



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

**Dogwood Lake Lot Owners Association Monthly Board Meeting Minutes
March 4, 2023**

Meeting Location

Meeting called to order at 9:31 a.m. 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 thanked Vickie for her service. Due to Vickie's resignation, VP position is open, if you're interested contact Eadie at secretary@dogwoodlakes.net.

Board Members:

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

1. Reading of Meeting Minutes from February –
Shane motioned to approve the meeting minutes as read, Tom seconded.
2. Treasurer's Report –Amy Allen
Shane motioned to approve the treasurer's report as read, Eadie seconded.
3. 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

Shane gave a status of the Caretaker house repairs. Thanked Don, Michel Dave Stulir and Gabe Parker for helping out.

Gave an updated on the reallocation of the clubhouse electric funds. Pulled insulation from ceiling, thanked Stephen Yielding for donating hazmat suits.

Discussed potential solution to stop the leakage in basement will be digging to install drain tile and add downspouts next weekend (March 11) volunteers appreciated. Tom Bauer is donating the drain tile so the only cost is the downspouts.

Lake – Mike Miller

Mike cut up the dock, thanks to Carl Marsala for helping haul it away. Thanked Dana and Kurt for helping clean-up. Will start watching for lily pads to get them addressed before they get out of hand.

Environmental – Tom Bauer

DNR reports turned in, Several permits one for new camper and one for project. Please provide Tom your holding tank size if you haven't, it was added to the permit form. Checks should be made to Patrick Schneider. Patrick is buying out Mastersons and will complete the contract for 2023. Identify your lot number on your tank pipe so he can find it.

John Ochs Lot 329 – Asked what is the scope of Patrick's responsibilities. He empties tanks, does sewer plant operational maintenance, monthly testing, quarterly reports and sludge removal. We discussed with Patrick things that should be done and have not been being done. Don will continue with mowing and weed eating the grass. John also asked if we paid him more than the what the lot owner's fees, the answer is yes, we pay for lab reports, sludge reports, sludge removal and a monthly service fee. Looks like \$6000 a year plus \$2000 for pumping BH 3.

Greg Ebbinghaus, Lot 215, We are already in the red for the year, what did we pay in January – sludge removal that was supposed to be done in 2022.

Activities –Eadie Schillinger for Jill Schillinger

Eadie gave an overview of the activities account. Corned Beef and cabbage dinner on March 25th at 5:00 pm. Please respond to Jill if you plan to attend and will be looking for volunteers. There is an event for it. She can be reached at activities@dogwoodlakes.net.

4. Old Business:

- Filtration redesign project moved to 5-year plan because it will need an engineering report. Estimate for leak repairs, redoing poor connections, and releveling pressure tank should be done as soon as we can and is approx. \$1600 which is outside of the normal budget.
- We will start soliciting bids for pool repairs as soon as pool companies open.
- Deed Audit will begin again in April –there are already several sales this year so please be sure the office gets copies of all deeds and sales.
- The minimum basement repair options are \$4500 for sealing only the worst and leaking cracks; does not secure wall; contractor will reassess periodically to try to track movement; moved into 5-year planning. Going to try the fix Dave Stulir suggested as Shane discussed. We don't know when repairs were made. Dead man columns were added because the wall is leaning. Don't know if the wall is still moving. Will be reassessing periodically to see if the wall is moving.
- 5-year plan for spring 2023 will be presented at the Spring Informational Meeting. Will be Saturday April 29th at 10:00 a.m. We will be sending out a spring mailing. It will be sent to email if you have one, please provide your email to save the time and expense of stuffing and mailing communications. Shane asked if we could put a sign up sheet on the counter. Eadie will put one out.

5. New Business

- Backhoe sold for \$5000, and funds have been added to the electric repairs, replacing power to the terrace, and the addition of a security light by the roll off dumpster as far as funds will allow us to complete. Caretaker basement electric had a lot of things wrong. Bathhouses will replace lighting with LED and installing GFI outlets and capping loose wires.
- Mike has worked on improving our audio setup and we believe we have a much better setup now. Thank you, Mike!
- Remind everyone dues are delinquent and subject to late fees after April 1. Tight on roll-over funds from 2022 most went to the well and some allocated. Do rely on those funds to keep the park functioning.
- We will begin spring clean-up projects around the park so if you're available, we can always use extra hands. We will be finishing up some painting around the pool that we started last year and continuing through the park. Once the park opens, we will be working on some volunteer projects and will communicate those as we can organize and schedule them.
- Roll-off dumpster will be brought in the last week of March, please follow the rules, no outside trash, no restricted items. Please break the boxes down. Trash is a big expense. No outside trash and a list of restricted items. We are fined whenever something is put in there that shouldn't be.
- Vice President position open. Interest can be emailed to Eadie or talk to us after the meeting.
- Spring Informational Meeting will be held Saturday, April 29, at 10:00 am. No May Board Meeting the following weekend.
- Bathhouses will be opened and de-winterized during the last week of March.

6. Suggestions/Complaints

No new ones submitted. Send anything to secretary@dogwoodlakes.net. When Tom and Eadie were reviewing the fine schedule

- Open Complaints
 - 2 for lot clean-up
 - 2 for dead trees on common ground, branches hanging over BH 2.
 - 1 for dead tree on lot owner's property
- Open Suggestions
 - Running electric to terrace from dusk to dawn light – moved to 5-year plan – will be closed
 - Temporary storage of RV - Temporary Storage of RV added to permit and Lot Improvement policy to allow it.

7. Procedure updates –

Lot Improvement Policy - Working on update procedure to require 24-notice for water shut off. Has been added to the permit, allowance for temporary storage of RV on an empty lot.

Will be working on the procedures and will getting them released. By-laws and fine schedule, some rules don't have a find schedule associated with them. Tom would also like to see some of the fines increased. Covenants are harder to change but need to try.

Steve Miller Lots 312 & 313 Asked if can we store an RV on any lot. If it isn't your lot, you must have the owner's permission to temporarily store. He then asked what it takes to use the parking lot for storage. There is no formal policy but the board will look at it.

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

Tim Waterhouse, Lot 227 & 228 Asked if the leaks in the basement can cause the water system to fail. They should not impact the functioning of the system.

9. Next Meeting –

The next monthly meeting is scheduled be held on April 2nd at 9:30. Dana briefly discussed the planning process. If you have other projects you would like to see, develop a plan and bring it to the board.

10. Tom made the motion to adjourn, Shane seconded.

Adjourn 10:26 am