



DUNLAP LAKE

Dunlap Lake Property Owners Association Board Minutes 7 p.m. June 29, 2020

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

Present: Board members-Bob Cahn, Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Toby Heddinghaus, Craig Louer, Donna Polinske, Andrew Reznack, James Taylor, Michael Watts, Roy Wehling, and Richard Welle. **Absent:** Andy Leek and Josh Schumacher, both excused
Manager: Carolyn Green, C. Green & Associates. **Visitors:** Christi Nowak & an unknown guest

MINUTES – Carolyn Green presented minutes of the May 25, 2020 meeting. Rick Welle made a motion to approve the minutes with corrections. Eric Ham seconded, and the motion passed unanimously.

OLD BUSINESS – Laura Lyons from Heartlands share there are just a few more pages remaining. Her recommendations for the Association's first steps are:

- Address major infrastructure improvements to the dam and spillway
- Work on sediment, silt and dewatering
- Set up working group for grants
- Create a Friends of Dunlap Lake philanthropic group (there is a naming opportunity here)

She recommends the board seriously consider the proposed recommendations on creating an implementation committee. This is a project that could take 20 years. There needs to be a way for the responsibility to get shared. It seemed logical to her for co-chairs to be the commons and communications chairs. Executive committee needs to be involved. Ex officio members like representatives from the City, County and State would be good if you can get them to participate. Even if they don't it allows them to be in the communication chain.

She also thinks having a philanthropic group start would be good. It would take on a life separate from the board. Many of these groups are very social oriented. Forest Park's started with the pennies for the park effort and has grown into something huge. Besides financial contributions, volunteer hours count as match on grant if you can track it. A volunteer organization could also do beautification and take some responsibility off the board.

Laura would like permission to take the draft of the masterplan to Emily Fultz. Craig thinks we need to get to the City right now. She's doing citizen meetings and investor meetings right now. Mike agreed and asked Laura to go talk to Emily.

Greg asked that she continue to stress the responsibility owners have to take care of infrastructure. Laura recommended the association talk to Paul Mauer about doing a dam responsibility webinar to the membership. She thanked everyone for their input and edits.

FINANCIAL REPORT – Bob Cahn went through the financial reports from the previous month. Rick made a motion to approve the financials as presented. Roy seconded and the motion passed unanimously.

COMMITTEE REPORTS

Building, Andy Leek, chair

A dock at 407 East Lake has been approved. He expects approval for a house on Hollyhock and a garage edition on West Lake.

The legal committee created a shared dock agreement for Mike Watts and his neighbors to replace the dock on W2. Andy said the building committee does not object to the form or the 4' variance. Jim Taylor took over leadership of the meeting. He asked the board if anyone would like to make a motion. Craig made a motion to approve the 4' variance and allow the neighbors who had signed the shared dock agreement to build it as requested. Roy and Mike abstained. The rest of the board voted to approve replacement of the dock.

Commons Areas – Lee Frea, chair

Roy has submitted a request to build a dock on the south end. The channel is narrow between 510 West Lake and E8. This presents 3 questions: Can on-lake residents relocate to the commons area? Can there be parking on the south end? Would parallel instead of perpendicular be allowed.

Lee recommended the board allow 3-4 docks on the south end with the variances Roy has requested. Toby seconded. It was suggested there be a note on the permit that this is temporary, and docks would have to be removed if work ever has to be done. Rick raised concerns about the number of houses back there and the number of homes that might want a dock there. Mike called for a vote. Rick and Roy abstained. Craig and Andy voted no. The motion passed.

Communications (and website) – Toby Heddinghaus, chair

The committee has spent quite a bit of time giving feedback on the masterplan. There will be a meeting on Thursday.

Dam: Submitted by Michael Watts, chair

Dam clean up will be 5:30 p.m. Wednesday, weather permitting, to be ready for fireworks.

Fireworks: Michael Watts, chair. Fireworks will be at 9:20 on Sunday, July 5.

Fish and Wildlife: Doug Carney, chair

Doug requested an IDNR fish count and they should be able to do that in September.

Legal: Donna Polinske, chair

There is a new shared dock that replaced an existing dock. Some committee members met with restrictions and a shared dock agreement was approved.

Meetings Elections and Social: Andrew Reznack, chair

Andrew will set up some activities and work with Peg to try to reschedule the chicken dinner

Restrictions: Roy Wehling, chair

Roy reported that he had follow up conversations about a boat and dock on Barnett. There are several trees in the lake and he will check to see if they belong to residents or the association.

He has sent some second letters, third will be certified. He had a restrictions meeting with legal to talk about common area boat docks and commons area usage. Existing docks would be grandfathered in, like the association did with boathouses. He likes the idea of residents having to wear or have a lanyard with them if they are on a commons area and can pursue that.

Safety: Eric Ham, chair

Eric reported there have been 95 new boat permit applications since March. The committee is recommending everyone follow state guidelines for boating during Covid. They have no issue with putting commons committee putting picnic tables back out. Doug said the recent water samples were well within the normal range and everything will be posted on the website.

Silt & Erosion: Craig Louer, chair – no report.

Rick reported that when the association drops the lake again the city will clean out the culverts. When he expressed the associations concerns about the build up of dirt compromising the culverts he was told the culverts are 100% overbuilt so enough water will go through even if 3 of the 4 are clogged. Roy and Rick both expressed concerns but the City says the culverts can handle the volume.

Management Report: The attached report was submitted by Carolyn Green

Carolyn pointed out state, federal and property taxes had been submitted. She is responding to a tremendous amount of resident calls about boat stickers and concerns with other residents while everyone is staying at home. The workload is unsustainable, but she does not expect it to last long. There were no questions on the report.

NEW BUSINESS

Mike made a motion to allow Laura to speak to the City and County on behalf of the Association to talk to talk about their development and to share progress on the masterplan. Donna seconded and the motion passed unanimously.

Next steps:

- * Board comments back to Laura by Monday, July 13
- * If there is nothing major, she will make changes and release a draft to the residents for comment (It will still have the note that there is to be no public distribution, residents are members not the public.)

ADJOURNMENT: The meeting was adjourned at 8:45 pm. The next meeting will be at 7 p.m. on July 27, 2020.