



Dunlap Lake Property Owners Association Board Minutes Zoom Call at 7 p.m. September 28, 2020

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

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

MINUTES – Carolyn Green presented minutes of the August 31, 2020 meeting. Rick Welle made a motion to approve the minutes with corrections. Andrew Reznack seconded, and the motion passed unanimously.

OLD BUSINESS – Mike Watts shared a proposed contract with Heartlands Conservancy. Lee Frea made a motion to approve the contract. Rick Welle seconded. In the discussion, it was asked that the extra spaces be taken out before the signature lines. With that recommendation, the motion passed with one vote against.

Mike suggested there be a committee to go through the master plan and talk about specific tasks and who will be in charge of implementation. There were a number of volunteers, and it was decided the full board would be invited to workgroup meetings on the second Monday of each month. The first implementation workgroup meeting will be at 7 p.m. on Tuesday, October 13 (because of Columbus Day).

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from August. The association's expenses are under budget for the first half of the year when the most significant expenses hit. Roy Wehling made a motion to approve the financials as presented. Jim Taylor seconded, and the motion passed unanimously.

COMMITTEE REPORTS (No report from Fireworks and Legal)

Dam Maintenance: Submitted by Michael Watts, chair

A paper copy of the dam inspection arrived; Mike will request an electronic copy.

Fish and Wildlife: Doug Carney, chair

Fish were stocked, and we have a report from the shocking with IDNR. The fish population continues to be in good shape. The stocking was well-publicized, no one called with concerns.

Meetings Elections and Social: Andrew Reznack, chair

There was an excellent turnout for the lighted boat parade. Music on the Lake went very well on the 26th. The band did well, and the location worked. One person counted 32 boats at one point. Tracey Schwieger will probably take the lead on bonfire October 17 with October 24 as the rain date. Peg Flach has talked to the Moose Lodge and let them know if they reopen for carryout we would be open to doing another chicken dinner with them.

Restrictions: Roy Wehling chair

Roy reported he has sent out some follow up letters and reached out to the owner of a boat in serious disrepair. He is also following up on some docks issues that have been reported. The restrictions committee held a meeting to discuss rental properties and discussed recommending a minimum 30-day rental and issues around the different types of boats starting to appear on the lake. He suggested sending a courtesy letter to people with dead trees to let them know they will be responsible if the trees fall into the water.

Safety: Eric Ham, chair

Eric shared key points from the PowerPoint presentation shared with the board about boat registration and safety. He took feedback from the board and will make changes and get a revised version to Carolyn to share with the board.

Silt & Erosion: Mike reported the IL EPA low-interest loan mentioned at the last meeting might be limited to the same types of projects the IL 319 grant funds used. If that is true, it might be an option for a silt retention basin but not some of the other capital projects needed.

Building: Andy Leek, chair

A resident requested a fence on a parkway to square up the back of a very unusual property and some grading. The board was okay with the grading, but two board members were certain the City would not allow a fence to be constructed on someone else's property.

A different resident has requested permission to build a dock where a resident already has a dock. The legal committee was asked to draft a letter for the manager to send explaining how the restrictions define dock ownership.

Commons Areas – Lee Frea, chair

- 1) The association has an estimate for Tree work for \$4,800. They will prioritize the work and see if some items can be left to include in next year's budget. Two vendors declined to bid.
- 2) Riprap repair will begin as soon as Stormwater Erosion Specialists can begin work. The corps of engineers have verified the work on E1 complies with Nationwide Permit 3 (Maintenance) and that the work can be completed at any time. The Olsens, 407 East Lake, have volunteered to pay for the work in that cove because of the disruption to the cove during their building process.
- 3) The commons committee has a request to build a boat dock parallel to the shore on W6. The board asked Lee to follow the restrictions on this matter; the current restrictions say commons area docks should be build perpendicular to the shore.

Communications (and website) – Toby Heddinghaus, chair

The committee continues to be active with newsletters and social media.

NEW BUSINESS – None

ACTION ITEMS:

- * Mike will get with Hurst-Rosche to get an electronic copy of the dam inspection
- * Carolyn will send out a meeting reminder for the Implementation Work Group Meeting at 7 p.m. on Tuesday, October 13.
- * Josh and Donna will write a letter to explain dock ownership restrictions.
- * Anyone who has information for the newsletter should send it to Toby and Carolyn.

ADJOURNMENT: The meeting adjourned at 8:40 p.m. The next meeting will be 7 p.m. Monday, October 26.