



Dunlap Lake Property Owners Association Board Minutes 7 p.m. April 27, 2020

Call to order: Michael Watts, president, called the meeting to order at 7:00 p.m. on a zoom call.

Present: Board members-Bob Cahn, Doug Carney, Lee Frea, Eric Ham, Toby Heddinghaus, Andy Leek, Craig Louer, Donna Polinske, Andrew Reznack, Joshua Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle. **Absent:** Greg Brumitt

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

Visitor's Present: Todd Kyle Anderson, Laurie Bonk, Laura Lyons, Eric Dunn, Craig

MINUTES – Carolyn Green presented minutes of the March 2020 meeting. Jim Taylor made a motion to approve the minutes. Donna Polinske seconded, and the motion passed unanimously.

VISITOR COMMENTS – Laurie Bonk asked about muskrats. Doug Carney reported that there are a couple traps available if someone knows where the den is, he can request a nuisance permit. A pallet has washed up on E5 and there is no big trash pickup during COVID shutdown.

OLD BUSINESS – none

FINANCIAL REPORT – Rick Welle went through the financial reports from March 2020. Current cash on hand in the main account is \$88,993.70. Expenses were just under \$4,000. Craig Louer made a motion to approve the financials as presented. Andy Leek seconded and the motion passed unanimously.

The mortgage has been moved to five years at 3.95%. This increases monthly payments to a little over \$3,000 but it be paid off quickly.

Rick presented the budget. His opinion is that the budget remains as proposed and presented to the homeowners. There could be income changes with the state shutdown for COVID but there are reserves and a cushion for this reason. He recommends the board not jump into any big projects until after June when there can be some realistic estimate of income.

Andy recommended a grace period before late fees are charged this year. Assessments will still be due June 30. Payments are welcome. There will be no late fees for 90 days. The bill will add, "If you are able to pay please do." Jim Taylor moved to approve the budget. It was seconded by Bob Cahn and passed unanimously.

COMMITTEE REPORTS

Restrictions: Roy Wehling chair

Sent one letter about a boat and dock. We are getting a lot of calls for trespassing. One oversized motor on a jon boat registered with a trolling motor, he will send them a letter. No resident has the authority to give people permission to fish here whenever they want. A resident can invite guests to their property or boat dock. State shutdown rules supersede Dunlap Lake restrictions.

Safety: Eric Ham, chair

The committee met April 25. They recommend putting some reminders out to practice social distancing on the lake. No rush to get picnic tables out. When they do go out there may need to be posts to clean picnic tables off before and after using. Governors order beginning May 1, allows boating with a maximum of 2 people on the same boat.

Water testing will be done before Memorial Day, 4th of July and Labor Day. Results will be posted on the website. There have been a lot of new boat permits, especially kayaks. The committee will start working on safety articles on boating, paddling, fishing but Corona virus takes precedence. Have had a request from 238 Park where there are concerns about boats coming into swimmers as they come around the point. Owner requested they be able to put out swim buoys when they are swimming. The safety committee proposed swim buoys not more than 20 feet out from the dock. The board was fine with that.

Silt & Erosion: Craig Louer, chair

Nothing new to report

Building: Andy Leek, chair

An addition has been approved at 331 East Lake and plans are pending for new construction at 138 Hollyhock.

Three residents have proposed a floating replacement for their current docks. The building committee has no issue with the proposal as long it is moored to the shore and the homeowners have a maintenance agreement. Lee said the commons committee concurs. Roy said restrictions committee would want recourse if they fail to maintain it. Transferring ownership is up to the owners.

Carolyn will take input from the legal committee work and get feedback from the attorney on the hold harmless and maintenance agreement. It was pointed out that is being crafted here is a framework that could impact all dock processes and rights in the future. Once established, it needs to be considered whether other pre-existing co-owned docks should go through this process.

Commons Areas – Lee Frea, chair

Have had a meeting and a site walk through of all commons. There is a lot of work to be done. Most of the budget dollars will be spent on debris cleanup and lawncare. There are a lot of places volunteer work could help out. We need to go commons to commons and move piles up by road. Brush hogging of honeysuckle is needed at East Lake 4, 5, 6 and at the Fogle house. Almost half of West Lake 1, our most used commons area, is inundated with silt up to the boat motors. Several coves are candidates for mechanical cleanout. Exposed shorelines, tree removal/trimming and erosion at mouth of drainage ditches where rain has blown out the mouth continue to be problems. Lee agreed with Rick that the association not take on anything non-essential until after June and use as much volunteer work as possible. People need to put their house # on their docks as it says in the restrictions.

Lee moved to allow the commons committee to spend up to \$300 for a metal detector to find property line pins. Rick seconded and the motion passed unanimously.

Communications (and website) – Donna Polinske, Toby Heddinghaus and Ryan Beevers – no report

Dam: Submitted by Michael Watts, chair

The seams on the spillway have been sealed. The committee is monitoring the wall at the bottom of the diffuser and may want to do some additional work there. Mike has looked for grants for spillway development. Most are for public lakes.

Fireworks: Michael Watts, chair. Fireworks will be SATURDAY JULY 6. Permit approved, invoice coming.

Fish and Wildlife: Doug Carney, chair

We are on week 4 of a 2-week contract to catch a problem beaver. It may have moved into the creek.

Legal: Donna Polinske, chair

Already discussed.

Meetings Elections and Social: Andrew Reznack, chair

Everything is on hold.

Management Report: Submitted by Carolyn Green

See written report.

NEW BUSINESS

- * Rick made a motion to waive late fees for 90 days past due date. Roy seconded and the motion passed unanimously.
- * Water seeping up on east lake. It is not a leak. City has checked and it appears to be the water table pushing up through the roadway. City may need to clean out that box culvert.
- * May 26 – next meeting

Laura Lyons presented an update from Heartland on the masterplan:

All Heartlands work throughout the whole region is practicing social distancing. She was able to join the commons committee walk of all the areas and did a call with Craig on Thurs. She will also have a call with commons committee on Friday. People understand silt as a problem but don't equate it to what projects are called. Want to do same with spillway project with Mike. Then board will receive text document to review.

She has looked into partnering with City and County for a matrix of opportunities at larger scale. The watershed plan is a basis. That is at a county level.

Vision and goals are VERY important for grants. It is important that we have a group vision and goals people will support. She is focusing on stewardship, organizational structure, how we bring vision forward. Recreation in urban setting. How that moves forward.

Equitable access to the lake was a big issue for the residents. Most people think everyone should have access. 78% want access to the lake. She is investigating options and funding streams to pay for maintenance and how we pass this on to future generations.

ADJOURNMENT: The next meeting will be 7 p.m., Tuesday, May 26, 2020.