



## DUNLAP LAKE

### Dunlap Lake Property Owners Association Board Minutes

7 p.m. January 28, 2019

**Call to order:** Alan Ortvals, DLPOA Board 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, Lee Frea, Eric Ham, Andy Leek, Craig Louer, Genie Manterfield, Alan Ortvals, Donna Polinske, Todd Smith, James Taylor, Michael Watts, Roy Wehling, Richard Welle,

**Absent:** Greg Brumitt, excused

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

**Visitor's Present:** Michael Keck, Walter Heck

**MINUTES** – Carolyn Green presented minutes for the meeting on November 26, 2018 meeting. Andy Leek made a motion to approve as presented. Gene Manterfield seconded, and the motion passed unanimously.

#### OLD BUSINESS –

1. An Executive Committee meeting report was given by Jim Taylor. The group discussed the option of saving money for lake maintenance and capital expense. The board discussed paying off the mortgage on 840 East Lake Drive.

Al recommended waiting until the new board comes on to address either. There was general consensus, and everyone agreed the idea should be presented at the annual meeting to get member feedback.

One guest present asked if there had been a study of how fast the silt was accumulating to show a sense of urgency. Craig estimated the lake was 1-3,000 cubic yards coming into the lake just from Mooney Creek. There were 17,000 cubic yards in silt retention area two years ago.

A majority of the board members thought the scenario with dues raising to \$100 per month should be presented at the meeting. Several members of the board agreed to work together on the presentation. The new board can look at the member feedback at the March meeting.

2. The nominating committee has identified six volunteers for the five open board slots. They are Greg Arth, Bob Cahn, Doug Carney, Lee Frea, Walter Heck, and Michael Watts. Each person running will give synopsis of who they are and why they want to run. The board members will choose their officers at the March meeting.

**FINANCIAL REPORT** - Rick Welle went through the financial reports from the months of November 2018 and December 2018. Jim Taylor made motion to accept the financial statements as presented. Roy seconded, and the motion passed unanimously.

**Budget** – Rich handed out a color-coded budget. The color green indicates an increase in a line item. The color red means it will go up. The big changes are that office supplies will go down now that we have copier. Fish and Wildlife committee asked for another \$1,000. Landscaping

needs to go to \$22,000. The budget calls for engineering drops to \$30,000, and the group thought it could go down more than that. Utilities are up, and property taxes are up because of 840 East Lake Drive.

The Mutual of Omaha Bank hold the operating cash. Rick suggests the Association pull all but \$62K to establish an operating reserve. Since February 3, 2017, we have transferred \$76,000 out of the Bank of Edwardsville, primarily to pay on mortgage. That needs to be moved back. In the future the mortgage should be paid out of the operating funds, not savings.

Rick recommends keeping six months reserves at all times as an emergency fund at the Bank of Edwardsville.

Whether or not to pay off the mortgage was discussed at length. The balloon is coming due in a year or so; it saves a lot of interest and demonstrates responsible management. The group agreed that since income exceeded expenses by about \$50,000 this year, an emergency reserve needs to be established first, and then extra funds can go to pay off the debt.

Tim Brown made a motion to approve the draft budget as amended. Roy seconded, and the motion passed unanimously.

## **COMMITTEE REPORTS**

**Silt & Erosion:** Submitted by Craig Louer, chair  
Craig did not have anything else to add.

**Website:** Submitted by Todd Smith, chair  
Todd is leaving the board, Ryan Beevers will take over. A YouTube page has been set up for the 80<sup>th</sup> Anniversary video. It would be good if the communication committee would get together to discuss how to handle event communications.

**Building:** Submitted by Andy Leek, chair  
An unattached shed permit approved was approved at 125 Barnett for the Heisers.

The city has asked the LaBlanc's obtain an address on Mallard because at home's front door must face the street. This rule changes their building plans. In addition, the City has changed grade elevation. 521' based on dam breach analysis. The Building Committee requests a variance be approved for the setback required by the City. This variance will put the house in alignment with Walt's house next door. Genie seconded, and the motion passed unanimously.

**Commons:** Submitted by Lee Frea, chair  
The committee is working on bidding for the mowing. Lee followed up on a past board conversation about docks being built on E8; it is important the parkway be observed as directed in the by-laws. The board agreed there should be a moratorium on building docks on E8 at this time.

**Dam:** Submitted by Michael Watts, chair  
Al and Mike met with North Shore Leaders to go over the drawing from Hurst Rosche engineering. They have proposed a 30x30 drop weir with three sides of water entry. It could cut off boat ramp access and a couple docks. Mike will ask Justin the engineer to share aerial photos.

Once revised drawings are received the association can get some of their contractors to estimate price it out. This change will triple flow going down and widen and raise the walls.

Mike will also work on the gate on silo number one.

**Fireworks:** submitted by Michael Watts, chair – no report.  
Saturday, July 6

**Fish and Wildlife:** Submitted by Jim Taylor, chair  
Smallmouth bass are in. Please catch and release. We should note that in the Dunlap Days  
Newsletter as well.

There are no reports from – Communications, Legal, Meetings, Election & Social, Restrictions  
and Safety.

**Management Report:** Submitted by Carolyn Green  
Carolyn reported all was going well. She was excused so the Board could go into executive ses-  
sion to vote on the Manager's contract for 2019-20

**ADJOURNMENT:** The next meeting will be 7:00 p.m. Monday, March 25, 2019