



**DUNLAP LAKE**

PORT OF EDWARDSVILLE, ILLINOIS

Established 1939

# Welcome to the Dunlap Lake Annual Meeting

Dunlap Lake Annual Meeting

Thursday, February 26, 2024

# AGENDA

- Welcome to 2024 Annual Meeting Introduction of current board – Andrew Reznack
- 2024 Year in Review Slideshow – Andrew Reznack
- Election of New Board Members – Frank Gremaud
- 2024 Proposed Budget – Rick Welle
  - Operations
  - Capital Reserves
- Master Plan Committee Update - Toby Heddinghaus
- Goals – Andrew Reznack
- Resident Question and Answer Time

# CURRENT BOARD INTRODUCTION

Andrew Reznack - President

# BOARD MEMBER INTRODUCTIONS & WELCOME

**Thank you to all volunteers and donors**  
Introduction of 2022-23 Board Members.

- Erik Manning
- Mike Mosella
- Toby Heddinghaus
- Josh Schumacher
- Jim Taylor
- Terry Reising
- Richard Welle
- John Bode
- Frank Gremaud
- Ben Richey

## **Expiring Terms**

- Ryan Beevers
- Andy Leek
- Andrew Reznack
- Lori Scarlett
- Roy Wehling

## **C. Green and Associates**

- Carolyn Green
- Maureen Bode
- Thanks to Taylor Schumacher

# Year in Review Slide show

Andrew Reznack - President



**2024  
Fireworks  
July 6th**

**Rainout date 7/7**

**FIREWORKS**  
**Josh Schumacher - chair**

# FISH & WILDLIFE

Mike Mosella - chair



# FISH & WILDLIFE

## Stocking in 2023

Spring - 25 Muskie

Fall - 725 Largemouth Bass

## Goals for Spring of 2024

- Electro Shocking via Solitude Lake Management to determine fish counts
- 3 Artificial Fish Habitats to be anchored in the lake

Sept 2023



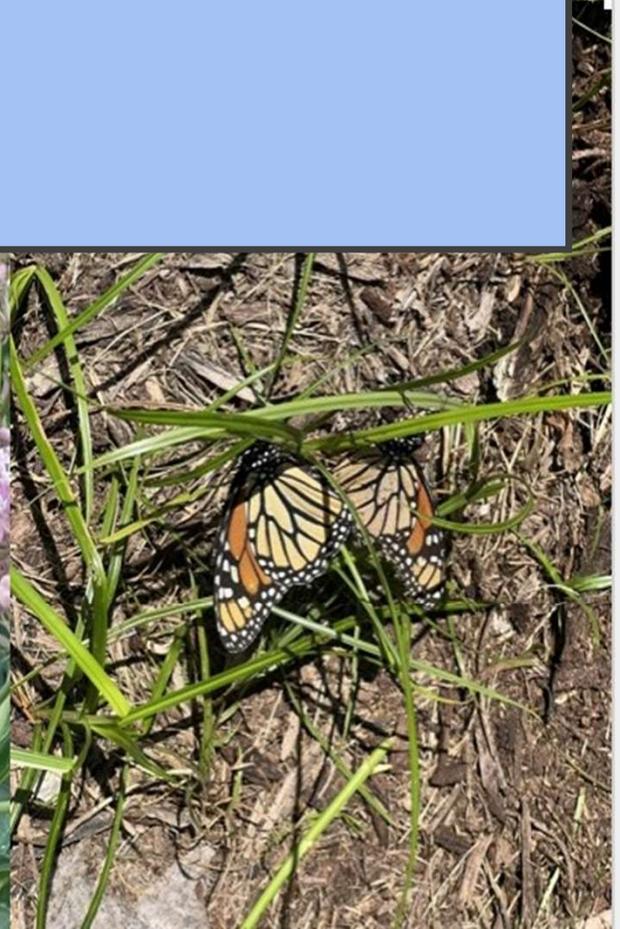
# COMMONS COMMITTEE

Ryan Beevers – Chair, Maintenance

Lori Scarlett – Beautification

Josh Schumacher – Docks

Lee Frea – Infrastructure



# 2023 Commons Committee Accomplishments

- Increased access for off-lake residents by installing Association owned docks at E3 E4 & W1.  
All self-funded through lease agreements
- Restored depth around docks at E3, E4 & W1
- Removed large quantities of garbage & debris from lake bed (tires, toilets, metal & tractor parts)
- Organized weed removal efforts



