

**ANNUAL MEETING OF MEMBERS OF
THE DUTCH HOLLOW LAKE PROPERTY OWNERS ASSOCIATION, INC.**

APRIL 29, 2017

10 A.M.

The 44th annual meeting of the members of the Dutch Hollow Lake Property Owners Association, Inc. was on 4/29/17 at the Association Clubhouse.

Mike Rood, Association President presided over the meeting.

Directors in attendance were: Mike Rood, Phil Hunt, Joyce Janu, Djordje Rankovic, Kennan Wood, Joan Irwin, and Kathryn Dickerson.

Directors absent were: Tom Miller, Tom Bubolz

The Association's Attorney Steve Chiquoine was not present.

A total of 73 people signed the attendance sheet.

A total of 308 qualified ballots were cast for the election of four Directors.

The Quorum required to elect directors was met and exceeded by 192.

There was a motion from the floor by Mary Peterson, to dispense with reading of the minutes from the 2016 annual meeting, and to approve them as published. Second from the floor, all in favor, motion carried.

TREASURER'S REPORT

Phil Hunt, Treasurer gave the report. A handout was provided summarizing the year 2016, and a brief look ahead at 2017.

Motion was made by Dave Gorak, seconded by Ky Simono to approve the Treasurer's Report, all in favor.

The CPA's compilation report was also available as a handout and can be obtained by request at the Association office.

A member asked if the Association has thought about not investing in the campground and closing it? Mike Rood stated that the board has discussed this but decided to maintain all amenities.

A member has requested that the Treasurer's Report be published in advance next year so everyone has time to review.

A member asked how many bids the Associations get for any project? Mike Rood stated that at least 3 bids are received for each project.

A member asked if we are going to replace the old fireplace with a new fireplace? Mike Rood stated that we are looking at refreshing the lounge area and there is a possibility of another fireplace in the future.

A member asked if there was ever a study done to slow down the leakage of the lake? No Study has been done.

ELECTION AND PROCEDURES

The following volunteered to serve on the election committee and to count ballots: Janet Strohmayr, Barbara Brown, Judy Rood, and Colleen Lozeau.

Joan Irwin was appointed as Chair of the Nominations Committee for 2017.

TOWN OFFICIALS

Ray Demaski - Chair for the Town of LaValle gave an update on reassessing all roads and culverts. He stated that \$150,000 is set aside for culvert repairs. Ray mentioned that appraisals will be done for the whole town this year. He also mentioned that the recycling center will now accept bigger items like TV's etc.

Jim Astle - Chief of Police for the Town of LaValle gave an update on the patrolling of the lake and stated that the Town of LaValle is open to a partnership with the Town of Woodland. Mr. Astle also stated that they would continue to patrol both sides of the lake. He talked about the fines for slow no wake and stated they are \$129 and up.

SERVICE AWARD

Mike Rood presented the Service Award to Kennan Wood.

COMMITTEE REPORTS

MAINTENANCE AND PERSONNEL

Joyce Janu reported that Donnie Leeser is not here today however he does a monthly report stating all his completed projects. He does a terrific job making sure things are kept up. Items that will be complete before Memorial Day are steps to the pool, fireplace removal, roof repair and pool skimmers. The two seasonal staff will be attending a trail maintenance class at the beginning of June.

Joyce Janu reported that the 2007 Property Maintenance resolution will be in the next Dutchman and the resolution basically goes over the general maintenance, garbage in the yard, outdoor storage, non-working vehicles and recreation vehicles. This resolution will be enforced by the Association.

Joyce Janu reported that Pamela Budda has been here for a year and was given her review in April. Pamela has done a great job and works well with all the staff.

Mary Peterson thanked the Personnel Committee for doing a great job on hiring a General Manager.

Joyce Janu reported that the Association is still looking for lifeguards this summer.

A member asked if this resolution will give leverage in a case? Joyce Janu stated that yes it does as long as we communicate and then it will go to a civil case.

A member asked if the pool steps have been taken care of this year? Pamela Budda stated that sand had been added to the paint this year to make the pool steps safer.

LEGAL AND AD HOC DOCK

Kathy Dickerson reported that the tax issue between the Association and townships has been settled with a summary judgement issued in favor of the towns. After giving a brief history of the case. Kathy stated our only recourse left would be to contest the value of our common areas for the purpose of taxation. Since the Association is a Non-Profit Organization, we are not allowed to sell those properties, therefore lowering the value.

Kathy Dickerson reported that the Board is also aware of the neglect and non-compliance of some lot owners. We are working with our attorney and the county to remedy these situations. However, once the courts become involved, things move very slow.

Kathy Dickerson stated that the Association maintenance crew have been working to repair/replace some of the walkways to the docks, as well as placing the docks around the lake. Due to the repairs and our continued inclimate weather, 4 docks have yet to be installed. The goal is to have all completed by end of next week.

A member asked if the tax issue involved the lake bottom? Kathy Dickerson stated yes.

