



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes 7 p.m. January 31, 2022, via Zoom Call

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

**Present:** Board members-Ryan Beevers, John Bode, Doug Carney, Lee Frea, Toby Heddinghaus, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Michael Watts, Richard Welle. **Absent:** Greg Brumitt, Andy Leek, Donna Polinske, and Roy Wehling, all excused

**Support:** Carolyn Green, DLPOA Manager from C. Green & Associates, Inc., and Laura Lyon, Vice President of Program Strategy & Impact from HeartLands Conservancy

**Visitor's Present:** Mike Carlson and Julie Reising.

#### VISITOR COMMENTS – none

**MINUTES** – Carolyn Green presented the minutes of the November 29, 2021 meeting. Rick Welle made a motion to approve the minutes. Jim Taylor seconded, and the motion passed unanimously.

#### OLD BUSINESS

Two vendors have bid on the spillway construction per engineering specifications and timelines. Michael Watts, dam maintenance chair made a motion that the association approve the low bid of \$615,000 from Plocher Construction per Hurst Rosche's recommendation. Lori Scarlett second, and the motion passed unanimously. It was noted that the drop weir will be constructed first so lake can begin to fill up as soon as possible.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial report from the November and December. The proposed operating budget for 2022-23 was presented. It is based on \$180,000 income. That is based on 360 voting lots at \$500 per lot. Any income above that will be going to the capital budget. All the line-item changes are highlighted on this copy which is what will be shared with the membership prior to and at the annual meeting. The budget will be voted on at the March 28, 2022 board meeting.

Loan for Capital Improvements - Jim Taylor, silt committee co-chair presented a financing proposal for capital improvements worked out with FirstMid Bank and Trust, where the Association has its accounts. First mid started out w/10-year amortization. Numbers are figured on interest only until July 2023. Projects include:

- Dewatering pond \$836,484 (including contingency)
- Depth restoration \$398,000 (using mechanical dredging)

Jim Taylor made a motion to approve the financial report. Lori Scarlett seconded, and the motion passed unanimously. Jim Taylor will work with the bank to complete the financing paperwork.

#### COMMITTEE REPORTS

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

The Annual Meeting will be Feb 22. Five of the fifteen board members terms are expiring. A postcard requesting board nominations and volunteers will go out to all residents and the election will be held at the annual meeting.

**Common Areas** – Lee Frea, chair

Lee has collected bids for wall projects on two commons areas. With the spillway costs being incurred this winter he will see if there is any way to reduce or postpone the projects.

**Communications** –Toby Heddinghaus

The Association has continued regular communications and the Annual Meeting will be shared with signs, postcards, on the website and on social media.

**Dam Maintenance:** Michael Watts, chair

As discussed earlier, Plocher Construction will be starting work. Weather permitting, they should be able to begin work in next two weeks.

**Fireworks:** Michael Watts, chair. July 4<sup>th</sup> is on a Monday this year. The Association will request Saturday, July 2 for Dunlap Lake. Central States, the previous vendor, is being bought out. The contract remains the same.

**Master Plan Implementation work group** –Toby Heddinghaus, chair

The committee has been working on implementing smartsheets for project management. It is hoped commons and other projects can be managed and optimized more effectively as the group is able to manage all the information HeartLands and the committees are collecting.

**Silt Committee:** James Taylor and Andrew Reznack, co-chairs

As discussed with the financial report, the engineer's latest suggestions recommend clearing out the south end catch basin mechanically when the new basin is constructed. That will probably require lowering the lake again next winter. It was noted riprap around the lake is more than half the project cost. Laura Lyons suggested looking into more environmentally friendly options. Hurst-Rosche will be asked to do some value engineering to investigate elevations and possibilities for natural options.

**There was nothing new to report from:** Building, Fish and Wildlife, Legal, Restrictions, and Safety. Silt was covered earlier in the meeting.

**Management Report:** Submitted by Carolyn Green

**ADJOURNMENT:** Hearing no new business, the board meeting was adjourned. The next meeting will be 7 pm Monday, March 28, 2022.