

DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 10, 2023

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
Phil Hunt
Jen Pauli
Marty Dreischmeier
Tyler Glover – via Zoom
Joyce Janu
Joe Leane
Steve Suleski - Excused

Staff

Pam Vonderehe - Excused

Guests

Mike Ray – Lot 693
Tim Homar -Attorney

LEGAL

Due to the Association's attorney attending the meeting (via Zoom) the Legal Committee's report was moved to the beginning of the meeting.

Steve Suleski sent a legal update to the Board in advance of the meeting. The following topics were discussed by the Board:

Ernie Kalb Response

- The Association's attorney advised the Board of it options and advised that the Board that it would be within its rights to suspend his membership privileges.
- Tim discussed further actions the Board could take if Mr. Kalb's actions continue to violate the Association's member rules of conduct. He stressed that documenting Mr. Kalb's actions would be very important for the next step.
- Tim advised the Board to ensure that member code of conduct rules is current and publicly available. Legal Committee to follow-up on this item.
- After much discussion of the situation and the safety and security of the Association staff, Dreischmeier made a motion to suspend Mr. Kalb's membership privileges for 30 days, second by Leane. All in favor. Tim will draft a letter to send to Mr. Kalb informing him of the Board action. In addition, Tim will contact the LaValle police department to inform them of the Board's action and ask for their assistance if Mr. Kalb violates the suspension.

Update on Lot A

- There are many rumors of potential building / business options being considered by the owner of Lot A.

- Nothing has been submitted to the Association for approval and the Association staff has provided the owners with the Association Covenants and By-Laws that govern the activities of members.

Beach House Rental

- Tim advised the Board the State of Wisconsin and the Town of LaValle have updated their statutes. The Association should determine if the new statutes apply to the beach house rental and if any additional actions are required by the Association.

Sale of Greenway Property

- Tim advised the Board that the Covenants do not appear permit the sale of any Common Properties.
- There is a possibility of selling easement rights to allow the construction and/exclusive use of a dock on Common Properties.
- The Board discussed this option, and all felt it would not be something they would support.

Seasonal Camper

- A seasonal camper is in the process of selling their lot and questioned if they would have to forfeit their seasonal camp site for 2023. All felt that the sale of the lot would not affect their use of the seasonal site for the 2023 season.

Home Business

- The Covenants state that “No home occupation or profession shall be conducted in and Living Unit or accessory building except those that meet all conditions set by the Board of Directors”.
- In the past the Board has granted variances for business that met the conditions set by the Board.
- The Board has become aware of several business operating in violation of the Covenants.
- The Legal and Publicity Committees will update the current rules to operate a business and communicate this information to Association members.

Greenway Property Invasive Species Control Application

- Included in Steve’s update was a request from Eric Preston (lot 659) to plant grass in a small greenway area between lots 659 & 660.
- The Board agreed that Mr. Preston should appear before the Board to discuss his application and plans. No action taken on the request.
- Phil Hunt questioned the potential legal consequences of allowing members to cut greenway property that is adjacent to their property. Would the adverse possession laws of the state of Wisconsin apply? The Legal Committee will investigate this question and work with the Publicity Committee on any required communication.

Trademarks

- Phil Hunt questioned if the Dutch Hollow name and logo were trademark by the Association. This led to a larger discussion of what items should be owned/registered by the Association. The Publicity Committee will investigate and report back to the Board.

TREASURER’S REPORT

Marty Dreischmeier presented the Treasurer’s Report for May. Motion was made by Rood to approve the May Treasurer’s Report; second by Hunt, all in favor.

MINUTES

Motion was made by Leane; second by Pauli to approve the following meeting minutes:

- April 1, 2023, meeting
- April 29, 2023, (after annual meeting)

All in favor.

MANAGER'S REPORT

Joyce Janu reviewed the Manager's Report that was submitted by Pam Vonderehe (copy attached):

- 67 liens we sent to the Association's attorney to be filed
- Woodland bay was chemically treated on June 5th
- DASH and manual removal scheduled for July 25-28 & July 10-13 respectively
- Requested Board discuss Ernie Kalb issue

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

COMMITTEE REPORTS

MAINTENANCE

Mike Rood reported that repairs have been completed on the stairs next to the tennis courts. The Committee will have an assessment of the Associations assets ready before the fall budget process begins.

RECREATION

Jen Pauli stated that the Memorial Day events were very successful with a very large turnout. More people volunteered to help than were needed. Lots of positive comments on the volunteer app.

SAFETY & SECURITY

Tyler Glover reported that he is looking for members for the Committee and will plan a meeting in the future. He wants to look into first aid training.

Joe Leane asked about access to the beach for disabled members and guests. It was suggested that we have a process to request the ability to get a sticker/sign for an off-road vehicle to drive on the grass to get to the beach. The Committee will investigate this idea.

ARCHITECTURAL CONTROL

Mike Rood reported that the Committee has received several requests to install fences to contain dogs. Fences require a County permit and the approval of Architectural Committee.

LONG RANGE PLANNING

Joe Leane reported that the Committee is planning a tour of all the Association's properties in September.

PUBLICITY

Meredith Wodka reported that they are looking at switching our website to Square Space. It would provide the following benefits:

- Allows for items to be purchased or dues to be paid on-line
- Allows for easier uploading of items to the website
- Allows other social media outlets to be updated at the same time (Instagram for example)

The Committee is also looking at different email service that would allow us to send messages to specific groups of members rather than to all members.

NOMINATIONS

No report

PERSONNEL

No report

FINANCE & AUDIT

Marty Dreischmeier is looking for additional members for the Finance Committee (a few long-time Committee members have retired from the Committee).

Marty discussed the fact that we are not getting the best interest rate with our current banking relationships. Marty and Phil have investigated an alternate banking option (it is FDIC insured). Dreischmeier made a motion to allow funds to be invested in Live Oak Bank; second by Hunt. All in favor.

FORESTRY & WILDLIFE

Steve Suleski provided Joyce with an update which Joyce read to the Board.

- Steve has formed three sub-committee:
 - Invasive species
 - Forest management
 - Deer management
- The Committees will be meeting on July 8th to establish goals and select a committee chairperson.

LAKE MANAGEMENT

Phil Hunt reported that the chemical treatment of Woodland Bay was completed on June 5th. It will take 3 weeks to see effects from the chemical treatment. The DASH and manual removal work is scheduled for July.

Phil reported the FDHL received a lake grant award from Sauk county in the amount of \$20,343.

POOL FUNDING COMMITTEE

Joyce Janu gave an update on the Committee's work.

- A total of \$31,759 of donations have been raised as part of the \$50K matching donation drive
- Tyler Glover has joined the Committee
- The next meeting is set for June 22nd
- A mailing to all members is planned in the next few weeks

Marty agreed to talk with Royal Bank about potential loan options to fund a portion of the pool.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion was made by Rood to adjourn at 10:37 a.m.; second by Leane, all in favor.

Joyce Janu, President

Phil Hunt, Secretary