



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. February 22, 2021 via Zoom Call

Call to order: Michael Watts, board president, called the zoom meeting to order at 7:00 p.m. He welcomed everyone and let the everyone know this should be a short meeting.

Present: Board members- Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Toby Heddinghaus, Andy Leek, Craig Louer, Donna Polinske, Andrew Reznack, Joshua Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle. Carolyn Green, C. Green & Associates, Inc.; Laura Lyon, Heartlands Conservancy. **Absent:** Bob Cahn

New Board Members and Visitor's Present: Lori Scarlett, Ryan Beevers, John Bode and Peggy Flach

MINUTES – Carolyn Green presented minutes of the January 25, 2021 meeting. Toby made a motion to approve the minutes as presented. Roy seconded, and the motion passed unanimously.

Mike Watts reported that the membership was e-mailed a 4-page information sheet and 2 pages of financials with information on capital needs. Most all the board members were at the annual meeting to hear the member Q&A. Josh Schumacher shared several people came to him after the annual meeting to ask if it was true that the dam is our collective responsibility and that residents could be held individually liable for it. He said he confirmed it was and thought it was important that many had not realized this before.

Toby Heddinghaus brought up the resident question about if we receive grant money, will the residents get a refund? The answer is no. This is an assessment increase for long-term maintenance, not a special assessment. The money would go back to the reserves to fund other projects identified in the master plan. This is not a single project with a sunset date. It is a way to provide a funding stream for long-term maintenance.

Andrew Reznack asked about timelines for moving forward. The group decided it would be good to e-mail and mail a revised copy of the presentation immediately. The e-mail can let people know to watch their mailbox. Neighborhood meetings or other informational sessions and communications can go out during March. Ballots need to be mailed the last week of March and to be returned with a postmark deadline the last week in April if possible.

Jim Taylor moved to propose a raise in annual assessments, raising it from \$500 to \$1,200 over a 4-year period in increments of \$175. If approved, this will become effective with the 2021 assessments due at the end of June. The motion was seconded by Donna Polinske and passed unanimously.

ACTION ITEMS:

Mike Watts will revise the introductory paragraph of the materials for mailing this week.

Rick Welle will talk to CPM to confirm the best way to handle assessments.

Donna Polinske, Josh Schumacher and Mike Watts will write a ballot question to run by the attorney.

Toby Heddinghaus will meet with the communications committee meeting this Thursday to start member education on key issues.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from January. Operating cash and reserve currently total \$318,245.70. He will move \$50,000 to reserves. Cash flow continues to be good. Jim Taylor made a motion to approve the financials as presented. Greg Brumitt seconded, and the motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 7:45 pm. The next meeting will be 7 pm Monday, March 29, 2020.