

**Dunlap Lake Property Owners Association Board Minutes**

**August 28, 2017**

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

**Present:** Board members-Tim Brown, Greg Brumitt, Lee Frea, Mark Hicks, Andy Leek, Craig Louer, Genie Manterfield, Donna Polinske, Jim Seubert, Todd Smith, James Taylor, Michael Watts, Roy Wehling, Richard Welle. Carolyn Green, C. Green & Associates, manager

**Visitor’s Present:** Linda and George Lynch, Guy and Cindy Antley.

**Absent:** Alan Ortbals, excused**.**

**VISTOR BUSINESS:** Two families came to give information about upcoming building projects or permits requested. The Building Committee will address the sites in their report.

**MINUTES –** Carolyn Green presented minutes of the July 31, 2017 meeting. Jim Taylor made a motion to approve as corrected. Greg Brumitt seconded and the motion passed unanimously.

**FINANCIAL REPORT** – Rick Welle went through the financial reports from July. Donna Polinske made a motion to approve the report as presented. Jim Taylor seconded and the motion passed unanimously.

**OLD BUSINESS –** The Wolfe Sibling Trust hearing needs to be scheduled. After some discussion Rick moved to let Executive Committee hold the hearing between now and the next meeting. The motion failed. Alan will schedule it for the September meeting.

**COMMITTEE** **REPORTS**

**Legal: No other report**

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

* December 16th- Holiday social at the Wildey. They are not giving us a big of a discount this year but there is no band so we should be fine. Will do the dessert bake off again.
* September 2nd- Kids Fishing Derby (8-11am)
* October 20th- Bonfire before Halloween

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

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

New houses are being planned on East Lake Drive where the Millards tore down the house at 506. Andy brought a request from the committee that the board approve a privacy fence at the back of Guy and Cindy Antley’s home on East Lake. Craig Louer seconded and the motion passed unanimously.

**Commons Area:**Submitted by Lee Frea, chair

Lee made a PowerPoint presentation on the possibility of building association-owned docks to give more off-lake residents access. See PowerPoint.

**Dam maintenance:** Submitted by Michael Watts, chair  
As was mentioned previously, the concrete curbing is shooting water into the air over the diffuser and the water is eroding the sidewall and earth behind it. Stutz has presented a bid of $4,300 to build on down to solve the problem. It will take about a week to get it done, we will not have to lower the lake. Mike moved that the board approve $4390 to make the repairs. Donna seconded and the motion passed unanimously.

**Fish and Wildlife:**Submitted by Jim Taylor, chair reminded people of the Fishing Derby mentioned under the meetings, elections and social committee report.

Silt: Submitted by Craig Louer

Craig shared some handouts and went through the latest proposal. The recommendation of the committee is that the board:

* + Reduce scope, target = 3 million
  + Clean out the current south end retention area without building the expanded retention facility unless we get grant assistance
  + Reduce size of the dewatering facility at 840 East Lake, removing the house and keeping the garage
  + Dredging scope:
    - 80 K cubic yards (down to 5’ depth or as recommended by engineers after further review)
* Last bid showed $4.50 a cubic yard to pump. Right now the committee thinks assessed valuation with private financing would be the best chance for approval. The board was okay with the committee moving forward with engineering within currently budgeted limits.
* Dirt Vendors are still a possibility but they will need to be contacted when there is a more specific timeframe. Craig pointed out they take dry silt so we still need the dewatering facility to dry it out.
* Shore dewatering vs. basin - $250 K every 10 years for 2-3,000 cubic yards per year

The **fireworks, legal, restrictions, safety and website committees** had nothing else new to report.

**Management Report:** Submitted by Carolyn Green

* Only 6 board members are using the portal. Carolyn has your account number if you want to access it.
* Property Assessment and Taxes- have all parcels now
* Cahokia Creek Advisory Committee Materials
  + Progress on Watershed Plan
* Unstickered boats- have gotten stickers to 8 of 11 residents identified

**NEW BUSINESS:** None

**ADJOURNMENT:**. The next meeting will be 7 pm Monday, September 25.