

**Dunlap Lake Property Owners Association Board Meeting**

**Minutes from June 01, 2015**

**CALL TO ORDER:** Alan Ortbals, president, called the meeting to order at 7:00 p.m. in the Association meeting room at 840 East Lake Drive. Those present were:

**Board:** Larry Ahrens, Nicholas Head, Walter Heck, Craig Louer, Genie Manterfield, Alan Ortbals, Gene Peters, Todd Smith, Bart Solon, Richard Welle and Michael Watts. **Absent:** Andy Leek, Mark Hicks, Jim Seubert, Roy Wehling (all excused).

**Management staff:** Carolyn Green, C.Green & Associates-association manager and Jennifer Russi, association financial assistant

**Visitors:** Tom (Brian) Lucas, and Jim Reppell

**MINUTES –** Carolyn Green presented minutes from the April 27, 2015 meeting. Rick Welle made a motion to approve the minutes as presented. Gene Peters seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Jenny Russi and Bart Solon presented the Financial Report. April has been a quiet month. Jenny explained the real estate line, which includes the 840 East Lake Drive expenses (mortgage, utilities, etc.). The common area properties the bank is holding for collateral are now included in on the balance sheet as well. Rick Welle made a motion to approve the report. Genie Manterfield seconded, and the motion passed unanimously.

**REPORTS**

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

Edwardsville Machine and Welding submitted a proposal to make a 24” x 81” catwalk and an 8’ ladder for the dam silo. Mike recommended it be made of aluminum (verses steel) because that will last longer. It will cost $1,050 (less than expected and approved). Rick recommended we watch contact points where different metals touch. There may need to be a buffer. Mike noted the dam silo also needs to be repainted and that the work should be scheduled when the lake is lowered next fall.

The brush clean up on the backside of the dam has been completed and Lou and James Perini are keeping in nicely mowed.

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

Fireworks are on schedule for July 3. The rain out date is July 5. Mike asked that we hold off on any riprap work on the dam until after the event. There may also need to be another workday scheduled to pick up drift wood before the event.

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

Gene noted that there is a beaver doing serious shoreline damage at the point in front of 129 Cottage. The Kids Fishing Derby is scheduled for June 20. Andy Leek and Chad Martens are in charge again this year and plan to start at 8 am with lunch at 11 am. Carolyn will confirm the Seubert’s are okay with it being on their luau lot.

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

Collection efforts are continuing on the two properties with the largest unpaid assessments. The house at 203 East Lake has sold and the past due assessments, interest and penalties have been received. Our attorney is negotiating a settlement with the Kamps on Branch.

**Meetings Elections and Social:**Carolyn Green reported for Jim Seubert, chair

The Luau has been postponed until June 13. Please RSVP and bring lots of food to share. Help is needed to set up the morning of the event and day before. The group suggested reserving a room for the holiday social now if we want to move venues.

**Silt & Erosion**: Submitted by Craig Louer, co-chair with Walter Heck

A silt survey will be done this month to determine the extent of build up. Results may be back in time for the June 29 meeting. The engineers need these results as well as a determination of the corners of the 840 East Lake Drive property before they can start preliminary design work.

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

Luau changes have been posted. Todd needs Fishing Derby info for the website and Facebook.

**Building:**Carolyn submitted a report for Andy Leek, chair

The building committee has issued permits for:

* 210 Park – Carters, Deck
* 139 Park – Kieffers, Replacing concrete with decking and adding an overhang
* 515 W. Lake – Jones, Addition in front of the house

The building committee recommended the board approve a variance for Doug Shepard to build a 6-foot privacy fence at 311 Barnett. The neighbor has sent a notarized letter of approval. Larry Ahrens made a motion to approve the variance, Mike Watts seconded and the motion passed unanimously.

**Commons Area:**Submitted by Nick Head, chair

The committee presented two bids for removal of about 15 dead or dying trees. Nick Head recommended going with the low bid from Ahler’s Tree Service for $6,925 with a 10% discount if all the work could be done at the same time. Mike Watts seconded the motion and it passed unanimously.

Nick then presented the results of the shoreline upgrade request for bid process. He recommended Greenside Lawn & Landscape, Inc. who gave the initial low bid be awarded the project. He made a motion that $34,419 (including a project contingency) be approved for the work. That includes $18,579 (including contingency) to be billed to dam maintenance with the remainder coming from the commons or lake maintenance. It was pointed out that this along with the tree cleanup would be the bulk of the committee’s improvement money for the year (there is still operating expenses). That being understood, Mike seconded the motion and it passed unanimously.

**Restrictions/Safety** - There was no new information to report from the Restrictions or Safety Committees and there was no New Business.

**Association Management:** Submitted by Carolyn Green

Carolyn reported May is always a crazy busy month for resident phone calls, new docks, boat stickers and building permits. This was no exception and noted that besides the bidding process just discussed in the commons report, there were several big projects. Residents on 10 commons areas did clean up days and all the debris was carried off on May 28. Potentially abandoned boats have been tagged. She sent reminders to all 7 potential bidders on the deadlines and 4 submitted proposals. She thanked Walt Heck for guidance writing up specs for the shoreline upgrades.

**CLOSING -** The meeting was adjourned at 8:11 p.m. The next meeting will be 7 p.m. Monday, June 29.