A member asked if the brown house on Summit was on the list of neglected properties? Kathy Dickerson stated yes.

NOMINATIONS

Kathy Dickerson introduced the 6 candidates running for the board this election cycle. She thanked them for their willingness to spend extra time to serve on the board. Those running for the board are incumbents Joyce Janu and Kennan Wood, along with Nate Leonardelli, Joseph Leane, Pieter Van Zyl and Bob Newport. Kathy also mentioned that Tom Bubolz had decided not to run again, and spoke about his ongoing commitment to the Association over the years. She noted that Tom has cut and burned Autumn Olive annually, planted numerous trees, built various bird houses and been a great asset to fellow board members.

RECREATION

Kennan Wood reported that a list of the schedule events for the summer are available on the table by the entrance. Also, they are posted on the website.

SAFETY & SECURITY

Djordje Rankovic reported that it's been a very dull year. Nothing to report as far as crime goes. He reminder members to continue to be vigilant and told the snowbirds to take their valuables with them. He stated that having a description of your firearms and all the information makes it easier to track.

Djordje Rankovic reported that during the Annual Clean Up we did not have Safety Vests but the plan is to purchase some for next year.

Djordje Rankovic reported that the new sand volleyball court got a lot of use last year and a Sand Volleyball Tournament is scheduled on July 2nd.

Djordje Rankovic reported that New Member cards were sent out this year to all members. This is a way for our new General Manager to recognize all members and non-members.

ARCHITECTURAL CONTROL & DEER MANAGEMENT

Mike Rood reported there were three Association Building Permits and five other permits issued in 2016. He stated that a few requests are coming in for tiny houses and shipping container houses which we do not allow.

Mike Rood stated that the Deer Management Committee has been meeting on a regular basis. This committee will be having a booth at the Lake Fair on June 3rd. The booth will have information on how to handle deer conflicts with deer resistant plants. The committee will continue to look at ways to educate members on deer conflicts.

Mike Rood stated that he was looking at consolidating the Deer Management Committee with the Forestry and Wildlife Committee. He said they go hand in hand. It's very important that the Forestry Plan be looked at and possibly updated. Also, looking at taking the Ad Hoc Dock and rolling it up into the Lake Management Committee.

LONG RANGE PLANNING & AD HOC GREENWAY

Joan Irwin reported that the Ad Hoc Greenway committee was formed several years ago to address various concerns such as:

- identify different types of greenway (lakefront, trails, clubhouse compound area)
- do we need to mark greenway?
- storage of canoes/kayaks on greenway
- private mowing of greenway

- expanding pathways from greenway to the lake
- members building permanent structures such as fire pits and steps to lake
- giant inflatable rafts stored over weekends

The Committee met last July and toured the lake on a pontoon, to identify concerns and brought issues back to board. Several of the items above were observed.

Joan Irwin reported that a survey was sent a while back asking for input about association provided storage racks for kayaks/canoes. *The results were:*

- received a handful of responses
- some people had one craft, others had two or more.
- half the respondents agreed to pay a fee

GOAL: Come up with a workable definition about what constitutes Greenway or Common Property, and proper uses to balance enjoyment of the space versus using it as personal property. In addition, who makes determination once a violation occurs and how do we enforce?

Joan Irwin reported that the Board decided to build one rack near the barn this summer. Donnie will build but if anyone is interested in helping that would be much appreciated. There will be an application process through the Clubhouse, first come, first serve. Removal at the end of the season. Depending on interest and how things go, will consider building more in other areas of DHL. There will be no fee this season, but won't rule it out in the future.

Joan Irwin reported that the Committee is planning on meeting **June 10 at 10:00 am.** Anyone is welcome. If you are not able to make the meeting, she would appreciate your feedback. Also, may consider doing E Survey to obtain feedback.

Joan Irwin reported that the Long-Range Planning Committee met last September to discuss issues and goals.

Many of the items we discussed will cross over with maintenance

- pool skimmers main drain
- leaking roof in clubhouse, get rid of fireplace to increase usage of the space
- resurface/power wash tennis courts
- dumpster pads for garbage/recycle containers widened at camp grounds

Other items included: (some in the works and others not)

- Increase usage of clubhouse in winter, turning up heat if event warranted it, replacing windows sometime in the future for energy efficiency.
- Create steps from the main entrance to the pool to eliminate people using steep, grassy hill

- Create a handicap parking space near shuffleboard court by increasing the size of the patio
- Consider painting pickle ball lines on one of the tennis courts this will be done soon. (Rackets and balls have been purchased for Pickleball, members will purchase passes as with tennis.)
- Security at front gate, key fobs, electronic gate?? (membership cards)
- get rid of the steps to nowhere by the beach parking lot and replace with steps that do from parking area to beach
- Playground equipment needs to be replaced at clubhouse and camp grounds.
- Create a plan to replace 'x' number of wood picnic tables, both here and at campgrounds, each year. 7 new picnic tables have been donated from Uline....thank you Phil!
- Create a covered pavilion for families to use.
- Frisbee golf at campgrounds
- Expand the upper back deck facing the water by replacing the very wide steps with much smaller ones, also increase the size of the patio below it.

