



## **Dunlap Lake Property Owners Association Board Minutes July 30, 2018**

**Call to order:** Alan Ortvals, president, called the meeting to order at 7:00 p.m. in the Association meeting room at 840 East Lake Drive.

**Present:** Board members- Lee Frea, Eric Ham, Andy Leek, Genie Manterfield, Alan Ortvals, Andrew Reznack, Todd Smith, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

Carolyn Green, C. Green & Assoc. Manager

**Absent:** Tim Brown, Greg Brumitt, Craig Louer, and Donna Polinske all excused

**Visitor's Present:** Charles Payne, Gary Harmon and John Whitney

**VISITOR BUSINESS** – Carolyn Green asked John Whitney to introduce himself and tell the board a little bit about his company since he was the only one of the commons area bidders most of the current board did not already know. He handed out a flyer from Stormwater Erosion Specialists (SES).

**MINUTES** – Carolyn Green presented minutes of the June 25, 2018 meeting. James Taylor made a motion to approve as corrected. Andy Leek seconded and the motion passed unanimously.

**FINANCIAL REPORT** - Rick Welle went through the financial reports from the month of June. The Association is staying within budget. There is still \$9,000 outstanding in assessments but most of that is from 3 residents. Andrew Reznack made a motion to accept the financial reports as presented. Andy Leek seconded and the motion passed unanimously.

### **COMMITTEE REPORTS**

**Commons** - Lee Frea, chair

The bids are in from the contractors for repair of the W6 Commons Area at the peninsula by the underwater bridge. Stormwater Erosion Specialists has the lowest bid at \$3,055. There was also a bid for \$10,200 from Greenside. No bid was received from Walter Heck who was the third attendee at the bidders meeting.. Lee Frea made motion to hire SES to repair commons W6, Jim Taylor seconded and the motion passed unanimously.

No word from the City on the Beautification Grant. Lee will cut up the brush at Mary Drive and Carolyn will get Greenside to pick it up when they get the brush from around the cattails at the boat ramp (neighbors are cutting it up since Greenside did not finish the job).

Roy Wehling reported that there is a lot of debris on the backside of the culverts leading in from Willow Creek. There are large logs ready to wash into the lake. It was also recommended that the Association clean up the garbage around the lake from the storms. Carolyn was asked to get a bids from at least Greenside, Ahlers, and SES. Andy moved the commons committee be allowed to allocate up to \$5,000. Roy seconded and the motion passed unanimously.

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

Fishing derby will be Sept. 1, the Saturday of Labor Day weekend. Carolyn reported Bob McClew sent a picture that he caught a 17lb Muskie today. Gary Harmon asked about ducklings and several board members reported there had been a number in their part of the lake. Muskrats are starting to nest at the north end of the lake getting close to the dam. There needs to be a trapping effort in November. It was noted maybe Barb Sanford's shoreline on Barnett would be a good place to trap.

**Legal:** Submitted by Alan Ortvals, chair

A notice has been received requesting right of first refusal at 721 East Lake. There is a house with one lot vacant lot next door being sold for \$51,000. Roy moved to waive the Association's right of first refusal. Mike seconded and the motion passed unanimously. It was noted that the Association really needs another lakefront lot for commons area and the board should start to look out for one.

**Meetings Elections and Social:** Submitted by Genie Manterfield

Carolyn had a contract from the Wildey Theatre to do an 80<sup>th</sup> Anniversary party at the Wildey Theatre for this year's winter social on January 12, 2018. The board agreed this was what had been discussed for several months and Alan signed the contract.

**Restrictions:** Submitted by Roy Wehling chair

Roy is looking into ownership of a dock in disrepair at the boat ramp and a complaint of a business generating traffic on Hollyhock was turned in this afternoon. He will look into that as well.

**Safety, Silt & Erosion, Website – no report**

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

A fence was approved for 218 Thomas terrace

**Communications** – Tim Brown emailed a PowerPoint slide to all board members prior to the meeting since he could not be present. A sub-group of the committee met Monday. New member meetings have been proposed and it is recommended that they be held annually.

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

The engineers at Hurst-Rosche have reported survey data was processed electronically. They have started on hydrology and hydraulics. They will give the Association documentation and estimates as part of their initial information. That should identify geographical limits to expansion of the spillway. The information will be given to IDNR. Mike said IDNR seems pleased with the Association's proactive approach at this point.

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

Fireworks are done and went well. Mike was complimented for another excellent show. It was noted that there were fewer kayaks and most of the boats had lights this year. There was some concern about swimmers this year though.

**Management Report:** Submitted by Carolyn Green

Carolyn noted most everything had already been covered. The insurance audit shows the Association's rate will go up \$38 for 2018-19. The ENERGI Grant has been submitted and she met with Emily Fultz to go over location of the proposed improvements. There were no new residents but lots of bills. The county printed maps of the commons areas, which she will have marked for commons committee and vendors.

**NEW BUSINESS** – An option to let residents make monthly payments on next years dues if desired was requested. The idea was well received by the board and it is believed it can be implemented for next year if CPM, our financial management company, is notified in advance.

**ADJOURNMENT:** The meeting was adjourned at 8 pm. The next meeting will be 7 pm Monday, Aug 27 at 840 East Lake Drive