

**DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 13, 2024**

The Dutch Hollow Lake Property Owners' Association, Inc. Board of Directors meeting was called to order at 9:02 a.m. via Zoom by Joyce Janu, President. Attendance as follows:

Directors

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

Staff

Pam Vonderehe - Manager

Guests

Nick Haag – Hanetti Properties

**TREASURER'S REPORT**

Marty Dreischmeier presented the Treasurer's Report for November.

Motion made by Hunt to approve \$3,500 to replace the phone system at the clubhouse; second by Rood, all in favor.

Motion made by Hunt to approve \$26,000 for the repairs to one of the augmentation pumps; second by Rood, all in favor.

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

**MINUTES**

Motion made by Rood; second by Leane to approve the November 11, 2023, meeting minutes, all in favor.

**MANAGER'S REPORT**

Report given by Pam Vonderehe (copy attached):

- 2024 Assessment payments received so far total 707 lots (up 75 from last year).
- Camp site 18 has been reworked to correct slope issues.
- Continue to enhance new website.
- Donnie and Rachel were given their job reviews.

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

## COMMITTEE REPORTS

### LEGAL

No report

Mike Rood updated the Board concerning an issue with a contractor doing work on a home on Alpine Way. No action required from the Board.

### MAINTENANCE

No report

### RECREATION

No report

### SAFETY & SECURITY

Tyler Glover reported that the safety articles have started again in the Enews. He is still looking for Committee members.

### ARCHITECTURAL CONTROL

Mike Rood reported that several home plans were approved.

### LONG RANGE PLANNING

Joe Leane reported that the Committee will be meeting in the future. He reported that the Finance Committee requested that the Committee develop a plan for the maximum number of Association docks that can be physically installed on the Lake (last reviewed in 2021). The Board will determine the feasibility of installing any of the docks.

### PUBLICITY

Meredith Wodka reported that the Committee will focus on getting additional information out to members.

### NOMINATIONS

Steve Suleski hopes to have a slate of candidates at the February Board meeting.

### PERSONNEL

No report

## FINANCE & AUDIT

Mary Dreischmeier reported that the Committee met this morning (via Zoom) to discuss past due assessments, seasonal camp sites and Association docks. The Committee made the following recommendations to the Board:

- Past due assessments
  - The Association should pursue collection activities with the individual having the personal obligation of the past due assessment.
  - Turn the collection efforts over to a debt collector if the Association's efforts fail to collect the amount owed from the individual having the personal obligation.
  - Suspend the membership rights of any member that fails to pay the assessment (except for members that have entered into a payment plan).

Motion made by Dreischmeier:

“ Any assessment that remains unpaid 1 (one) year past the due date or the property is sold with an unpaid assessment 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 assessments 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 Hunt, all in favor.

- Seasonal camp sites
  - We had more seasonal camp site requests for the 2024 season than we have seasonal sites. As a result, 4 members that requested a site didn't get a site.
  - One member that did not get a site requested the Board consider adding additional seasonal sites.
  - The Finance Committee reviewed the revenues for the seasonal and non-seasonal sites and determined that converting a non-seasonal site to a seasonal site would most likely result in less revenue being generated from the campground. In addition, they felt that current mix of seasonal and non-seasonal site was appropriate.

The Committee does not recommend adding any additional seasonal sites. The Board agreed with the Committee's recommendation.

## FORESTRY & WILDLIFE

Steve Suleski reported that the Invasive Species Committee meeting for today was rescheduled until next month.

## LAKE MANAGEMENT

Phil Hunt reported that the FDHL will be notified in February if their grant application was approved.

## POOL FUNDRAISING

Joyce Janu reported additional fundraising will happen in 2024.

## POOL CONSTRUCTION

Mike Rood reported that the Pool Construction Committee met with the general contractor (Holtz Builders) and a potential pool construction contractor (Newman Pools) to discuss the current plan. During the meeting several suggestions were made by the contractors. They will provide additional information to the Committee in the next two weeks. The Committee's goal is to have all of the designer/engineers hired by the end of January.

Phil Hunt raised the point of additional communications to members on the pool and other topics raised by members at the informational meetings. Meredith will manage a spreadsheet of communication topics and work with the Board on future communications. All Board members are asked to add items to the spreadsheet.

## NEW BUSINESS

Nick Hagg, owner of Hanetti Properties, purchased 41 lots from the County last fall. He plans to develop the lots. Nick has some questions on the Association's construction requirements. In addition, he requested a way to get his logo on the current signs used to identify lots that are for sale. The Board told Nick that any changes to the sign would need to apply to others that might want a logo on the sign. Nick will mock-up an example for the Board to review.

## OLD BUSINESS

None

## ADJOURNMENT

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

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Joyce Janu, President

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Phil Hunt, Secretary