Joan Irwin reported that the pool was discussed as well. The committee talked about creating splash pool for toddlers to be removed from regular pool, alternate priced single passes for weekday use only, and adult evening swim. At this point decided to do the survey.

- Thank you for participating, there were a few bumps between paper and **FIRST** on-line survey
- lots of lessons learned
- Overall comments on pool amenity were positive, (80 on line responses, 20 on paper)

General Comments:

- Life guards need to check passes, not just ask for lot number (will be enforced this summer)
- Need to enforce eating and drinking in pool area (does not include bottled water)
- Limit inflatables to water wings and floaties on weekends and other busy times, i.e. holidays (problems with human size floatables, and use of balls, frisbees, etc.)
- Include price of pool pass in annual assessment, board decided years ago to have
- "pay as you go" for all amenities to keep assessments low.
- Expand pools hours and create "adult only" times
- Friday - extend hours to 8 pm
- Saturday - Adults only from 6-8 p.m. **TRIAL BASIS**
- Tuesday and Thursday - adults only from 10:00 to Noon
- *Daily pass was too high, decided to lower the fee from \$9 to \$5.
- Include price of pool pass in annual assessment, board decided years ago to have

Joan Irwin reported that in October 2016, an estimate from Badger

Pools was received for a Splash Pad and it was close to \$300,000. In 2004, an estimate from Neuman Pools for a zero-depth entry pool for children and whirl pool was \$200,000.

No decision has been made because of the large expenditure. Would need to get lot more input from our community before proceeding.

PUBLICITY

Kennan Wood reported that the Dutchman is currently printed 4 times a year and the future plan is to print 1 time a year. This will save the Association \$4500 a year. The E-Newsletter will continue to be published monthly and more if needed. Rachel and Pam have done a great job keeping up with Facebook, website and the E-newsletter.

Kennan Wood reported that the Association now have Dutch Hollow wearables available for purchase.

LAKE MANAGEMENT

Kennan Wood reported that the Association worked really hard getting an Aquatic Plant Management Plan done. The amount of participation from the members has been outstanding. We do appreciate that. The DNR has approved a whole lake treatment. The treatment will take place as soon as the lake stratifies.

Kennan Wood reported that the Aquatic Plant Management Plan draft is on the website along with all the other Lake updates.

Kennan Wood reported that the DNR will not allow us to treat every year because of the effects on our fish habitat and other good plants. He stated that we would probably on treat 1 out of 5 years. Kennan reported that we have done research on other options like harvesting but nothing has been finalized.

Kennan Wood reported that a volunteer group will start monitoring 5 streams coming into the lake. They will monitor the solids and PH coming in.

Kennan Wood reported that the fish census is posted on the website.

A member asked if we have a plan to lower the level of the lake? Mike Rood stated that we are meeting with the DNR, Sauk County and the farmer to discuss widening the creek to let more water out if necessary.

A member stated that she lost 20-25 feet of her property due to the high waters and was wondering if we could have some sort of normal level? Mike Rood did stated we are meeting with the DNR, Sauk County and the farmer to discuss widening the creek to let more water out when necessary.

A member stated that you need to take the bad with the good. The lake level has been this way but mother nature keeps bringing rain.

A member stated that he has seen a lot of muskrats and are we going to trap? In the past we have had a contract to trap the muskrats but last year we had high water so they could not trap. Trapping season starts in October.

FORESTRY & WILDLIFE

Mike Rood reported that 300 trees have been planted at the Campground and Clubhouse areas.

Mike Rood reported that 300 Autumn Olive plants were removed, 2 bat houses were placed on the barn, 2 Osprey platforms were built and one placed in the Summit Area.

Mike Rood reported that 2 butterfly houses were made and will be placed by the Garden Club.

Mike Rood reported that Tom Bubolz wanted to thank the whole committee for their dedication and hard work. A special thank you to Bob Mortimore for his help with everything.

NEW/OLD BUSINESS

Kennan Wood announced the award for Terry McGhee. Terry McGhee has been volunteering his time to monitor the PH, Clarity in Dutch Hollow Lake since 2009. He will be presented an award, certificate and gift certificate at the next board meeting.

A member asked that more members on the Woodland Township side of Dutch Hollow start attending the meetings. The more that show up, the more support we may receive. It was reminded that we (the people) are 47% of their money.

REPORT OF ELECTION COMMITTEE AND DECLARATION OF RESULTS

The three candidates that were elected for 3 year terms were Joyce Janu, Kennan Wood and Pieter Van Zyl.

A special thanks was given to Joe Leane, Bob Newport and Nathan Leonardelli and they were encouraged to run again next year.

ADJOURNMENT

Meeting adjourned at 12:42 p.m.

Joyce Janu, President

Pamela Budda, Secretary