

DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 8, 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
Meredith Wodka
Phil Hunt
Jen Pauli
Marty Dreischmeier
Tyler Glover
Joyce Janu - via Zoom
Joe Leane
Steve Suleski

Staff

Pam Vonderehe - Manager

Guests

Steve Rodeback – Lot 449
Randy Margenau – Lot 112

TREASURER'S REPORT

No report

MINUTES

Motion was made by Leane; second by Suleski to approve the June 10, 2023, meeting minutes, all in favor.

MANAGER'S REPORT

Report given by Pam Vonderehe (copy attached):

- Woodland Bay Chemically treated. Positive results on killing the milfoil.
- Hand weed harvesting will happen next week (4 days)
- Maintenance staff working on slash piles left over from the timber harvest.
- Received \$3,019 in grant money for the timber fund.
- The house on Diamond Court (lot 524) has a trailer and rubbish on the front lawn.
- Someone staying at the beach house slipped on the last deck stair and suffered a sprained ankle.
- Work continues in updating the website.
- Having issues with the pool chemical controller and it may need to be replaced.
Motion made by Hunt; second by Suleski to approve up to 3,618.63 to replace the controller if needed. All in favor.

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

COMMITTEE REPORTS

LEGAL

Steve Suleski reported that the Committee will work on the following issues:

- Diamond Court House – will work with the Association’s attorney on next steps to get the house in compliance with the Association rules.
- Members Code of Conduct – the Association’s attorney recommends that the code of conduct be updated and communicated to members.
- Ernie Kalb – Joyce Janu has received several voicemails from Ernie to arrange a call. Ernie has requested that Joyce call him while Joyce is at work. She will continue to arrange a call with him.
- Beach House Rental – Pam to investigate what additional steps would need to be compliant if it is determined that the statutes apply to the Association.
- Home Business - Update the requirements to apply for a variance from this restriction.
- Adverse Possession Law – determine how this statute would apply to the Association’s greenways properties.
- Member Guest – create a definition of what constitutes a guest of a member.

MAINTENANCE

Mike Rood reported that the Committee has developed a list of Association assets along with the projected repair and replacement items & costs for those assets. The information has been given to Marty and Phil.

Mike reported that the swim raft has been removed from the beach area. There are some repairs that are needed to eliminate a potential safety issue. Parts on order for the repair.

Mike found two companies that will quote the water project at the campground.

RECREATION

Jen Pauli stated the 4th of July events were well attended and that there were enough volunteers.

The next event will be July 22nd with the Jammers providing the entertainment.

SAFETY & SECURITY

Tyler Glover is working on getting Committee members to restart the Committee.

ARCHITECTURAL CONTROL

Mike Rood reported that one house and one deck application were approved.

LONG RANGE PLANNING

Joe Leane reported that the Committee will be meeting on September 9th to tour the Association's facilities and discuss future repairs/replacements.

PUBLICITY

Meredith Wodka reported that the Association's Instagram account is up and active. She encouraged everyone to post to the account. In addition, she is working the Pam and Rachel to update the website.

NOMINATIONS

No report

PERSONNEL

No report

FINANCE & AUDIT

No report

FORESTRY & WILDLIFE

Steve Suleski reported that due the diversity of issues this Committee needs to address, three subcommittees have been formed and members have agreed to serve on the subcommittees. The subcommittees will be meeting today to select a chairman and set goals for each subcommittee.

LAKE MANAGEMENT

Phil Hunt reported that the chemical treatment of Woodland Bay was effective. The FHDL received final payment of the 2022 DNR DASH grant. There is still one open grant from 2022.

POOL FUNDING COMMITTEE

Joyce Janu reported that \$56,088 in donations has been received, qualifying for the \$50,000 matching donation from a member. The Committee will be meeting next week to discuss next steps in the fundraising process.

The Board discussed the timeline for the pool replacement and some key steps that need to be accomplished. All agreed that the Board needed to have a separate meeting to discuss the pool timeline and next steps. All agreed to hold an informational meeting for members on Sunday, September 3rd at noon. Joyce and Meredith will work on the presentation and communicate the meeting to the members. Pam will coordinate a meeting date for the Board to meet to discuss the pool.

NEW BUSINESS

Randy Margenau sent a note to the Board in advance of the meeting concerning the campground lottery for seasonal campsites. His goal is to gather information from campers (both seasonal and weekly/daily) to present to the Board. In addition, he wants to get the Board's perspective on the campground to communicate to the campers. Phil Hunt volunteered to work with the group.

OLD BUSINESS

None

ADJOURNMENT

Hunt made motion to adjourn at 11:01 a.m.; second by Suleski, all in favor.

Joyce Janu, President

Phil Hunt, Secretary