



P.O. Box 527
25570 State Highway 47
Warrenton, MO 63383
(636) 456-2302

**Dogwood Lake Lot Owners Association Monthly Board Meeting Minutes
December 4, 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.

Dana welcomed Tom Bauer to the Board as Ryan's replacement – completing term until August election

Board Members:

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

Amy Allen & Shane Metcalf were absent

1. Call to Order at 9:30 a.m.

2. Reading of Meeting Minutes from November –

Vickie made motion to accept, Mike Seconded.

3. Treasurer's Report – Vickie Manno for Amy Allen

Discussed what was spent for the year and what would roll over.

Martha Oakley asked if we had ever started up the collection agency for unpaid lot dues. The answer is no.

Dues Letters have been emailed/mailed

No longer have the PO Box, New address is 25570 S State Hwy 47, Warrenton, Missouri 63383. Drop Box outside of Clubhouse

Reminder, Lot Owners cannot use the Dogwood address as their personal address.

Mike motioned to approve the treasurer's report as read, Eadie seconded

4. Committee Reports:

Caretakers – Don Tayon & Michelle Zeitz

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

Park Maintenance – Dana Walker for 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

Not much going on. The board discussed the dock, existing dock is not worth investing in. Looking at building a new dock or replacing with another solution.

Environmental – Tom Bauer

Tom had no update. Trying to contact Mastersons to get the sludge hauled.

Activities – Mike Miller for Jill Schillinger

No new activities

5. Old Business:

- Caretaker house repairs will continue over winter; asbestos tests came back negative.
- Clubhouse Electric – No update from Wischmeyer on meter base
- Sewer – Identifying replacement/contract needs for Masterson’s retirement / waiting on sludge removal
- Bathhouses – Only necessary repairs, no winter renovation upgrades due to well expense
- Mapping water lines, connections and shut offs over winter
- Lincoln Pump and Holmes Water are collaborating on a redesign to improve functionality and efficiencies on our filtration and softener system; Shane researching DNR process, funding will be a consideration
- Pool is closed – trouble reducing chloride levels to backwash, waiting on sample results. Follow up quote for repairs of pool bottom cracks.
- year
- Deed Audit ongoing - 305 lot files reviewed, 84 more files to go, 237 deeds on file, 68 missing so far
- Lot cleanup letters update – fine letters sent out, included in dues statements
- Basement repair quotes are extensive due to the front wall being 4” out of plumb and limited repair options, (\$25-\$35K) will be revisiting with 2 contractors via email, 3rd has declined to submit bid due to product inability to work with severity
- Caretaker’s contract will be signed this month for 2023
- 5-year plan for spring 2023 ongoing

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
- We received notice that we passed our DNR 5-year water audit; a few recommendations were made, some of which will be addressed with current well repairs
- Complete loss of water has led to replacement of motor/pump and water lines in our well at a cost of \$25K; upgrading motor to 15 HP to handle higher use; casings still appear to be in very good shape according to inspection, and water level is stable.

Eadie asked if the water is drinkable – not until the new pump and motor installed – expected to be this coming week.

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)

No new ones submitted. Send anything to secretary@dogwoodlakes.net

8. Procedure updates – Working on update procedure to require 24-notice for water shut off. Has been added to the permit. Fine procedure & Emergency Action Plan still in work. Activities is to Jill and Vickie for review. Fine procedure draft forwarded to Tom. Have made a first pass at the Covenants and By-Laws need to discuss with the board.
9. Open Forum – Questions from the audience, and from those joining through Facebook:
Tim Waterhouse asked about his front spigot. All spigots were opened.
10. Next Meeting – The next monthly meeting is scheduled be held on January 8th but will play it by ear. Meeting will not be FB streamed – Teams only at 9:30.
Vickie made the motion to adjourn, Shane seconded

Adjourn 10:00 am