E4 before Marina installation

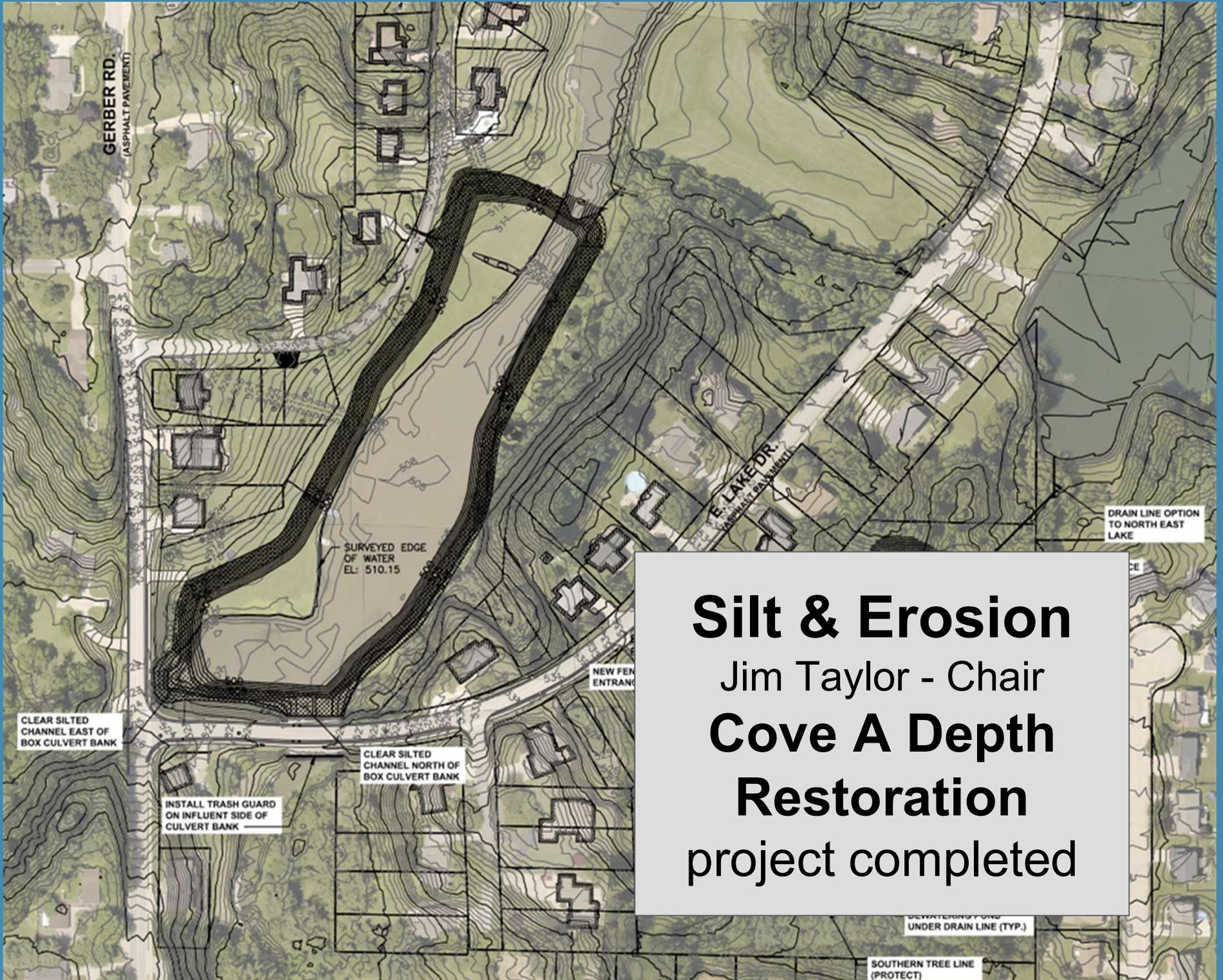


E4 after Marina installation



## 2024 Commons Committee Goals

- maintenance at inflows
- maintain and expand native gardens
- address commons areas in need of maintenance (please inform the committee of any areas in need)



