

**Meetings Elections and Social** - Jim Seubert, chair

Twenty-nine attended the fishing derby and some of the photos are up on Facebook. The results will be up tomorrow. The adult fishing tourney will be in September.

**Restrictions** - Roy Wehling chair

Gene Peters asked if there was a lake curfew. The answer is no and consensus was not to set one but to deal with troublemakers. If kids are out late at night we can get the boat number and call parents. If that doesn’t work the City has a curfew we can have enforced.

**Safety** - Justin Range, chair

The lock on the boat docks has been cut by lawn mowers and needs replaced. Also, abandoned boats need removed and language for a sticker was presented. We do not want to chemically poison the algae at this time and it is recommended that people rake out when possible.

**Silt & Erosion** - Craig Louer, chair

All the land we own on the south end has been surveyed. The necessary work that would need to be done in E8 is being documented. The lot is larger than we expected. We have asked engineers to get as close to the edges of the property to hold as much silt as possible. The engineers will be doing soil evaluation next. Then we will have a second crew to survey pool area to determine what must be removed. Group discussed having preliminary status report being presented to the board.

**Web Page** - Todd Smith, chair

Todd Smith has updated committee chair contacts and everyone needs to check theirs. There was a notice about lost canoes (several still missing even after the two that washed over the dam were recovered). Please get any fireworks changes to Todd as quickly as possible and if there are questions about rainout to encourage people to check Facebook instead of calling every half hour. Todd also needs information on jigging and muskrats to post.

**New Business**

The group continued to discuss raising money to pay for silt removal. Alan suggested waiting until we had a better idea of the kind of money involved before developing a fundraising strategy.

**Adjournment:**

The meeting adjourned at 8:15pm

**The next meeting will be at 7 pm on July 29, 2013**

Respectfully submitted, Carolyn Green, Administrator