

**DUTCH HOLLOW LAKE PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 13, 2018**

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

Directors

Mike Rood  
Tom Miller  
Phil Hunt  
Djordje Rankovic  
Pieter van Zyl  
Joan Irwin  
Kennan Wood  
Kathy Dickerson  
Joyce Janu

Staff

Pam Budda, General Manager

Guests

John Garner lot 689  
Bob Mortimore lot 751  
Roger Dallman lot 964

**TREASURER'S REPORT**

Phil Hunt gave the Treasurer's report for December 2017. See attached.

Motion was made by Mike Rood to authorize the purchase of a new 2018 John Deere Tractor with mower attachment not to exceed \$20,250, second by Kennan Wood to approve, all in favor.

Motion was made by Kennan Wood to transfer \$80,000 to Major Capital Projects Fund, second by Mike Rood to approve, all in favor.

Motion was made by Kennan Wood to cancel money for Fireplace and Lounge Refresh \$11,300 and move the money to the General Fund, second by Pieter van Zyl to approve, all in favor.

Motion was made by Mike Rood, second by Kennan Wood to approve the Treasurer's Report, all in favor.

**MINUTES**

November 11th Board Meeting Minutes - Motion was made by Phil Hunt, second by Kennan Wood to approve the minutes, all in favor.

**MANAGER'S REPORT**

Report given by Pamela Budda, General Manager. See attached.

Motion was made by Phil Hunt to pay for the Horse and Carriage Rides \$400 out of the Fireworks Fund, second by Kathy Dickerson to approve, all in favor.

Motion was made by Phil Hunt to proceed to sign the contract with Westbrook to develop a plan/survey/permits for the dredging project \$4500.00, second by Kennan Wood to approve, all in favor.

Motion was made by Kennan Wood to approve the Manager's Report, second by Tom Miller, all in favor.

## **COMMITTEE REPORTS**

### **LEGAL**

Kathy Dickerson reported that we will continue to work with, and monitor individuals as they bring their properties into compliance with our Covenants.

Kathy Dickerson will invite the Association lawyer to the February Meeting to discuss what constitutes a "hardship" when requesting a variance for a building project.

### **RECREATION**

Kathy Dickerson stated that Winter Fun Day is scheduled for February 10<sup>th</sup>. Since this is a board meeting day, we will start the meeting at 8am instead of the normal 9am. The Committee is looking into having a soup gathering in conjunction with a Karaoke/sing along, football game or Winter Olympics evening. This would be in March, more details to follow with the actual date.

### **ARCHITECTURAL CONTROL**

Mike Rood presented the attached variance for LOT 951. There was lots of discussion on the actual hardship and if it was actually addressed in the letter.

Motion was made to approve the variance for Lot 951 by Kennan Wood, second by Mike Rood, vote was 4 in favor, 4 opposed and 1 abstained. At this time, Legal was asked to invite the Association lawyer to the next meeting to discuss what constitutes a "hardship" when requesting a variance for a building project.

### **PUBLICITY**

Kennan Wood presented the publicity meeting minutes. Minutes attached.

### **NOMINATIONS**

Joan Irwin stated that 7 candidates will be running this year and 3 potential candidates are still thinking about running. Maria Romanucci, Bob Price, Steve Suleski, Marty Dreischmeier, Nate Leonardelli, Ky Simono and Kathy Dickerson will be running. All candidate information must be into Rachel by February 23<sup>rd</sup>.

### **PERSONNEL**

Joyce Janu stated that the Committee met this morning in regards to a vacation policy. A policy was decided and will be added to the Employee Handbook.

## FORESTRY AND WILDLIFE

Joan Irwin stated that the committee will meet after the Board Meeting. The Butterfly Garden will be done in the spring after the Annual Meeting.

Joan Irwin presented Bee Keeping in Dutch Hollow (attached). Motion was made to approve Bee Keeping in Dutch Hollow Lake in accordance with the rules and regulations set by the Forestry and Wildlife Committee by Kathy Dickerson, second by Joan Irwin to approve, all in favor.

Joan Irwin reported that the NRCS grant was approved for \$3461, this will be used to develop a Forest Stewardship Plan. Pam and I will be contacting Foresters to give a quote on developing a Forest Management Plan. Also, we are still waiting on the approval for the State Grant.

## LAKE MANAGEMENT

Tom Miller stated that a meeting with Serge Koenig was held to go over the results of the stream testing that took place from April to October 2017. The results will be posted on the website. A decision was made to only test 3 streams for 2018.

Tom Miller talked about a possibility of soil testing personal property around the lake. Serge will talk about this at the Annual Meeting and members will sign up if they are interested.

Tom Miller presented a quote from Sara Hatleli for Aquatic Plant survey and Eurasian Water Milfoil bed survey, cost is \$4250. A motion was made by Mike Rood to approve the \$4250, second by Kathy Dickerson, all in favor.

Tom Miller reported that Mary Peterson will look into the Lake Protection District versus the Lake Association. Kimberly Zac would work on the Clean Boat Clean Waters, Kennan Wood will monitor the lake for weeds, and Terry McGhee will continue to test the Lake.

## AD HOC GREENWAY

Pieter Van Zyl stated that he needed to meet with his committee again on the Greenway Proposal. Pam will send the Greenway Proposal out again to all Board Members to comment on.

## ADJOURNMENT

Motion was made by Kennan Wood, second by Mike Rood to adjourn at 11:05 a.m., all in favor.

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Joyce Janu, President

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Pamela Budda, Secretary