# Silt & Erosion Jim Taylor - Chair Cove A Depth Restoration project completed

Before



During



Winter 2023



# BUILDING COMMITTEE

Andy Leek – chair, Terry Reising & Mike Carlson

SERVICE PANEL

INVERTER

ARRAY

SOLAR A

**32 Building Permits Issued**  
including 9 permits for solar panels

# COMMUNICATIONS COMMITTEE

Erik Manning - Chair



**DUNLAP LAKE**

PORT OF EDWARDSVILLE, ILLINOIS

Established 1939

- Monthly newsletters.
- Association Facebook page,  
Private Facebook group,  
[www.DunlapLake.org](http://www.DunlapLake.org)
- 15 New Residents welcome letters.

## **DLPOA Official Announcement Postings:**

### **Signboards**

- 840 East Lake Drive
- Corner of Barnett & Schwarz

# Safety Committee

John Bode - chair

## 2023 Accomplishments

Updated and maintained database for boat stickers

Continued to urge residents to apply for boat stickers for new boats and boats purchased from other or previous residents

Monitored boats without stickers and sent notices to register boat with the Association

Water testing

## 2024 Goals

Implement new system for applying for boat stickers and maintaining sticker database

Continue to perform water testing

Continue to urge residents to apply for boat stickers and display on boats in proper location

