



Dogwood Lake Lot Owners Association
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Warrenton, MO 63383
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**Dogwood Lake Lot Owners Association
Monthly Board Meeting Minutes
Nov. 10, 2024**

1. **Dana Called the meeting to Order** at 9:31 and went over the ground rules and Board member introduction

2. **Board Members:**

Dana Walker, President
Eadie Schillinger, Secretary
Shane Metcalf, Lake
Tom Bauer, Environmental

Marsha Meyer, Vice President
Sheri Metcalf, Treasurer
Keith Antoff, Maintenance

Change in positions. Keith and Shane have switched – Keith is now Lakes and Shane is Maintenance.

Dana thanked everyone for Halloween & Thanksgiving.

New Activities committee next year. Looking for volunteers. Maria Gohlson and Kathy Antoff will be leading the committee.

3. Eadie read the Meeting Minutes from the September's Meeting — **Shane Motioned to Approve, Keith Seconded**

4. **Treasurer's Report –Sheri Metcalf**

Sheri read the Treasurer Reports

August - Shane motioned to accept, Tom seconded

September – Eadie motioned to accept, Shane seconded

October – Marsha motioned to accept, Tom seconded

5. **Pool Project Status and Financials –**

Almost half of the assessment payments have been received. Fiberglass walls completed, working on the main drain. Will be starting on the floor work. The plan is to be ready for the floor in the spring.

6. **Committee Reports:**

- a. Caretakers report – Don Tayon

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

- b. Maintenance report – Shane Metcalf

Will be turning off the water and winterizing bathhouses. Will be replacing the door on Bathhouse 1. Only paper bags on burn piles, If you put them in ditches or swales, burn them, don't leave them in the ditch. Also do not blow them in the road.

- c. Environmental report –Tom Bauer

New motor for sewer plant, will rebuild the existing one. Going to try to have the old one refurbished for a back-up. Using funds that had been set aside. Have been able to use small project funds to do some significant work on the plant without a special assessment.

Make sure you completely fill out the permit, or it will be returned.

d. Lake report – Keith Antoff

Working on dam barriers and ordering supplies and chemicals.

e. Activities –Jeannette Miller & Marsha Meyer

Next activity - NYE Party, theme 70s. Weather permitting. Welcome to bring a dish to share.

Thanks to everyone for helping with the Thanksgiving. Sold 49 plates.

Maria Gohlson and Kathy Antoff will be taking over Activities in 2025. Thanks to both for stepping up.

Activities donated money for tables & benches.

Shane Metcalf (148 & 149) – we have received some negative feedback about the hayride. Mike & Jeanette, as well as Don and Michelle put a lot of money into the display. There is also a lot of work behind the scenes. We do this to have a controlled scary activity for the lot, we do not mean to offend anyone.

7. Old Business

- Keith working on cameras through fall/winter – also researching wifi options.
- Continuing work on all bathhouse interiors over the fall/winter. Still need volunteers. Eadie to post the link to the Amazon wish list on the website.
- Pool assessment of \$140/lot due by January 1; 09/18/24 invoices mailed and emailed (if email is on file); late fees will be assessed on January 2nd.

Barb Zimmerman asked if the payments can be dropped off at the box in clubhouse. Michelle is available Wednesday - Sunday.

- 2025 dues invoices were mailed/emailed with the Assessment invoices on 09/18/24 to save on postage – 2025 dues are also due by January 1 with 10% late fees assessed on April 1
- Unpaid dues, special assessments or fines can result in gate devices being turned off
- WiFi networks are only available in clubhouse, no longer through the park
- Completed cleanup and removal of old guard shed
- New lot owner meeting being developed – Rough draft complete, waiting on updated rules & regulations and other command media before completion. Will post on FB and the website and have the meeting in the spring. Would like to record it so it is available to new lot owners in the future.

Tom Stoverink – New Lot Owner's need to know where the boundaries are and not taking the word of the sellers, unless its staked and marked.

8. New Business

- Update on water/well – all failed equipment replaced. Don is treating the water, should be safe to drink soon.
- Remind lot owners that they must be present with guests unless it is immediate family; and only immediate family can possess gate devices. This is defined in the guest policy.
- Will be checking the park for water leaks over winter; please inspect your lots and hydrants for any signs of leaks.
- Bathhouses will be winterized and closed after the meeting today
- Will be assessing dead tree removals
- Solicit motion/vote to transfer fine payments to reserves (can we hold this until we know labor costs on the well?)
- We now accept Zelle payments, from your bank account to Dogwood.

9. 2025 Budget – Dana reviewed the budget. Budget posted on Facebook & Teeams.

Shane motioned to accept, Tom seconded

John Ochs asked what was on the five-year plan for 2024 and what got done. – When is the water line on Bluejay scheduled – 2026.

10. Suggestions/Complaints – Eadie Schillinger

- Open Complaints – 8 total, 6 existing closed, one new for parking in road, warning letter sent, closed. One for dead tree on common ground open
- Open Suggestions -- none

11. Policies & Procedures in work

- Rules & Regulations – almost ready sign and to take to Warren County. Eadie went over the changes.
- Next to Work Policy for lot owner water line or sewer line connections and emergency repairs impacting park
- Cross training documentation
- Dam Emergency Action Plan
- Lot Ownership and Access Policy – Draft almost completed - waiting on updated policies to complete

Open Forum – Questions from floor and Teams attendees - Lot owners must use the microphone and give their name and lot.

Michelle would like to remind new lot owners to bring a copy of your deeds to the clubhouse. Also to allow her to update your gate devices or purchase new ones.

Ray Meyer would like to suggest we research headphones instead of the hand microphones. Contact Marsha, she is responsible for the clubhouse.

Next Monthly Meeting – December 8, 2024.

Motion to Adjourn – Eadie motioned to adjourn, Tom seconded. Adjourned at 10:44 a.m.