



DUNLAP LAKE

## Dunlap Lake Property Owners Association Board Minutes

**Oct. 1, 2018 (Sept. 24 meeting rescheduled)**

**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- Tim Brown, Lee Frea, Andy Leek, Craig Louer, Alan Ortvals, Donna Polinske, Andrew Reznack, Todd Smith, James Taylor, Michael Watts, Roy Wehling, Richard Welle. Carolyn Green, C. Green & Associates, manager

**Absent:** Greg Brumitt, Eric Ham, Genie Manterfield, all excused

**Visitor's Present:** Tim Pickle 382 East Lake Drive

**Issue –** Tim reported that the tree on E1 he volunteer to trim back as part of the matching grant with the City of Edwardsville was very rotten and had ants in it. The Association will have it taken out.

**MINUTES –** Carolyn Green presented minutes of the August 27, 2018 meeting. Rick Welle made a motion to approve as presented. Roy Wehling seconded and the motion passed unanimously.

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

According to the financial report, the Association is ahead of anticipated revenue from assessments. Rick said the payoff for the Fogle House at the end of this month is \$300,000. The funds are available to make a large payment that would save on interest, he recommend the board consider that option. Alan said it could be discussed after the communications committee report.

**OLD BUSINESS -** None

### COMMITTEE REPORTS

**Communications -** Tim Brown, chair

A new resident meeting was held Sept. 15. It went really well. People were asking a lot of good questions. Remaining copies of the handouts were shared. The PowerPoint presentation is up on the website.

The board discussed what kind of feedback was given on new members support of dredging. Alan recommended sending a ballot out and then immediately inviting new residents to ask questions.

The issues on lake health and water quality are much more important than how silt is removed, that is clarified during the bidding process. Different plans that could be potential options were discussed. There will probably be 2-3 interest rates increases before the project gets started. Scope of the plan can be adjusted in future pay-as-you go maintenance efforts. Building the infrastructure for maintaining the lake long-term would need to be a special assessment and the maintenance would be sustainable with a \$1,000 annual assessment with the increase going only lake maintenance. Moving forward requires:

Pamphlet - Tim, Andy, Craig

Wording of ballot from attorney - Alan & Rick

Calculations on rates - Jim

Grassroots outreach - Tim, Lee, Michael

Looking into what will CPM handles and if there is outside accounting needed – Carolyn

Everything to be mailed to the membership should be drafted and to Carolyn by Monday, Oct. 15. Ballots need to be mailed around Oct. 19. Ballots will need to be returned Nov. 16. Next steps will be discussed at the Nov. 16 board meeting.

**Silt & Erosion:** Submitted by Craig Louer, chair. Covered under communications.

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

Dropping the lake level was discussed. Mike will drop the water level and use Lee's boat to shut it off the first week of December weather permitting.

**Commons** - Submitted by Lee Frea, chair

Lee and Genie did work on building kayak stands using the materials purchased earlier in the summer. It will be pretty labor intensive. The logs were cleaned out of the culverts last month and Arbor Management will be back tomorrow to clean up logs and debris off the shorelines of the commons areas.

The committee continues to look into better options for docks. Tim asked about E8 Commons as a good place for a marina. It is an ideal space but the need for dock space is at the north end of the lake.

**Meetings, Elections, and Social** – The annual bonfire will be 8 p.m. Saturday, Oct. 13, workers needed at 6:30 p.m. The 80th Anniversary will be Sat. January 12 at the Wildey Theatre

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

The owners of the lot at 729 East Lake are asking to put a floating dock and a retaining wall. The group discussed where Commons E8 stops and starts and what area is parkway. Also, there is a request for a 4' fence on the lakeside at the south end. Lakeside fences were discussed and the building committee made a motion to approve the request. Jim seconded the motion that passed unanimously with Roy abstaining

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

The Labor Day weekend Kids Fishing Derby went extremely well. Commons E8 continues to be an ideal location. Walt is looking at what fish to include in stocking the lake this fall.

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

Two residents are seriously late on fees. The board members asked Alan to request the attorney give final notice to the residents that the Association would proceed with legal action to enforce a lien.

A \$16,000 contract was presented for right of 1st refusal from Jessica Taylor for Lots, 28 & 29 (almost across from the Association's property at 840 East Lake). There was discussion on if it could be used for dewatering but it appears to be unnecessary. Roy made a motion to waive the right of 1st refusal. Tim seconded and it passed unanimously with Rick Welle, abstaining.

**No Report** - There was no report from the Fireworks, Restrictions, Safety or Website Committee.

**Management Report:** Submitted by Carolyn Green

Carolyn reported it might be a good idea to have the roof at 840 East Lake Drive checked for hail damage. The group was not sure of the insurance coverage and recommended waiting until after the November board meeting to pursue it.

**NO NEW BUSINESS, MEETING ADJOURNED:** The meeting was adjourned at 8:45 pm. The next meeting will be 7 pm Monday, Oct 29, 2018 at the Edwardsville Public Safety Building, 333 South Main Street if there is a sponsor (Rick & Craig both out).