Update safety signage



# Meetings, Election & Social

Frank Gremaud - Chair

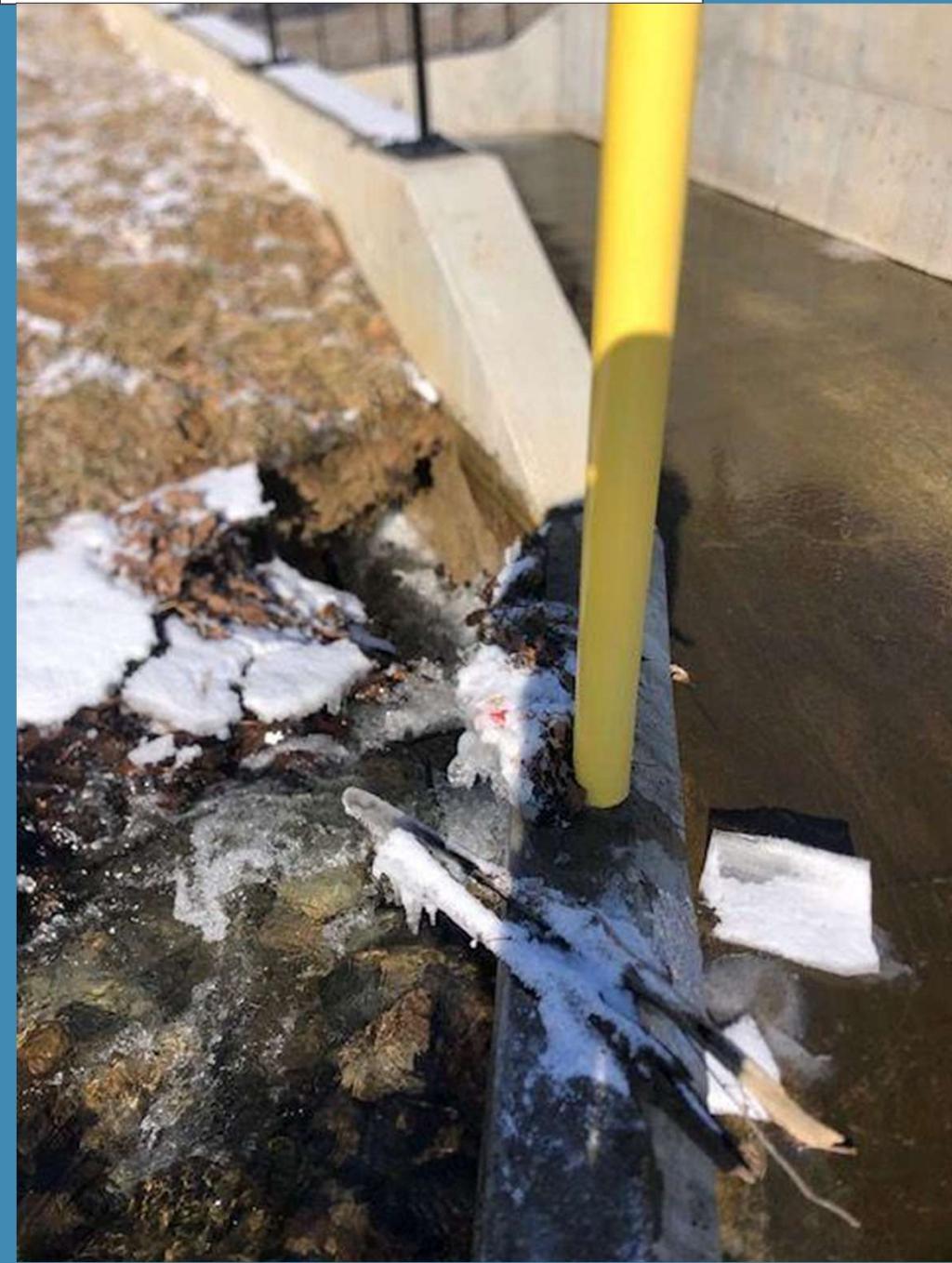


- 2023 was a slower year for the lake with Capital Improvement Projects
  - The Annual Block party continued to grow with great tunes from Lanny and Julie
  - Chicken dinner in January 2024 was successful once again, raising nearly \$800
- 2024 Goals
  - For 2024, we are really looking forward to bringing back some of the classic events like the lighted boat parade and adding new ones
    - Annual Block Party
    - Lighted Boat Parade
    - Annual Chicken Dinner
    - Poker Run
    - Other possible events: Golf Scramble, Trivia Night, Christmas event, Fishing Tournament



**Dam & Maintenance**  
Roy Wehling - Chair

# Dam Committee



You do not need to be a board member to join a committee.

We are always looking for new volunteers and new events.

[www.dunlaplake.org/volunteer/](http://www.dunlaplake.org/volunteer/)

Or email [Carolyn@DunlapLake.org](mailto:Carolyn@DunlapLake.org)

# ELECTION OF NEW BOARD MEMBERS

Frank Gremaud - chair  
meetings, elections and social  
committee

# ELECTION OF NEW BOARD MEMBERS

## Volunteers for term

- Graham Johnson
- Andy Leek
- Lori Scarlett
- Roy Wehling
- Andrew Reznack

**2024 PROPOSED  
Operations BUDGET**

**Rick Welle  
Treasurer**

# DLPOA Loan Status

Table 1

	Rate	Date	Payment	Balance	Date	Borrowed
SPELLWAY	3.99	01.23.24	\$5,000.00	\$461,079.66	03.23.27	\$492,000.00
ENGINEER	3.99	01.23.24	\$3,500.00	\$448,714.89	03.23.27	\$465,000.00
BASIN	8.75	02.14.24	\$8,316.75	\$1,103,790.60	02.14.28	\$1,115,000.00
<b>TOTAL DEBT</b>		<b>02.23.24</b>	<b>\$16,816.75</b>	<b>\$2,013,585.15</b>		<b>\$2,072,000.00</b>
	Payouts	04.27.23	\$142,177.50			
		05.22.23	\$152,752.50			
		06.06.23	\$272,749.50			
		06.26.23	\$291,251.25			
		08.14.23	\$209,198.07			
		11.09.23	\$35,661.78			
	<b>Total</b>		<b>\$1,103,790.60</b>		<b>Remaining loan amt</b>	<b>\$11,209.40</b>

