

DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 10, 2024

The Dutch Hollow Lake Property Owners' Association, Inc. Board of Directors meeting was called to order at 9:00 a.m. by Joyce Janu, President. Attendance as follows:

Directors

Mike Rood
Meredith Wodka-excused
Phil Hunt-excused
Steve Suleski-excused
Jen Pauli – via Zoom
Joe Leane
Marty Dreischmeier -excused
Tyler Glover via Zoom
Joyce Janu

Staff

Pam Vonderehe - Manager

Guests

Nick Haag – Hanetti Properties via Zoom
Dan Schwartz Lot 424
Nathan Johnson Lot 46
Mike Ray Lot 693
Steve Rodeback Lot 449

TREASURER'S REPORT

Mike Rood presented the Treasurer's Report for December.

Motion made by Rood to move \$10,000 to the capital fund (beach house bathroom) and \$20,000 to the pool fund from the operating cash account; second by Leane, all in favor.

Motion made by Rood to approve the following items to be purchased from the small projects fund: Commercial Warmer, Dock floats, Dock Ramps, Tractor Tires and Brush Hog overhaul; second by Leane, all in favor.

Motion was made by Leane to approve the November Treasurer's Report; second by Rood, all in favor.

MINUTES

Motion made by Leane; second by Rood to approve the January 13, 2024, meeting minutes, all in favor.

MANAGER'S REPORT

Report given by Pam Vonderehe (copy attached):

- 2024 Assessment payments received so far total 879 lots (up 26 from last year).
- Pam will attend the LaValle Township meeting to get speed limit signs in Subdivisions
- Continue to enhance new website
- Pam is getting bids on the Directors and Officers Insurance (cost savings)

Motion made by Rood to approve the Manager's Report; second by Leane, all in favor.

COMMITTEE REPORTS

LEGAL

No report

MAINTENANCE

Motorized vehicles on Greenway Discussion.

Motion made by Rood to defer enforcement of the no motorized vehicles on greenway for 1 year and put together an Ad Hoc Greenway Committee to create a plan for 2025 season; second by Leane, all in favor.

"The Ad Hoc Greenway Committee will require each dock accessed by any approved vehicles to seek and appoint a neighborhood group to "take ownership" of their access path.

The intent and purpose of these groups is to monitor activity, establish rules awareness, and actively assist in maintaining these access paths."

RECREATION

Jen Pauli reported that the Brown Bag Wine & Beer Event is today from 2-4pm.

SAFETY & SECURITY

Tyler Glover reported that the safety articles have started again in the Enews. He is working on a CPR/AED class for the Spring/Summer timeframe. Tyler offered to assist with the Ad Hoc Greenway Committee.

ARCHITECTURAL CONTROL

Mike Rood reported that a garage and dock were approved.

LONG RANGE PLANNING

No report

PUBLICITY

No report

NOMINATIONS

Pamela Vonderehe reported that 5 candidates will be running for the Board.

PERSONNEL

No report

FINANCE & AUDIT

Motion made by Leane to modify the motion on January 13, 2024, and approve the motion with the following additions to the Collection Policy:

"Any assessment that remains unpaid 1 (one) year past the due date and /or the total past due amount is greater than \$1,000 (the total past due amount includes all past due amounts for all lots owned by the same person), or the property is sold with unpaid assessments shall be turned over to a debt collector to collect the past due amounts from the individual having the personal obligation to pay the past due amounts (except for those amounts where a payment plan is in place and the payments are current); and the membership rights of the individual with the personal obligation will be suspended until the past due amounts are paid in full"

Second by Rood, all in favor.

FORESTRY & WILDLIFE

Meeting at 11 am today. No report.

LAKE MANAGEMENT

Pamela Vonderehe stated that we did not get approved on our surface water grant for 2024. We were approved for a small clean boats clean waters grant.

POOL FUNDRAISING

No report

POOL CONSTRUCTION PROJECT

Mike Rood reported that a meeting was held with Holtz and Neuman. Discussions on pool size and children's pool specifications were had. It was consensus to reduce the pool size to under 2000 square feet due to the number of lifeguards needed for a pool size of more than 2000 sq feet.

Mike Rood stated that a meeting was held to discuss the Budget and analyze the numbers from Holtz and Neuman Pools. Phil Hunt did a great job putting the comparison together. The goal is to keep the budget at \$1.2M. The plan is to talk with Neuman and Holtz about reducing the cost. Some items taken out are planters and possibly reducing the features in the children's pool.

NEW BUSINESS

None

OLD BUSINESS

Seasonal Camping

Mike Rood presented the seasonal site information from Phil Hunt.

Phil Hunt continued discussions with Randy Margenau in reference to a seasonal site.

I would suggest the following motion be approved by the Board: The Board approves converting one daily rental site to a temporary seasonal site in 2024 only. The rental rate for the site will be \$2,240 payable within 5 days after Board approval. The temporary site would be site 18. Pam will contact the person with the one reservation to see if they will relocate to another site for their stay. If not, the seasonal camper agrees to move their camper and other items off the site for period of the current reservation. The Board approves renting this temporary seasonal site to Randy Margenau in recognition for his efforts in this process and the fact that no other members have approached the Board with a similar request.

I would suggest that as part of the budget process the Finance Committee make a recommendation to the Board if any temporary seasonal sites will be made available for the upcoming season. If more than one member is interested in the temporary sites, a lottery will be held following the same rules for the annual seasonal camp site lottery. In addition, the Finance Committee will recommend the rate to be paid for the temporary seasonal site (to be paid in full 5 days after the lottery) and this rate will be communicated to the members before the lottery. There is no guarantee that any temporary seasonal will be made available in future years.

Motion was made by Mike Rood to approve Site 18 for Randy Margenau at \$2240 for 2024; no second motion was made. After further discussion, the Board opposed the motion and motion does not carry.

Hanetti Property Signage Request

Nick Haag presented two different signs for the Board to review. (Picture attached). Lots of discussion on possibly allowing Lot # and QR code, but no decision was made. The Board decided that more discussions need to take place and that this could be handled by email.

ADJOURNMENT

Rood made a motion to adjourn at 10:32 a.m.; second by Leane, all in favor.

Joyce Janu, President

Phil Hunt, Secretary