



DUNLAP LAKE

Dunlap Lake Property Owners Association Board Minutes 7 p.m. October 28, 2019

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

Present: Board members - Bob Cahn, Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Andy Leek, Donna Polinske, Andrew Reznack, Michael Watts, Roy Wehling, Richard Welle.

Absent: Greg Arth, Tim Brown, Craig Louer, James Taylor – all excused

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

Visitor's Present: Gary Harmon, Josh Schumacher, Brian and Terri Svehla

MINUTES – Carolyn Green presented minutes of the September 30, 2019 meeting. Donna Polinske made a motion to approve the minutes as presented. Rick Welle seconded, and the motion passed unanimously.

VISITOR COMMENTS –

- Gary Harmon asked about how the board was going to address the failed proposal.
- Josh Schumacher requested a tiered approach be addressed and he made a proposal. He believes residents who reside off the lake who have no access have continued to vote no. There needs to be another option. He pointed out that his formula will raise his own fees but he believes it is the right thing to do because for most of us our homes are our most substantial investment. He recommends a more complicated solution, which will be harder to sell at first. He will send it to Carolyn to get it out to the board.
- The Schumachers and the Svehla's request the unused docks that are literally falling down be addressed. Both of these families have waited many years for a dock on their street while many of the existing docks continue are not maintained and go unused.

OLD BUSINESS – none

FINANCIAL REPORT - Rick Welle went through the financial reports from the previous month. He pointed out that there is almost \$12,000 in assessments still out. That's about 24 assessments although a number of those delinquent are behind multiple years. Part of it is from bankruptcies. Of these, 53% are more than 120 days old.

Bob Cahn made a motion to approve the financials as presented. Andy Leek seconded, and the motion passed unanimously.

COMMITTEE REPORTS

Meetings Elections and Social: Andrew Reznack, chair

The bonfire went well. The winter social will be January 18. Mike signed the contract with Bella Milanos catering.

Restrictions: Roy Wehling chair

The three residents with oversized motors have been notified they cannot bring the boats back onto the lake unless they take the motor off. In response to the earlier concerns voiced by residents he reported several dock owners were notified of needed repairs this summer and he will continue to address that issue.

Safety: Greg Arth, chair – no report

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

Building: Andy Leek, chair
Nothing unusual to report.

Commons Areas – Lee Frea, chair

Lee met with John Whitney of Stormwater Erosion Specialists about the water flow into E7 across from Glick Park. SES will put in a drainage ditch with a substantial rock entrance to the lake so that it won't blow out.

Projects finished around the lake this month:

- The Dunlap Lake entrance sign at West Lake and Franklin was painted
- The damaged signs were removed from the underwater bridge
- Contractors have been contacted about creating kayak launch pads on 3 commons areas.

An issue with two boat docks split between 3 lots was discussed. The homeowner who built the dock retains control of the dock. Lee was asked to get work with Roy to get bad docks off the common's areas.

Communications (and website) - Tim Brown, chair; Ryan Beevers, webmaster – no report

Dam Maintenance: Submitted by Michael Watts, chair

Mike has a bid for \$8,200 to seal the crack on the spillway. Bob makes a motion to approve spending not more than \$8,500 to complete this routine maintenance of the spillway. Lee seconded. Mike said the lake will probably need to be lowered a foot or two to do the work. Carolyn said that would be helpful for the contractors working on the East Lake 7 commons area as well.

Fireworks: Michael Watts, chair – no report

Fish and Wildlife: Doug Carney, chair

The fish are being stocked this week. This year 850 channel catfish from 6-8 inches; 1,000 Walleye from 6-8 inches were ordered.

Legal: Donna Polinske, chair

Mike and Donna will meet to talk about assessment and dock restriction wording.

Management Report: Submitted by Carolyn Green

Besides her usual work to support the officers and committees, Carolyn reported that she has been looking into options for the Annual Meeting. The board's preferred date was 02-20-20. That is the 3rd Thursday of that month. She will try to get a newsletter out Friday or Monday if Mike has specifics on lowering the lake by then.

NEW BUSINESS

Budget requests need to be to Rick and the finance committee as soon as possible. All committees should try to turn them in at the next meeting.

ADJOURNMENT: The meeting adjourned at 8:30 pm. The next meeting will be at 7 pm on Monday, Nov. 25.