# DLPOA Cash Assets

As of 02.23.2024

<u>Institution</u>	<u>Type of Account</u>	<u>Amount</u>
Busey Bank	Savings	\$ 10,642.92
First Citizens	Debit card	\$ 1,288.38
First Mid	Savings	\$ 344,512.49
First Citizens	Operating Fund	\$ 93,994.60
First Citizens	Special Projects	\$ 40,988.05
First Mid	Certificate of Deposit	\$ 200,000.00
<b>Total</b>		<b>\$ 691,426.44</b>

# Proposed Budget

As of 02.23.2024

Table 1

<b>Fund</b>	<b>Amount</b>
<b>Operating Assessments</b>	\$189,408.00
<b>Operating (Other)</b>	\$622.00
<b>Total Operating</b>	\$190,030.00
<b>Reserve Assessments</b>	\$189,000.00
<b>Total Income</b>	<b>\$379,030.00</b>

# YTD Expenses (Operations)

As of 02.23.2024

Table 1

Category	Amount
Administration	\$41,178.00
Fish & Wildlife	\$2,825.00
Grounds	\$57,737.00
Social	\$8,626.00
Insurance	\$4,290.00
Taxes	\$3,085.00
<b>Total</b>	<b>\$117,741.00</b>

# YTD Expenses (Capital Projects)

As of 02.23.2024

Table 1

Category	Amount
Spillway/Dam	\$17,973.00
Engineering/Expansion	\$10,972.00
Silt Retention Basin	\$51,723.00
<b>Total</b>	<b>\$80,668.00</b>

# Proposed Budget

Table 1

Description	2023-24 Amount	2024-25 Proposed	
Assessment Income	\$180,000	\$180,000	
Lake Assessments	\$168	\$168	Total Billable units = 367
	<b>\$180,168</b>		
Misc. Owner Income	\$1,380	\$1,500	
Boat Stickers	\$400	\$400	
Interest Income	\$400	\$400	
	<b>\$2,180</b>		
	<b>\$182,348</b>	<b>\$182,468</b>	

# Proposed Budget

Table 1

Administration	2023-24	Proposed
Management Fees	\$6,000	\$6,000
Association Manager	\$25,980	\$27,019
Heartlands Conservancy	\$15,000	\$5,000
Accounting & Prof Fees	\$700	\$700
Legal Fees	\$10,000	\$10,000
Boat Stickers	\$1,000	\$1,000
Computer and Software Exp	\$300	\$1,000
Web Domain & Hosting	\$600	\$600
Elections & Voting	\$2,000	\$2,000
Financial Admin		\$0
Member Communications	\$1,200	\$1,200
Office Supplies	\$2,100	\$1,500
Onsite Postage	\$900	\$900
Water Testing	\$1,200	\$1,200
Miscellaneous Admin	\$800	\$800
	\$67,780	\$58,919

# Proposed Budget

Table 1

<b>Fish &amp; Wildlife</b>	<b>2023-24</b>	<b>Proposed</b>
Fish Toxins Lab Work	\$750	\$750
Fishing Derby	\$400	\$400
Fishing Tournament		\$0
Lake Stocking	\$4,000	\$6,000
Traps & Bait	\$1,000	\$1,000
	<b>\$6,150</b>	<b>\$8,150</b>

# Proposed Budget

Table 1

Grounds	2023-24		Proposed
Signage	\$1,500		\$1,500
Lawn Care	\$24,000		\$25,000
Dam Maintenance	\$3,400		\$17,000
Dam Inspection	\$2,000		\$2,500
Dam Repairs & Maintenance	\$4,000		\$4,000
Silt & Erosion Eng, Survey & Design	\$5,000		\$22,000
Silt & Erosion Interest Exp			\$0
Shoreline & Area Maintenance	\$3,000		\$3,000
Inflow Maintenance	\$8,000		\$8,000
840 Property - Miscellaneous	\$600		\$600
840 Property - Mow & Landscape	\$4,000		\$0
840 Property - Utilities	\$2,000		\$1,500
Miscellaneous Grounds	\$2,000		\$2,000
Lake Debris Cleanup	\$2,000		\$2,000
	<b>\$61,500</b>		<b>\$89,100</b>

