

**Dunlap Lake Property Owners Association Board Minutes**

**October 26, 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.

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

**Management Support:** Carolyn Green, Jennifer Russi

**Visitor’s Present:** Steven Brendel, Janet Buchanan, Greg Brumitt, Virginia Bryan, Doug Carney, Mike Keck, Faye Nelson, Holly Goldsmith, Mary Vardevord.

**VISTOR BUSINESS:**

**1) Flood Survey & Watershed Plan**

Representatives from Heartland Conservancy spoke on the Madison County Community Flood Survey that is being done as part of the Cahokia Creek Watershed Plan. Attendees were encouraged to submit surveys and identify areas that flood.

The Army Corps of Engineers Madison County Planning and Development and Soil and Water Conservation are also partners in the effort. They are also conducting small group meetings with municipalities.

The watershed plan is a 2-3 year process of evaluating existing conditions and trying to identify best management practices and prioritizing needed improvements. Identifying infrastructure improvements for detention and retention of storm water, prioritizing and finding funding might be especially helpful for Dunlap Lake.

The board asked the group to look at the Madison County FEMA emergency plans and make storm water retention to protect the dam a priority. There are 4 earthen dams in the City but this one would have the most devastating consequences if pushed beyond capacity. Carolyn will send Janet the Emergency Action Plan.

**2) Allowing new property owners into the Association**

Holly Goldsmith at 389 Barnett asked to join the Association. She is on Barnett facing the lake and next door a property owner (house is across street from lake not on the water). She reported her realtor has buyers want to be part of lake association.

Walt Heck made a motion to look into adding new property to the Association and Genie Manterfield seconded. Rick Welle made a motion to table the discussion. Larry Ahrens seconded tabling the discussion and the board voted unanimously to table the discussion and the vote on the motion.

**MINUTES –** Carolyn Green presented minutes of the September 28, 2015 meeting. Rick Welle made a motion to approve as presented. Genie Manterfield seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Jennifer Russi went through the financial reports. The profit and loss budget vs actual showed a net income of $24,414 year to date. The annual budget is getting near the end of the fiscal year and still outperforming the budget. Total delinquencies on assessments are under $10,000. The highest is for 3 years but the total is only about $1,700. Rick Welle made a motion to accept the financial reports as presented. Mark seconded and the motion passed unanimously.

The 2016 Budget needs to be sent to members 30-60 days before the annual meeting. With no meeting in Dec. it will need to be approved in Nov. or the Jan meeting will have to be held early.

**OLD BUSINESS -** None

**COMMITTEE** **REPORTS**

**Restrictions:** Submitted by Roy Wehling chair – there has been work on the tree on hollyhock

**Safety:** Submitted by Mark Hicks, chair - will do water testing when water level normal again

**Silt & Erosion**: Alan Ortbals reported for Craig Louer, chair

The engineers have been given instructions for design. They came back with a budget not to exceed $66,000 to be spent between now and the end of the calendar year. This includes grading plans and dredging plans to an 80% finish level. It would be cost estimates that could be taken to the membership in February. There is enough money in reserves for this purpose.

It was asked if the plan is not biddable how the engineers would qualify the numbers. The committee thought it best to rely on the engineer’s knowledge and wait to spend the money to finalize plans and permitting after we have a financing plan approval of the membership. Mike Watts made a motion to spend the $66,000, Genie seconded and the motion passed unanimously.

**Web Page:**Submitted by Todd Smith, chair – continuing to post regularly. Walt asked that there be more effort made to communicate the adverse effects of fertilizers and lawn chemicals.

**Building:**Submitted by Andy Leek, chair - Permits issued recently include:

* 380 East Lake, Dillon, fence
* 467 West Lake, Reynolds, porch & shed
* 416 Circle, McDougal, fence

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

We have a catalog from Merco marine for docks and are continuing to make floating dock options a priority.

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

Water has been getting around the spillway apron built in 1972. The dam inspector, an engineer, came out and discussed a plan to build a wall in front of the spillway from the dam to north shore boat ramp. Need a 5-foot trench. Concrete can be poured into trench if there is a little water but the less water the better. Wall 5 foot deep 50 foot long x 18" thick. Has to expand beyond normal pool. Repair concrete we ripped out and fill in tunnel. Estimated 30 yards of concrete, horizontal and vertical rebar structure. The bid for the work is $14,5000

Rick Welle made a motion to approve Aplin concrete’s bid for $14,500 with any additional yards of concrete approved by Mike Watts not to exceed $150 yard.

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

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

Walt said after input from IDNR and further research he would prefer not to put grass carp in the lake. Andy also spoke out against carp in the lake and Doug Carney a guest who is an agent for IDNR shared some concerns as well. Walt will not include carp in this year’s stock.

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

Carolyn attended the IALC meeting and all of the managers present were licensed. She and Alan will look into it.

Alan recommended making 840 East Lake Drive our legal location to post meeting notices. Rick seconded and the motion passed unanimously. Andy will look into signs.

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

Jim reported we had a great bonfire and thanked the chief for his assistance and supervision. The social committee is working on the December 5 Holiday Social and still needs volunteers.

**Management Report:** Submitted by Carolyn Green (attached)

**NEW BUSINESS –** none

**ADJOURNMENT:** The next meeting will be Monday, November 30, 2015 at 7 p.m.