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**Dogwood Lake Lot Owners Association Monthly Board Meeting Minutes
November 13, 2022**

Meeting Location:

The meeting was held in the clubhouse. Lot Owners could participate in-person, via Facebook private group live streaming or online with Microsoft Teams.

Board Members:

Dana Walker, President	Mike Miller, Lake Committee
Vickie Manno, Vice President	Ryan DiGiuseppi, Environmental
Amy Allen, Treasurer	Eadie Schillinger, Secretary
Shane Metcalf, Maintenance Committee	Don Tayon, Caretaker

1. Call to Order at 9:30 a.m.
2. Reading of Meeting Minutes from August – Vickie Manno for Eadie Schillinger

Shane made motion to accept with correction, Vickie Seconded.

3. Treasurer's Report – Amy Allen
4. Committee Reports:

Caretakers – Don Tayon & Michelle Zeitz

Don gave an overview of the activities he and Michelle performed for the month.

Park Maintenance – Shane Metcalf

DNR performed an inspection of our water system. Dana, Eadie, Shane and Holmes participated. No findings expected, a few suggestions.

Lake – Mike Miller

Will continue to work lily pads next year. Working on solution for dock.

Environmental – Ryan DiGiuseppi

Received a Notice of Violation from DNR due to our nitrogen levels being too high. Submitted a response.

Activities – Mike Miller

For November & December, no more activities
Thanked everyone who helped with Thanksgiving and Halloween Activities
Jeannette & Mike are resigning from the Activities Committee

Jill Schillinger will be taking over the Committee

5. Old Business:
 - Caretaker house repairs – Met with Don and Michelle, will begin after park closure, testing insulation for asbestos.
 - Clubhouse Electric – No update from Wischmeyer on meter base
 - Dock – removed from the water, assessing repairs and floats
 - Sewer – Identifying replacement/contract needs for Masterson's retirement
 - Bathhouses – Continuing to assess over winter / repairs as needed and weather permits
 - Pool is closed – trouble reducing chloride levels to backwash, waiting on sample results. Follow up quote for repairs of pool bottom cracks.
 - Deed Audit ongoing - lots of sales, remember to turn in deeds

- Lot cleanup letters update
- Trees – waiting on John; completing lot owner commitments
- Rock on roads – continued to add gravel and should settle over winter
- Met with attorney on shutting off gate devices, restricting water, and timing of meetings and assessments, and liens
- Lot improvement policy and permits are being updated to require 24 hours’ notice of any construction requiring main park water shutoff
- Fundraising/Activities and Fine procedures and Emergency Plan are being developed
- Reviewing Covenants and By-Laws for revision based on attorney recommendations
- Getting quotes on basement cracks and repairs / met 3 contractors, 1 bid received, waiting on 2 more bids
- Finalizing caretaker’s contract, increasing time off during off season with cross training, documentation and backup coverage
- 5-year plan for spring 2023

6. New Business

- DNR 5 year water audit was November 3rd, seemed to go smoothly, report should be forthcoming, thank you to all who helped prep for that, including Mike Manno, Andy Adams and Jack Smith
- We have gone from 222 connections to 272 water connections in the park; will be mapping our lines, connections and shut-offs; and from 295 lots in 2012, to 386 in 2022, so our demand on our water system is a third higher
- Water system / well pump - small repairs, connectors, lightning arrester, ground to box completed
- Lincoln Pump and Holmes Water are collaborating on a redesign to improve functionality and efficiencies
- Flynn Drilling has suggested adding a flush hydrant or two (approx \$3K each) since our lines have never been flushed (municipalities do this once a year); will add these suggestions into our 5 year plan
- Fall sludge removal on sewer plant should be in a couple weeks when Dennis gets back from Florida
- Received NOV from DNR for violations earlier in the year, rectified and response sent and accepted
- Bathhouses are winterized and vulnerable water lines are shut off for the season
- Ryan is selling his lots and is resigning from the Board so we are looking for an Environmental Board member; please respond with any interest by 11/20

7. Suggestions/Complaints

- Open Complaints
 - 2 for lot clean-up
 - 1 for dead tree on lot owner’s property
 - 2 for dead trees on common ground
- Open Suggestions
 - Running electric to pavilion from dusk to dawn light
 - Eadie to update documentation on temporary storage of RV (not sure where it goes yet)

8. Open Forum – Questions from the audience, and from those joining through Facebook:

Tim Waterhouse asked about his front spigot. All spigots were opened.

9. Next Meeting – The next monthly meeting will be held on December 4, at 9:30 in the clubhouse.

Vickie made the motion to adjourn, Shane seconded

Adjourn 10:06