# Proposed Budget

Table 1

Other	2023-24	Proposed
Fireworks & Deposit	\$8,000	\$8,000
Social Activities	\$2,065	\$2,400
Member Meeting	\$700	\$700
Bonfire	\$250	\$250
Holiday Party	\$500	\$500
	<b>\$11,515</b>	<b>\$11,850</b>
Insurance	\$5,000	\$5,000
	<b>\$5,000</b>	<b>\$5,000</b>
Taxes	\$4,000	\$4,000
	<b>\$4,000</b>	<b>\$4,000</b>
<b>Total</b>	<b>\$155,945</b>	<b>\$177,019</b>

# Anticipated Capital Projects

After final stepped increase

- **\$252,000 assessment income**
- **\$8,000 interest income**
- **\$208,500 loan payments (\$17,400/mo.)**
- **\$51,700 “spread”**

## Final Notes

### Grant Income, outstanding expenses

- Received \$350,852.54 stormwater/erosion grant from EPA
- Anticipating approximately \$15,000 more of grant; this will be close to a wash with remaining hold-back with Stutz for silt basin expansion
- Approximately \$8500 in emergency spillway/dam repairs will be paid out of 2023-24 budget

# MASTER PLAN COMMITTEE UPDATES

For new residents, the board adopted a 20 year Masterplan in 2020

Always available to read at [Dunlaplake.org](http://Dunlaplake.org)

Key Masterplan Themes:

- Lake Connectivity
- Sustainability and Resilience
- BMPs
- Blue and Green Infrastructure
- Healthy Lifestyles
- Celebrating Lake Life
- Partnerships
- Equity and Stewardship



The Dunlap Lake Property Owner's Association **Master Plan**  
Dedicated to the financial, physical, and recreational value of Dunlap Lake for the benefit of its members and the larger Edwardsville community.

# 2023 MASTER PLAN COMMITTEE UPDATES

Sediment Basin Completed – *Sustainability and Resilience*

October 30, 2023



# 2023 MASTER PLAN COMMITTEE UPDATES

Improved Access for Non-Lake Residents – *Equity and Stewardship*



[Learn More](#)

