



DUNLAP LAKE

Dunlap Lake Property Owners Association Board Minutes March 25, 2018

Call to order: Michael Watts, vice president, called the meeting to order at 7:00 p.m. in the Association meeting room at 840 East Lake Drive.

Present: Board members-Greg Arth, Tim Brown, Doug Carney, Greg Brumitt, Lee Frea, Andy Leek, Donna Polinske, Andrew Reznack, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

Absent: Eric Ham, Craig Louer and Bob Cahn, all excused

Manager: Carolyn Green, C. Green & Associates, Inc.

Visitor's Present: Jack Elam, Charles Payne, Gary Harmon, Ryan Beevers, Shannon McWhorter

MINUTES – Carolyn Green presented minutes of the January 28, 2019 meeting. Jim Taylor made a motion to approve the minutes with one change noted by Mike Watts. Andrew Reznack seconded, and the motion passed unanimously.

VISITOR COMMENTS – Sharon McWhorter asked about letting kids come to her house for individual swimming lessons. The board members said a business that draws customers to the location is not allowed by the restrictions.

OLD BUSINESS – none

ELECTION OF OFFICERS

Mike Watts announced the nominating committee's recommendation for officers. Additional volunteers or nominations were called 3 times. Roy Wehling made a motion to close nominations and have the secretary put in a unanimous ballot to be accepted by acclamation. Greg Arth seconded the motion and the officers were elected unanimously.

President – Michael Watts.

Vice President – Craig Louer

Secretary – James Taylor

Treasurer – Richard Welle

APPOINTMENT OF COMMITTEE CHAIRS

Building-Andy Leek

Commons – Lee Frea

Communications-Tim Brown

Dam Maintenance – Michael Watts

Fireworks – Michael Watts

Fish & Wildlife – Doug Carney

Legal – Donna Polinske

Meetings, Elections, Social-Andrew Reznack

Restrictions-Roy Wehling

Safety-Greg Arth

Silt & Erosion-Craig Louer

FINANCIAL REPORT - Rick Welle went through the financial reports from the month of January and February. Jim Taylor made a motion to approve the end of fiscal year financials as presented. Andrew seconded and the motion passed unanimously.

Rick went through the balance sheet to show how the association funds are being held. He pointed out that on the Feb 2019 Balance Sheet, \$100,000 was paid to the mortgage on 840 East Lake Drive. Another \$100,000 was transferred into the savings account at the Bank of Edwards-

ville to keep 6 months of operating expenses in a savings account as an emergency reserve. Assessments are collected in the Mutual of Omaha Bank account and budgeted operational expenses, including future mortgage payments on 840 East Lake Drive, will come out of that account. Roy made a motion to approve financial reports for February. Greg Brumitt seconded, and the motion passed unanimously.

The new President, Michael Watts, asked the board if they wanted to approve the budget as presented to the homeowners. Donna Polinske moved to approve as presented. Jim Taylor seconded and the motion passed unanimously.

Carolyn noted that there have been several requests to waive fees, like late fees on individual homeowner accounts. Andy Leek made a motion that fees under \$100 can be reviewed and waived by the executive committee. More than that should go to full board. Rick seconded and the motion passed unanimously.

COMMITTEE REPORTS

Meetings Elections and Social: Andrew Reznack, chair

The committee met last week. There are several returning members and they are setting dates for this year's activities. Tim made a motion to support the social committee's request to participate in a chicken dinner fundraiser at the Moose Lodge to earn money to offset financial costs of social events. Lee Frea seconded and the motion passed unanimously.

Restrictions: Roy Wehling chair - Already covered

Safety: Greg Arth, chair – no report

Silt & Erosion: Submitted by Craig Louer, chair – no report

Building: Andy Leek, chair

A fence permit was approved at 520 East Lake

Commons Areas – Lee Frea, chair

The lake put out a detailed list of what needs to be mowed and asked vendors to bid per mow. Four replies were received. The commons committee recommends the board continue with Greenside. No second required. Motion passed unanimously.

Four kayak stands and two picnic tables have been built. Volunteers are needed Saturday to put out pavers and get them out to the 5 commons areas.

Communications - Tim Brown, chair

Carolyn will do a newsletter after board meetings with board business. The communications will look into better outreach. They may do a mid-month communication with more from committees.

Dam: Michael Watts, chair

Expecting overhead drawings of a 30' x 30' spill way renovation recommendations. Donna asked when we would know more, there are docks needed to be reconstructed now. It is hoped soon but in the meantime any dock construction should be done as far from the spillway as possible. Also, Mike will talk to vendors about resealing the seams and any cracks on the concrete.

It was asked if given the City's changes to the inflow if the City should not be responsible for some of the damage. The City's position is that no more water is coming in than before. But the City opening a higher capacity flow at the top of the lake is creating issues at the bottom end so many people feel it is their responsibility. Lee pointed out most communities nationwide are having similar discussions. The Clean Water Act is being interpreted to say if you dam up a stream

you are responsible for what happens.

Fireworks Sat. July 6: Michael Watts, chair. Permit approved, invoice coming.

Fish and Wildlife: Doug Carney, chair. Walt Heck expressed a concern about turtles. Doug will look into it further. Carolyn mentioned keeping muskrats off the dam is a high priority.

Legal: Donna Polinske, chair - no report

Management Report: Submitted by Carolyn Green

Besides ongoing activities, end-of-year fiscal reports, taxes and the Illinois annual corporate report are in progress. The film interns will be available for 4-6 weeks more so there may be time to interview past presidents for a video like we did with long-term residents.

OTHER BUSINESS

- * Jim has a list of capital projects that needs to be addressed in the future.
- * Greg pointed out that we need to be sure the latest copies of both the restrictions and on the website are the latest copies.

ADJOURNMENT: The meeting was adjourned at 9 p.m. The next meeting will be 7 p.m. Monday, April 29.

Minutes approved by the board April 29, 2019

Respectfully submitted,
Carolyn Green
DLPOA Association Manager