

DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 14, 2023

The Dutch Hollow Lake Property Owners' Association, Inc. Board of Directors meeting was called to order at 8:59 a.m. by Joyce Janu, President. Attendance as follows:

Directors

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

Staff

Pam Vonderehe - Manager

Guests

Steve Rodeback – lot 449

TREASURER'S REPORT

Marty Dreischmeier presented the Treasurer's Report for September. Motion was made by Hunt to approve the September Treasurer's Report; second by Leane, all in favor.

MINUTES

Motion made by Suleski; second by Rood to approve the September 9, 2023, meeting minutes, all in favor.

MANAGER'S REPORT

Report given by Pam Vonderehe (copy attached):

- Maintenance staff working on the decking on the main dock, beach house dock and Black Forest dock.
- The following mailings were sent out: pool fundraising to members and businesses, and the special assessment.
- Website is up and operational. More improvements will be happening over the next month.
- Both pumps were examined, and a quote will be coming for any needed work.
- Muskrat trapping begins on October 28th.

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

COMMITTEE REPORTS

LEGAL

No report

MAINTENANCE

No report

RECREATION

Jen Pauli reported that a tentative schedule has been set for the 2024 events.

SAFETY & SECURITY

Tyler Glover reported that he is still forming the Committee. He would like to resume the safety articles in the Enews.

ARCHITECTURAL CONTROL

Mike Rood reported it has been taking too long to get permits from the Town of Woodland. Mike met with Town to discuss the issue. The Town will be working on ways to improve their response to permit applications.

LONG RANGE PLANNING

Joe Leane reported that the Committee toured all of the Association's assets and have an understand of their current condition.

PUBLICITY

Meredith Wodka reported that the Committee will continue to work on the website.

NOMINATIONS

No report

PERSONNEL

Joyce Janu will be sending out the evaluation form for Pam's review.

FINANCE & AUDIT

Marty Dreischmeier presented the proposed fees for 2024, the 2024 budget and 2024 fund balances to the Board. After discussion the following motions were made:

- Motion by Rood to approved motions 1-4 (2024 fees) on the attached 2024 budget Board motions sheet; second by Hunt, all in favor.
- Motion by Hunt to approve the 2024 budget as presented: second by Leane, all in favor.
- Motion by Leane to approve up to \$1,700 for the purchase of a new TV & computer for the boardroom to allow for better communication during Zoom meetings; second by Rood, all in favor.
- Motions by Hunt to approve up to \$10,000 to remodel the bathroom in the clubhouse; second by Pauli, all in favor.

FORESTRY & WILDLIFE

Steve Suleski reported the following:

- Steve provided the deer subcommittee the Board feedback on the proposed deer survey. In addition, he requested the subcommittee gather feedback/issues with the last deer hunt that was held several years ago.
- The invasive subcommittee met with our invasive consultant about proposed work in the harvested area near Equestrian Drive. We should be able to get a 50% match from the County. Motion made by Suleski to approve \$8,250 for the invasive plant work in the harvested area near Equestrian Drive, second by Rood, all in favor.
- Phil Hunt reported that there could be a grant opportunity to treat the Autumn Olive. The Board agreed to continue to investigate the grant opportunity.
- Steve requested that the Forestry and Invasive subcommittees be consolidated into one Committee. The Board agreed and Phil Hunt & Steve Rodeback will co-chair the Committee.

LAKE MANAGEMENT

Phil Hunt reported that FDHL will be having a call with the DNR to discuss the 2024 surface water grant application.

POOL FUNDING COMMITTEE

Joyce Janu reported requested Board members encourage any business they work with to consider donating to the pool fund. She also reported that we need an additional \$30,000 in donations to get the second \$50K match.

OLD BUSINESS

None

NEW BUSINESS

Phil Hunt informed the Board that a developer has purchased 40 lots from the County. The Board discussed the fees that would be owed by the developed on those lots. No action taken.

Joyce Janu discussed the special assessment meeting, and the Board discussed the procedures to be followed.

Mike Rood updated the Board on the meeting with general contractors for the pool construction. After some discussion, motion made by Rood hire Holtz as the general contractor, to form a Pool Construction Committee to be made up of Rood, Hunt, Leane and Pam to work with Holtz on the project. The Committee will keep the Board informed on decisions made but will only require Board approval for the final contract amount, design changes to the plans, or an increase in the overall budget. Motion seconded by Glover, all in favor.

ADJOURNMENT

Rood made motion to adjourn at 10:49 a.m.; second by Leane, all in favor.

Joyce Janu, President

Phil Hunt, Secretary