# 2024 MASTER PLAN COMMITTEE

## GOALS

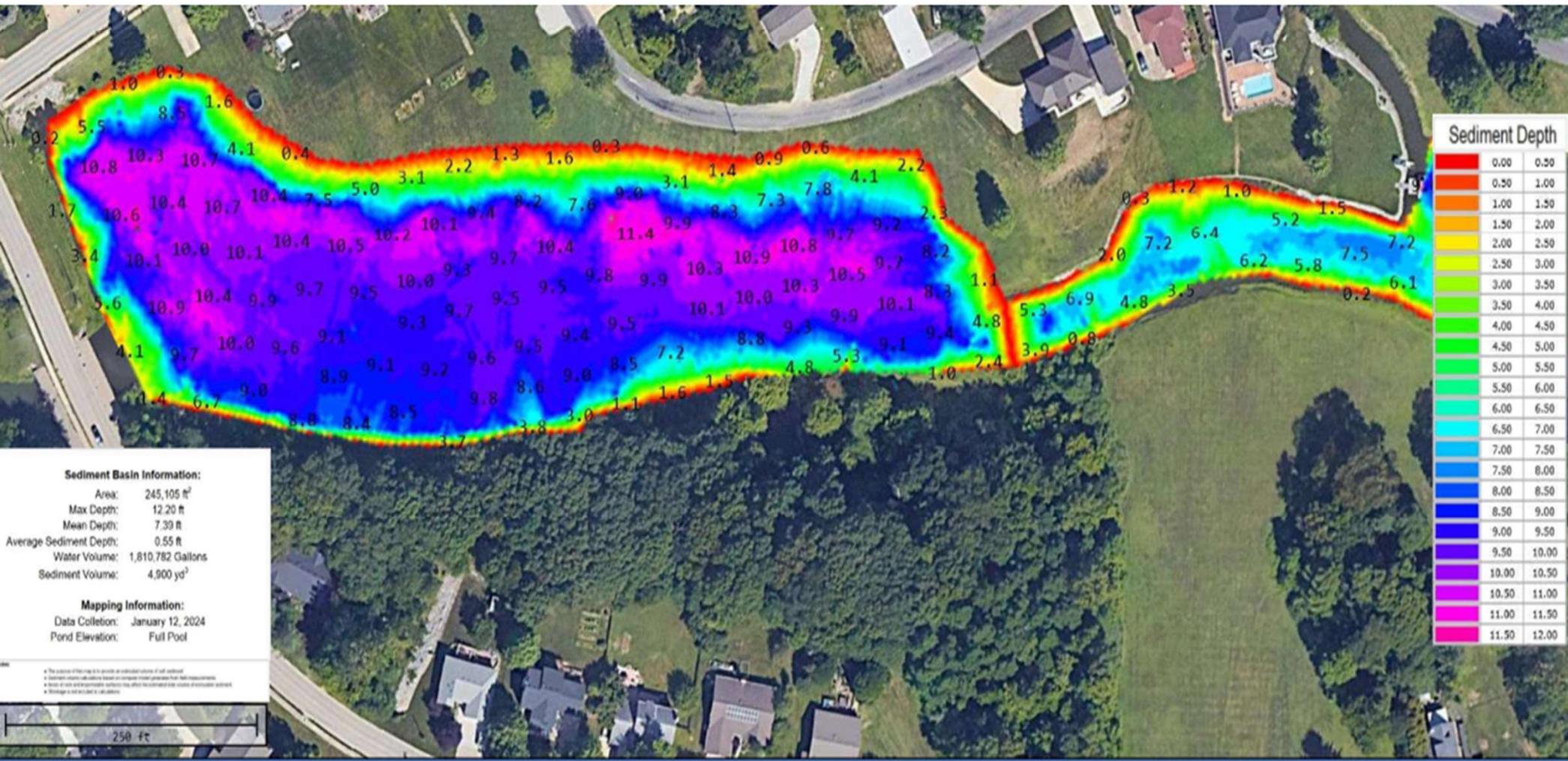
*Common Area Property Pin location and permanent marking*



# 2024 MASTER PLAN COMMITTEE

## GOALS

*Sonar mapping of sediment and lake depth – Prioritization of future silt removal – Sustainability and Resilience*



