



## **Dunlap Lake Property Owners Association Board Minutes**

### **March 28, 2016**

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

**Present:** Board members - Greg Brumitt, Lee Frea, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortvals, Todd Smith, Michael Watts, Roy Wehling, Richard Welle.

**Absent:** Larry Ahrens, Walter Heck, Jim Seubert. Mark Hicks and Patrick Hill (excused).

**Support team** - Carolyn Green & Tori Frea

**Visitor's Present:** Louis Perini, Bart Solon and Jennifer Russi

**ELECTION OF OFFICERS** - The nominating committee presented a new slate of officers, which included Alan Ortvals—president, Michael Watts—vice president, Craig Louer—secretary, and Rick Welle—treasurer. Roy Wehling moved to elect the slate. Genie seconded and the motion passed unanimously. Committee volunteers were noted.

**MINUTES** – Carolyn Green presented minutes of the January 25, 2016 meeting. Mike Watts made a motion to approve as presented. Roy Wehling seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Jennifer Russi went through the end-of-year financial reports. Several past-due assessments came in this year so income was more than projected. Reserves are down because of emergency maintenance on the dam and shoreline repairs. Greg Brumitt made a motion to accept the financial reports as presented. Genie seconded and the motion passed unanimously.

#### **Other Financial Matters:**

- Reserves – Following a discussion of reserve needs, the finance committee moved to transfer \$22,000 to the dam maintenance reserves and \$22,000 to lake maintenance reserves. Lee Frea seconded and the motion passed with one vote in opposition.
- Budget - The finance committee moved to approve the budget as presented to the residents. Mike Watts seconded and the motion passed unanimously.
- Assessments - Craig Louer moved 2016 assessments kept at a flat rate of \$500 with a \$1 fee for parkway rental. Rick Welle seconded and the motion passed unanimously.
- Financial Management - Rick Welle explained that alternate vendor has recently been identified that does not co-mingle funds of multiple customers like City & Village does. He reported that he was impressed with the company but is not comfortable making a recommendation without a more thorough check. Alan noted that assessments would need to go out by the first of June. Rick made a motion to allow the Executive Committee to decide on a management company for 2016. Greg seconded and the motion passed unanimously.
- Property Insurance - Carolyn reported that Country Mutual is willing to include the 840 East Lake Drive property in the general liability policy this year. Moving the insurance there with actual cash value coverage instead of replacement value will save about \$1,000.

## **OLD BUSINESS - None**

### **COMMITTEE REPORTS**

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

Four permits were issued this month (see attached dashboard). The building committee moved to have the board approve two 6' privacy fence permits off lake at 135 West Lake and 218 East Lake Drive. One is replacement of an existing fence. The board voted unanimously to approve the variance.

**Commons Area:** Lee Frea is now chair. Carolyn will get with him about the project list for 2016 and the first draft of dock specs done by the volunteers.

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

Mike Watts made a motion to accept a bid from Ahlers' Tree Service for \$700 to clear brush along spill-way as required in last year's inspection and to get the dam reseeded for an amount not to exceed \$500. The board voted unanimously to approve the motion.

**Fireworks:** Submitted by Michael Watts, chair – Mike made motion to pay a \$1,000 deposit to Central States Fireworks for this year's Fireworks. The motion passed unanimously.

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

Mike Watts moved to approve the Association pay up to \$2,000 for muskrat trapping with USDA if needed. Craig Louer seconded and the motion passed unanimously. Greg Brumitt has one last option that Carolyn will explore before proceeding.

**Legal:** Submitted by Alan Ortals, chair – no report

**Meetings Elections and Social:** Boat parade and Luau will be our next event.

**Restrictions:** Submitted by Roy Wehling chair - two more letters need to go out as soon as we know when the lake will be lowered again.

**Safety:** Submitted by Mark Hicks, chair - no report

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

The engineers are continuing to work on some big issues on how to get rid of soil. Craig went around the lake with Tyson and the City looking for possible but did not find much. The slurry line proposal is going well. It looks like it we will be able to bore under East Lake. The Corps and the City seemed comfortable with the initial proposal. The next step is for the committee to get more final numbers and knock it down as tight as possible. That proposal will be brought before the board for review and then it will be presented to the residents.

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

**Management Dashboard:** Submitted by Carolyn Green – attached.

## **NEW BUSINESS - none**

**ADJOURNMENT:** The meeting was adjourned at 8:55 pm. The next meeting will be 7 pm Monday, April 25, 2016 at 840 East Lake Drive.