



## DUNLAP LAKE

### Dunlap Lake Property Owners Association Board Minutes

7 p.m. September 30, 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-Greg Arth, Bob Cahn, Doug Carney, Eric Ham, Andy Leek, Craig Louer, Donna Polinske, James Taylor, Michael Watts, Richard Welle.

**Absent:** Tim Brown, Greg Brumitt, Lee Freja, Andrew Reznack and Roy Wehling

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

**Visitor's Present:** New residents Dan Ramsey and Angie Weber

**MINUTES** – Carolyn Green presented minutes of the August meeting. Jim Taylor made a motion to approve the minutes with one correction. Doug Carney seconded, and the motion passed unanimously.

**VISITOR COMMENTS** – New residents Dan Ramsey and Angie Weber were welcomed to the association.

**OLD BUSINESS** – There were 265 households that voted in the recent election. With each household getting 2 votes there were 260 no votes, 252 yes. Several late ballots came in. If they had been included there would have been 266 no votes and, 264 yes.

Mike reported the feedback on the ballots and from people he talked to was that there were concerns with the way the attorney worded the restriction change.

Association Secretary Jim Taylor noted 29 households switched from no to yes. There were 6 households that switched from yes to no. That seems to indicate information is getting out. Several board members indicated there needs to be more information on the “marina.” It was agreed that was a poor choice of words. What is proposed is very simple docks like what is currently on the lake. The advantage is that more docks could be built in high traffic areas and it would keep people from building docks in high traffic areas when they have no intention of getting a boat.

Jim then provided some information on voter turnout. The highest turnout in recent years had 572 votes cast. The first vote was 552. Best turnout has been in the spring after the annual meeting. Weakest turnout was a summer election. There's a core of people that have not been engaged. 60 houses have not voted on any of the recent ballots.

**FINANCIAL REPORT** - Rick Welle went through the financial reports from August. The Association is operating within the budget. There is \$15,000 in unpaid assessments. Of that, 10,000 is from 2 homeowners in bankruptcy and several households have not yet paid this year's assessment. Jim made a motion to approve the financials as presented. Bob seconded and the motion passed unanimously.

### COMMITTEE REPORTS

**Legal:** Michael Watts and Donna Polinske, chair  
Mike reported there was nothing new on collections.

**Meetings Elections and Social:** Andrew Reznack, chair

Mike and Carolyn reported Andrew is organizing a new resident welcome event next Monday. The Bonfire will be Sat. Oct. 19. There will be a work day on Sat. Oct. 12. The brush has grown up so thick it is going to be hard to get to the woodpile.

**Restrictions:** Roy Wehling chair

Roy e-mailed a report that letters have been sent to several owners who have oversized motors and docks that look like they could be dangerous. Leases have not been turned in by several rental properties. Roy reported the management company of the one he talked to this month said they did not have a lease. He will follow up to find out who owns the unstickered boat at that property.

**Safety:** Greg Arth, chair

Greg reported there have been 3 boats with oversize motor issues. Carolyn has been unable to reach one of the owners who lives off lake but an attorney managing the property was identified so she will follow up with him

**Building:** Andy Leek, chair

Everything has been routine with no building permit applications requiring board approval. Board members mentioned two building projects that need silt fences. Carolyn has contact information for the contractors and will reach out to them immediately.

**Commons Areas** – Lee Frea, chair

Carolyn reported that piles of sticks have been picked up off commons areas and the picnic tables have been taken indoors for the winter. Repairs:

- The City of Edwardsville has awarded Dunlap Lake matching grants for \$2,000 to build 2 Kayak launch pads and \$4,000 to replace the Association dock at Mary Drive to include a Dunlap Lake resident community fishing area.
- Stormwater Erosion Specialists will be working on clearing the blocked drainage ditch into E7 the last part of October.
- Roof of Fogel of 840 East Lake has a small leak and drop ceiling tiles in the upstairs closet have molded. That will be caulked. Carolyn will check insurance deductible.
- The entrance sign across from 121 West Lake is being painted.
- The bent sign posts need to be removed off the underwater bridge.

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

We will not be lowering the lake this winter. The dam passed the annual inspection. Seam repairs need done. Mike already has bids for that. On the back side of the dam there is some mole activity. Need to take care of mole activity on embankment by the outlet (back side of dam).

**Fish and Wildlife:** Doug Carney, chair

Doug has ordered 1000 walleye and 850 Channel catfish. It was noted that if Logan Hollow Fisheries wants to bring them in at North Shore, the Fish & Wildlife committee will need to talk to David and Deanna to get that ramp opened.

**Management Report:** Submitted by Carolyn Green

The insurance audit with Country Mutual gave the Association about \$120 back and then they upped the 2019-20 policy by \$137 so that the Association ended up owing \$17. It has been paid.

Carolyn reported dates the Moose has available for the Annual Meeting. The group selected Thursday, Feb. 20, 2020. Carolyn will reserve the room that is usually used at the Moose Lodge on Highway 143. It was noted 2-20-20 should be an easy date to remember

No new business or reports from Communications, Fireworks or the Silt Committee. The meeting was adjourned at 8:15 pm. The next meeting will be 7 pm Monday, Oct. 28.