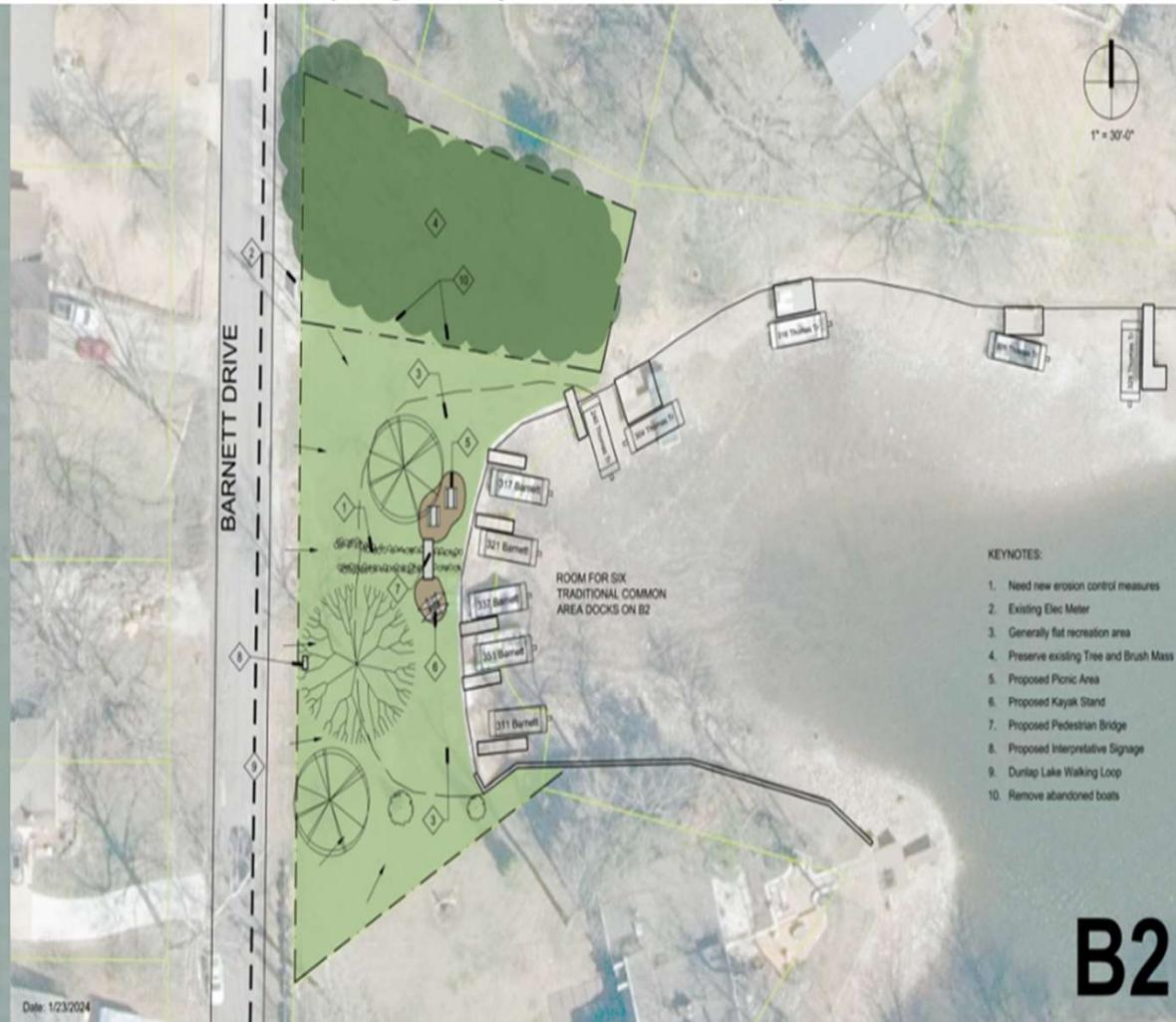
# 2024 MASTER PLAN COMMITTEE

## GOALS

*Detailed Masterplanning for all DLPOA Common Areas – Achieves multiple goals of the Lake Masterplan*

### KEYNOTES:

1. Need new erosion control measures
2. Existing Elec Meter
3. Generally flat recreation area
4. Preserve existing Tree and Brush Mass
5. Proposed Picnic Area
6. Proposed Kayak Stand
7. Proposed Pedestrian Bridge
8. Proposed Interpretative Signage
9. Dunlap Lake Walking Loop
10. Remove abandoned boats



# 2024 MASTER PLAN COMMITTEE GOALS

*Feasibility of Philanthropy Vehicle for the Association – FRIENDS OF DUNLAP LAKE*



# Goals

Andrew Reznack

# Goals for Fiscal 2024-25

- Financial
  - Reduce Debt
  - Maintain full funded capital reserves
  - Stay within Operational budget
- Future Projects
  - Baseline our current depth levels via sonar
  - Preliminary Roadmap for future projects
- Operational
  - Re-establish fish population
  - Common Area Beautification
  - Lake Clean up



# Thanks for Attending

Exciting things are happening at Dunlap Lake. To join a committee please email [manager@dunlaplake.org](mailto:manager@dunlaplake.org)