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**Dunlap Lake Property Owners Association Board Minutes**

**January 22, 2018**

**Call to order:** Alan Ortbals, president, called the meeting to order at 7:05 p.m. in the Association meeting room at 840 East Lake Drive.

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

**Absent:**Todd Smith, Greg Brumitt,  Mark Hicks, Roy Wehling excused

**Visitor’s Present:**none

**MINUTES –** Carolyn Green presented minutes of the November 27 meeting. Genie Manterfield made a motion to approve as presented. Mike Watts seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Rick Welle went through the financial reports last month. Genie made a motion to accept the financial reports as presented. Craig Louer seconded the motion which passed unanimously.

Rick went through two possible budget scenarios. There was some discussion on setting up capital expenditures or doing a separate capital budget. The consensus was to revise the budget to show capital expenditures before the annual meeting. Mike made a motion to approve presenting the budget to the membership with noted notifications. Jim Taylor seconded and the motion passed unanimously.

**OLD BUSINESS –** The preferred date for the Annual Meeting is February 15. The nominating committee will look for at least five candidates for the people with terms expiring.

**COMMITTEE** **REPORTS**

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

Craig raised questions on the proposal discussed at the last board meeting. With more survey data in it seems like what is proposed is very unlikely to pass the full membership. A compromise plan was discussed. It was recommended that the board reduce the special assessment to under $1.75 million and then get an ongoing revenue stream from regular annual assessments, maybe increasing the dues $500.

The group discussed pros and cons of the different options.

Jim Taylor proposed that the board put a ballot out to the membership to develop dredging infrastructure with a $1.75 million special assessment and use a $500 annual assessment to build up the funds to maintain it and continue dredging. Andy Leek seconded and after discussion the board voted unanimously to approve the motion.

Genie made a motion to withdraw the flat fee assessment motion made last meeting. Rick Welle seconded and the motion passed unanimously. Craig abstained.

**Website**: Submitted by Todd Smith, chair - Annual meeting will be publicized on the website

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

Andy reported there have been a lot of calls about new building project. There may be as many as 6 new homes going in over the next year or so. There continues to be interest in tear downs.  A fence permit was approved in December.

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

Lee said the committee did not meet this month but the new budget will give direction for the New Year.

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

Mike reported he is starting to spec out spillway needs.

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

Date is set for Saturday, July 7th with a rainout date on Sunday July 8th.

**Fish and Wildlife:**Submitted by Jim Taylor, chair - no report

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

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

The holiday social was fabulous. The number of new residents attending was outstanding but overall the turnout was disappointing. A happy hour with drinks and h'ors de oeuvres was suggested as opposed to a sit down dinner. The first Thurssday in December might be an option. Also, having to move to mid-month seemed to hurt attendance.

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

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

**Management Report:**Submitted by Carolyn Green

Carolyn reported about 50 households have set up accounts on the CPM Web Portal to pay assessments or review documents. At a request from the board she compared CPM fees to City and Village, the previous contractor and found the Association paid about $1,929 less in 2017.

Unpaid assessments go to a credit agency for 3 months. Liens will be done on any properties that have not paid assessments or contacted CPM to make payment arrangements.

**NEW BUSINESS –** Carolyn Green was asked to leave the meeting and the board went into executive session to discuss the management contract for 2018-19.

**ADJOURNMENT:**The meeting was adjourned at 9:15 pm. The next meeting will be 7 pm Monday, March 26.