

Dunlap Lake Property Owners Assn
Board Meeting
May 20, 2019

Call to Order: Michael Watts, president, called the meeting to order at 7:01 p.m. in the Association meeting room at 840 East Lake Drive.

Present: Board Members: Michael Watts, Richard Welle, James Taylor, Roy Wehling, Lee Frea, Doug Carney, Greg Arth, Greg Brumitt and Donna Polinske.

Absent (excused): Tim Brown, Eric Ham, Andy Leek, Craig Louer and Andrew Reznack

Absent: Bob Cahn.

Manager, Carolyn Green: excused

Visitor's Present: Peg Flach

MINUTES: Minutes of the April 29, 2019 meeting presented. Donna Polinske motioned to approve the minutes with noted corrections in Restrictions (Roy W) and Dam (Michael W) Committees. Second by Greg Brumitt. Motion passed.

VISITOR COMMENTS: Peg Flach voiced concern about pontoon boat located at E2 Commons area. Photo provided: Pontoon boat appears abandoned, dead raccoon, dock in need of repair. Issue to be reviewed by Restrictions committee and well as Commons committee. Roy & Lee to work together on recommendation of resolution.

OLD BUSINESS – none

FINANCIAL REPORT – Rick Welle presented April financial reports. Roy Wehling made motion to approve April Financial report, Second by Lee Frea. Motion Passed.

Rick Welle also provided update and recommendation by the Executive Committee concerning the Accounts Receivable report. Executive Committee met prior to this meeting to review past due accounts. Reasons for past due account activity reviewed included changes in accounting system at CPM and collection agency processing procedures. Decision was made to recommend to the full Board that selected accounts be written off. Projected cost not to exceed \$1,000. It was noted that "Legal Fees" would out weight cost to proceed with collections.

Motion by Lee Frea to accept recommendation of the Executive Committee to write off account receivables not to exceed \$1,000 in total. Second by Donna Polinske. Motion passed.

COMMITTEE REPORTS

Legal: Michael Watts noted that two of the larger past due accounts (DL13214 & DL12969) are in the hands of Sandberg Phoenix law office.

Right of First refusal request: Richard Welle is splitting lot (Lot 29) between his and his neighbor's house with neighbor. No objections. Michael Watts made a motion to waive the Right of First Refusal on Lot 29, Second by Roy Wehling. Motion passed. Richard Welle abstained from vote.

Meetings, Elections & Social: Peg F reminded everyone of the June 8 Walk (Glick Park and sidewalk along East Lake Drive) and the July 14 “Winner Winner Chicken Dinner fund raiser at the Moose. Tickets passed out (\$9 for Adults) and request for volunteers made.

Michael Watts reported that Carolyn is working to get informational meeting date set at the Moose prior to the June Board meeting. Informational meeting to provide opportunity to review data that supports increasing annual dues from \$42 to \$100 per month.

There was a lengthy discussion on the history of past efforts. Topics touched on allowing properties to opt out of association, properties on lake compared to properties off lake, flat rate, assessments based on assessed valuation, structuring dues, feedback from Association, transparency, and economic diversity of association members. All members present support maintaining a healthy community and lake. It was suggested that if a member has comments questions ideas that use of the email system would be useful. Members would reply to email or be willing to meet as committee between Board meetings.

Commons: Lee Frea shared concept around revised Boat Dock Waiting List procedures. Details were with Carolyn. Present at an upcoming Board Meeting.

Commons Committee is recommending that we again contract out with Arbor Management to clean lake along shoreline via boat. Funds available in budget. Proceed.

Commons Committee received one bid for repair work on E7. Cost of repairs have increased over last year. Scope of project to be tweak with goal of generating alternative bids.

Lee Frea made a motion to approve up to \$20,000 from the Emergency Fund for E7 repairs with contract being awarded within 30 days. Second by Greg Brumitt. Motion passed.

Commons committee is also looking to review Commons areas during Q4 for potential repair needs with the goal of being able to bid projects and have next fiscal year’s budget reflect cost.

Silt & Erosion: No report at this time. Craig will provide at next meeting.

Michael Watts did note that repairs “south of East Lake bridge” have been completed by city. City confirmed that no sewer waste entered into the Lake.

Communications (& Web Page): Ryan working on website now; beta testing being done now. Request was made to review “Restrictions” and restate if necessary (Update to include recent changes).

Building & Grounds: Committee member Lee Frea presented for committee. Andy & Barb had reviewed building permits and associated properties: 838 E Lake and 119 Thomas Terrace and are recommending the approval of sheds being built on each property. Lee Frea made a motion to approve the recommendation of the Building and Grounds Committee to approve two permits allowing for construction of a shed on each property. Seconded by Donna Polinske. Motion Passed.

Dam: Michael Watts reported that Justin Goodwin has submitted an alternative drawing for the Drop Weir with top of structure being at “normal pool”. Water depth data remains to be gathered.

Safety: Greg Arth noted that signage in Common’s areas should include “Private Property/No Trespassing”. Review with Carolyn prior to next Board Meeting. Doug Carney reporting on

water testing results. Results to be published on website. Next testing to be prior to July 4 and Labor Day. Committee also working on updating database on Boat/water craft tags. Current list is incomplete. Lee mentioned that Kelly Cobb was working on map of docks. Might be helpful in process of updating tag database.

Restrictions: Roy W working on revision to standard form letter to be sent to violator. We are reviewing restriction violations at the location and will send standard letter. We have had several restriction violations at this location. It was also reported that we have “campers” on one lot and there are no facilities on that lot. Concern about waste and if appropriate behavior. Question about transfer of lot ownership arose. If a property changes hands the title company is to notify the Association. Association was first right of refusal.

Fireworks – No report

Fish & Wildlife – No report

Manager’s Report – No report

Meeting adjourned at 8:56 p.m.