

**Dunlap Lake Property Owners Association Board Minutes**

**April 2, 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, Greg Brumitt, Lee Frea, Eric Ham, Mark Hicks, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortbals, Donna Polinske, Jim Seubert, Todd Smith, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

Carolyn Green, C. Green & Associates, manager

**Absent:** Andrew Reznack, excused

**Visitor’s Present:** Ryan Beavers

**MINUTES–**Carolyn Green presented minutes of the January 22, 2018 meeting. Rick Welle made a motion to approve as corrected. Greg Brumitt seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Rick Welle went through financial reports from the last month. Mike Watts made a motion to accept the financial reports as presented. Lee Frea seconded and the motion passed unanimously.

The options on which of the two budgets presented at the annual meeting should be mailed to the membership were presented. Lee Frea made a motion to send out the $180,000 budget. No capital expenses would be added until they are approved by the membership. Craig seconded and the motion passed unanimously.

**OLD BUSINESS – Election of officers.** Jim Taylor suggested the officers remain in their current rolls and the secretary was asked to make a motion to pass this by acclamation. That was done and approved unanimously. Committee chairs were appointed and will be posted on the website.

**COMMITTEE** **REPORTS**

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

Craig summarized feedback that was heard at the neighborhood meetings on the compromise dredging proposal. There are fair amounts of new people who do not know the history, how silt gets into the lake, or how the watershed works. People at a couple of the meetings suggested that the $500 increase in assessments be committed solely to specific purposes like maybe dredging, the dam and the silo. Craig noted the gate on the spillway is the most immediate concern.

Being able to get boat access was important for a lot of the attendees. It was also noted that none of the plans have addressed the entire lake. There is misinformation about what dredging does. This plan has the capacity to fully do what is needed if future boards will sticks with it and continue to dredge regularly.

The committee will meet soon to determine next steps. At this point 5 pm on April 18 looks like it might work as a meeting time. A combined silt and commons meeting was also suggested.

**Website**: Submitted by Todd Smith, chair – everything turned into him has been posted.

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

Lot of projects have been proposed. Permits were issued for one fences and a wall. The building committee recommended a variance to allow a privacy fence in an off-lake backyard at the home recently built at 512 West Lake. The board unanimously supported the recommendation.

**Commons Area:**Submitted by Lee Frea, chair – Lee reported the mowers are willing to continue as last year. Mike Watts made a motion to stick with the same mowers. Genie Manterfield seconded and the motion passed unanimously.

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

Mike reported that he is starting work with Hurst Rosche to get specs on spillway repairs needed

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

The date is Saturday, July 7 with rainout Sunday, July 8. The first invoice for the contract already approved needs to be paid.

**Fish and Wildlife:**Submitted by Jim Taylor, chair

The Kids Fishing will be Saturday, June 9.

**Legal:**Submitted by Alan Ortbals, chair. Nothing new.

**Meetings Elections and Social:**There is no chair for this committee

It will be announced in the newsletter that there will be a lighted boat parade at 8 p.m. on Saturday, May 26 (Memorial weekend). It will begin and end by the dam. People can gather there before and after if they want to socialize.

Lee made a motion to pay last year’s social committee reimbursement at agreed. Roy seconded the motion and suggested an amendment to not pay for social event space going forward. The motion and the amendment were both approved.

**Restrictions:** Submitted by Roy Wehling chair

One letter was sent about a dock. There is a concern about pipes in the water on West Lake. Lee knows the family and will check on the status of getting that removed.

**Safety:** Eric Ham has been elected chair - no report

**Management Report:** Submitted by Carolyn Green

Carolyn noted that the general liability package with all of the Association’s insurance comes up for renewal in June if anyone wants to get a review or make changes. The financial management company has switched to a completely different portal system. All the documents, which we had collected on the site, are gone. They are supposed to repopulate it and instructions on the new portal should go out to members with the assessment bills at the end of May. Two residents who had liens on their property for nonpayment of assessments have contacted the association about paying.

**NEW BUSINESS –** The group discussed getting more specific with board communications. Carolyn will reach out to communications professionals in the community and Tim will work on what is needed for a HOA.

**ADJOURNMENT:** The meeting was adjourned at 9:15 pm. The next meeting was moved to 7 pm Monday, April 7 to allow the residents plenty of time to comment on the budget before the board votes.