



DUNLAP LAKE

## Dunlap Lake Property Owners Association Board Minutes 7 p.m. February 24, 2020

**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, Lee Frea, Eric Ham, Andy Leek, Craig Louer, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

**Absent:** Andrew Reznack, Donna Polinske, Tim Brown, Doug Carney, Greg Brumitt, all excused

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

**Visitor's Present:** Graham Johnson and Laura Lyon from Heartlands Conservancy

**MINUTES** – Carolyn Green presented minutes of November 20 special meeting. Bob Cahn moved to approve the minutes as presented. Roy Wehling seconded and the motion passed unanimously. The minutes of the November 25, 2020 regular board meeting were presented and Bob Cahn made a motion to approve them. Eric Ham seconded and the motion passed unanimously.

**OLD BUSINESS** – none

**FINANCIAL REPORT** - Richard Welle presented the Oct, Nov, Dec and January financial reports that were sent out to the board members. Bob made a motion to approve the reports. Lee Frea seconded and the motion passed unanimously. The balloon note on 840 East lake is due at First Mid and will need to be refinanced. There is \$185,372 in principal balance. Year 5 of 20 year amortization. The two lots at commons area E8 are currently serving as collateral.

Rick moved to look into a 5-year fixed loan, which at the moment has a rate of 4.15 percent. That would be \$3,425 per month. Bob seconded and the motion passed unanimously. There is no early payoff fee. The group did not have any objection to moving banks although if the Association continues to use CPM, Rick thought the Mutual of Omaha/CIT account could not be changed.

Recommendations have come in for a couple of changes to the budget. The board has been asked to put in additional money for traps and baits (moved from fish stocking) and to reduce the anticipated boat sticker expenses. As per notification to the homeowners, the budget will be voted on at the March 30 board meeting. Exploring low risk investment was brought up but there was no motion to explore it at this time.

### COMMITTEE REPORTS

**Legal** – Mike Watts and Donna Polinske

There is dock in serious need of repair with a home that is in foreclosure. The committee will look into a procedure for demolition or repossession of docks.

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

Board members elected at the February 20, 2020 Annual meeting were::

- Tobias Heddinghaus, 165 Hollyhock, 2020-2023
- Donna Polinske, 14 North Shore, 2020-2023
- Joshua Schumacher, 118 Branch, 2020-2023
- James Taylor, 133 Lotus, 2020-2023
- Richard Welle, 843 East Lake, 2020-2023
- Greg Brumitt, 537 East Lake, completing Greg Arth's unfinished term 2020-2022

**Restrictions:** Roy Wehling, chair, nothing new to report

**Safety:** There is currently no chair. Eric Ham volunteered to chair the committee next year.

**Silt & Erosion:** Submitted by Craig Louer, chair

Craig reminded the board that every year the Association fails to implement maintenance increases the cost by at least 2%.

**Building:** Andy Leek, chair

Andy reported there were no building requests that needed board approval.

**Commons** – It was noted that feedback at the annual meeting showed there was a lot of concern about the current process for residents building docks on commons areas and the fact there are no maintenance requirements.

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

As soon as weather permits, the lake will be lowered a foot to keep the spillway dry for routine sealing.

**Fireworks:** Michael Watts, chair.

Bob made a motion to renew the 3-year contract for fireworks to keep prices low. Andy seconded and the motion passed unanimously. It was noted the budget has not yet been set for 2020. Bob made a motion to contract for current amount. Craig seconded and the motion passed unanimously. This year's fireworks will be July 5 with July 11 as the rainout date.

**Fish and Wildlife:** Doug Carney, chair – no report.

### **Progress on the Masterplan:**

Laura Lyon from Heartlands conservancy made a report of progress on the Masterplan. Residents at the annual meeting were super positive about the Association doing a masterplan. They had several things they would like to see. Kayaking was big, as was 4th of July and swimming. Only two people said they don't use and don't want to use the lake.

Overall stormwater runoff seems to be the biggest concern. Residents want to know how to participate to change things. They're interested in rain gardens. They want more informational sessions with Craig and others to learn more about what can be done to improve water quality.

Off-lake residents were under represented. Heartlands will be offering an online survey that everyone should complete to help determine priorities. Interviews with government and stakeholders are underway and there will be more information available at the next board meeting.

To summarize the process going forward Laura said that the first phase is to nail down a vision, then an implementation plan needs to be created. It is going to be necessary to have a decision making process to address governance to allow for change. The ideal would be to develop this into a 5-10 year capital plan with projects, strategies and grants the Association could apply for to support the projects. The association will have to budget for maintenance.

Lee Frea made a motion to approve payment for the Masterplan being done by Heartlands Conservancy. Eric Ham seconded and the motion passed 7 to 2.

### **NEW BUSINESS**

\* The board went into executive session to vote on the management contract.

**ADJOURNMENT:** The next meeting will be 7 pm Mon., March 30.