

**DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 11, 2023**

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

Directors

Mike Rood  
Kennan Wood  
Jen Pauli – via Zoom  
Barb Brown  
Joyce Janu – via Zoom  
Steve Suleski  
Joe Leane  
Phil Hunt – excused  
Marty Dreischmeier - excused

Staff

Pam Vonderehe - Manager

Guests

Steve Rodeback – Lot 449  
Jon & Katie Woolever – Lot 992  
Ed Woolever

**TREASURER'S REPORT**

Mike Rood presented the Treasurer's Report for December. Motion was made by Leane to approve the December Treasurer's Report; second by Suleski, all in favor.

**MINUTES**

Motion was made by Leane; second by Brown to approve the January 14, 2023, meeting minutes, all in favor.

**MANAGER'S REPORT**

Report given by Pam Vonderehe (copy attached).

Motion was made by Wood to approve the Manager's Report; second by Suleski, all in favor.

**COMMITTEE REPORTS**

**LEGAL**

Steve Suleski reported on the following topics:

- Trail Relocation - Easement on Amsterdam has been filed with Sauk County. The Marro Family has received a copy of the easement.
- Diamond Court Property has been following the rules.
- Summit Point Property (Lot 418) has not cleaned up his property. This will need to be addressed with the Attorney.
- Three weeks ago, Steve visited Steve Rodeback's property with Rick Livingston. It is confirmed that a couple of trees were cut off his property. A conversation took

place to discuss what could be done for him and there are a couple of slash piles by his house that need to be cleaned up. Donnie and his crew will clean up these couple of piles once the weather permits. We deeply apologized to Steve Rodeback that this happened.

- Fence issue – Steve and Pam met with Jon & Katie Woolever about the fence issue on February 11, 2023. Jon & Katie Woolever are here today to do a presentation on what their proposal is.
- Sell Common Property – Joyce asked if the Association was permitted to sell common properties (out lots) to help finance the pool. Steve stated that it doesn't seem like the Association is authorized to sell common properties. The Association is allowed to have certain lots with a pier and other waterfront activities, but cannot sell the common properties. The Association does not have the authority to dispose those properties to a 3<sup>rd</sup> party. Steve has reached out to our attorney to see if he can think of any way the Association could sell these. Steve will have another update in March.
- Assessment Process – If the Association puts the Pool Financing up to a vote which includes a Special Assessment. If that vote is turned down – Is the Association able to have another meeting? The answer is that there are no limits on that. Another meeting can be scheduled and then another and so on and so forth.

## MAINTENANCE

Mike Rood reported that Donnie & Pam ordered two new dock ramps with rails and that Donnie has been working on a cost planning analysis for all facilities & equipment.

## RECREATION

Jen Pauli reported that 20 volunteers have signed up to help with future events. A timeline of needs for the upcoming season has been mapped out. The Sign-up Genius App will be deployed in Mid-March. This is a convenient way for volunteers to sign up for the event they would like to assist with.

Jen Pauli stated that the Trail Committee is working on the Dam sign and the monthly newsletter articles.

## SAFETY & SECURITY

Barb Brown wants to have an instructor come to Dutch Hollow to show members how to use the Automated External Defibrillator. Also, an instructor to provide a Cardiopulmonary Resuscitation Class (CPR).

## ARCHITECTURAL CONTROL

Mike Rood reported that there was a property owner that started a deck project without approval and the property owner is requesting that someone from the Architectural Committee make a site visit to help them with the application requirements. Received a few calls in regards to building rules. A 30-day building extension was approved due to property owner running into some supply issues.

## LONG RANGE PLANNING

Joe Leane mentioned that at the last meeting the Board talked about continuing to move forward with the Pool and to get the Committee back to its normal planning. An article was placed in the newsletter to recruit some volunteers for the Long Range Planning Committee. Chris Pauli has reached out to be on the Committee. Also, Mike Rood and Steve Rodeback are interested.

## PUBLICITY

No report

## NOMINATIONS

No Report

## PERSONNEL

No Report

## FINANCE & AUDIT

No Report

## FORESTRY & WILDLIFE

Steve Suleski reported that the first educational forestry meeting was held with Rick Livingston in attendance. The meeting was held to discuss the Forestry Stewardship Plan and the recent Timber Harvest. 10-11 people were in attendance. Rick Livingston did a great job explaining the Plan and he answered a lot of questions in regards to the Timber Harvest. The next steps under the plan were discussed and a significant amount of acreage is to be harvested in the next 1-4 years. Certainly, we want to do things differently this time around – if we do another harvest. Things that were discussed were:

- Provide more education
- General communication about the upcoming harvest
- Goals
- Explain how the harvested area will look in 6 mths, 1 year etc. (Provide Pictures)
- More Specific communication with lot owners in the affected area and trail users etc.
- Have a cool off period – allowing most of the individuals affected to take a look at the marked timber harvest area to make suggestions or changes.
- Provide a buffer 10-30 feet from member lot lines.
- Avoid any slash or brush piles that can be seen from people's house or the trail. Do some chipping or mulching.
- Schedule invasive species control before the harvest

These are all strategies to lessen the impact next time a Timber Harvest is done. The Committee will continue to work on and determine what should be done next according to the Forestry Stewardship Plan.

Steve Suleski mentioned that today the second educational meeting will take place. The subject will be Invasive Species Management and Mike Zweck will be attending.

#### LAKE MANAGEMENT

Kennan Wood reported that Sara Hatleli sent out a draft of our Aquatic Plant Management Plan for review. Also, in the next few weeks we will meet with the DNR and Sara to discuss the upcoming season lake management plan.

#### POOL FUNDING COMMITTEE

Joyce Janu stated that Kennan Wood is working on a publicity piece for the new Pool. He has sent a copy for Phil Hunt and Joyce to review. The Committee feels that educating our members is the next big step in the pool fundraising.

#### OLD BUSINESS

Jon & Katie Woolever presentation to the Board. The Presentation was on fencing options.  
(Presentation attached)

Consensus – The Board of Directors needs time to discuss the options presented today. Steve will get back to the Woolever's at the March Meeting. The Board of Directors agreed that the Association is responsible for fencing under Chapter 90.

#### ADJOURNMENT

Motion was made by Wood to adjourn at 10:32a.m.; second by Suleski, all in favor.

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Joyce Janu, President

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Phil Hunt, Secretary