

**Dunlap Lake Property Owners Association Board Minutes**

**January 19, 2015**

**Call to order:** DLPOA Board President Alan Ortbals called the meeting to order at 7 p.m.

**Present:** Larry Ahrens, Walter Heck, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortbals, Jim Seubert, Todd Smith, Bart Solon, Michael Watts, and Richard Welle. Carolyn Green, administrative coordinator

**Absent:** Nicholas Head, Mark Hicks, Gene Peters, Jim Seubert and Roy Wehling (all excused).

**Visitor’s Present:** Missy Walker

**MINUTES –** Carolyn presented minutes of the Nov. 24, 2014 meeting. A correction was made on attendance and Craig made a motion to approve as presented. Genie seconded and the motion passed unanimously.

**OLD BUSINESS**

* Association Manager Genie made a motion to approve the contract Alan and Carolyn have written. Richard second and the motion passed unanimously.
* Nominating Committee - Alan reported that all 5 board members with expiring terms are willing to serve again. They will be presented at the Annual meeting
* Property acquisition – The board went into closed session to discuss property acquisition

**FINANCIAL REPORT** - Bart Solon, treasurer, presented the Financial Report and went through the figures for both November and December. Year to date income is tracking well. We have collected more in assessments than we had budgeted. In most categories expenses are below budget. Mike made a motion to approve the financial report. Genie seconded and the motion passed unanimously.

Bart went through the tentative budget that went out to the board and the group discussed it line by line. He pointed out that net cash flow with this budget would be down $40,000. The board will vote on it March 30. The residents must receive a copy of the budget between 30 and 60 days prior to that date. It will probably need to be a major topic at the annual meeting his year as well.

As of December there are 16 accounts that have delinquent assessments. The total due is about $13,500. Al recommended sending a letter to the homeowners who are significantly delinquent (there are only a couple). The group discussed options and Craig moved that the board talk to the attorney about writing a letter and possible legal action against the two seriously delinquent accounts. Andy seconded and the motion passed unanimously.

**REPORTS**

**Administrators Report:** Submitted by Carolyn Green, administrative coordinator.

Carolyn went over her report and noted that things have been a little slower over the winter months. Besides the regular work we had the holiday social and annual meeting preparations. The newsletter has been revised with History and other fun features that can be inserted when there is room. Three new resident welcome letters went out. There have been a couple leads on grant funding. One resident had a contact at soil and water conservation and another thinks with a solid watershed plan we might be eligible for IL 319 funds. Craig asked for more research into whether these were solid funding streams.

**Restrictions:** Submitted by Roy Wehling chair - no report

**Safety:** Submitted by Mark Hicks, chair – SIUE professor picked up bass and they are being kept frozen until there is an opportunity to test them.

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

Things have been moving along with the property acquisition. There will need to be a number of decisions on this property but none of it can be done without geotechnical work to evaluate size, capacity, and cost. We want the silt basin to be as big as possible but there are a number of soil factors and other engineering issues involved. The committee will try to have some cost estimates by the fall.

Craig had no idea what the board might want or need to do with this house. The City does plan to keep using the garages until new ones are built. Larry asked that we check the cost for transects.

Andy moved to allow the Silt Committee to do geotechnical work on this site for maximum of $18,000. Rick seconded and the motion passed unanimously

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

**Building:**Submitted by Andy Leek, chair - no report

**Commons Area:**Submitted by Nick Head, chair - no report.

**Dam and Maintenance:** Submitted by Michael Watts, chair – nothing new

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

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

There have been some calls about wildlife around the lake. This is a natural habitat we don’t normally interfere. Fish have been sent for testing we are told they are just waiting for class time.

The group had a sidebar conversation about build-able common area lots. There is one lot off of St. Mary's that probably can't be used unless the sewer was rebuilt during road construction and possibly one by E-8.

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

Need authorization for Alan Ortbals as president and Craig Louer as secretary to sign and execute any and all documents related to property acquisition on 840 East Lake Drive and any collateral used. Richard made a motion provided both signatures are on all documents, Michael Watts seconded and the motion passed unanimously.

**Meetings Elections and Social:**Submitted by Jim Seubert, chair – Luau planning is underway.

**NEW BUSINESS** – Committee chairs need to prepare year-end reports for the annual meeting

**ADJOURNMENT:** Craig made a motion to adjourn at 8:40 pm.

Respectfully submitted, Carolyn Green, Administrator