



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes

7 p.m. January 29, 2023, at the Edwardsville Moose Lodge 7173 Marine Road

**Call to order:** Andrew Reznack, board president, welcomed everyone and called the meeting to order at 7 p.m.

**Present:** Board members-Ryan Beevers, Frank Gremaud, Andy Leek, Erik Manning, Mike Mosella, Terry Reising, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

**Absent:** John Bode, Toby Heddinghaus, and Ben Richey - all excused.

**Support:** Carolyn Green and Maureen Bode from C. Green & Associates, Inc.

**Visitors present:** Peg Flach, Charlie Scarlett, Graham Johnson and Nathan Novasek.

**VISITOR COMMENTS** – Questions on the spillway were held until after the dam maintenance report.

**MINUTES** – Carolyn Green presented minutes of the December 11, 2023, meeting. Lori Scarlett made a motion to approve the minutes. Jim Taylor seconded, and the motion passed unanimously.

**OLD BUSINESS** - none

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from the previous month. Money received from the 319 grant was allocated to the loans last month with \$225,000 in reserves. Jim made a motion to approve the financials as presented. Mike seconded and the motion passed unanimously.

### COMMITTEE REPORTS

**Dam Maintenance:** Michael Watts and Roy Wehling, co-chairs.

Roy Wehling reported that on Jan 19 a neighbor reported water movement around the base of the spillway down by Schwarz road. In spite of the sub-zero temperatures, committee members went out and used bags of concrete like sandbags to keep water from flowing through a small trench going under the wing walls. The spillway gate was opened and the water lowered enough to see the area of concern.

There was a hole and a tunnel that has now collapsed. The engineer recommends filling the hole and adding some concrete. The board asked Roy Wehling to get with Plocher Construction to get prices. There will need to be some additional dirt added to the west side of the spillway. It is estimated that will be close to \$10,000 for excavating, filling in the hole, covering, re-filling and backfilling.

The spillway is now closed, the lake level should not have to go down any further. It will take about 3 weeks for repairs to the front of the spillway and then the association can allow rain to bring the water level back up.

Roy Wehling made a motion to utilize Plocher Construction for no-bid emergency repairs to the dam using the designs from Hurst-Rosche Engineering. No second was required for a motion coming from committee and the board voted unanimously in favor of making the repairs.

**Common Areas** – Ryan Beevers, chair.

Following a short report and discussion, Ryan moved to award the Commons Areas mowing contract to the low bidder, Eden lawn and Landscape and the mowing of 840 East Lake Drive, the dam and the silt basin to Perini (who currently does the dam and south end).

Rick Welle reported the water pipes froze and burst behind the shutoff valve and flooded the old brick foundation at the association's property at 840 East Lake Drive. The City has shut off water at the street and it will remain off. Carolyn Green was asked to investigate cost of tearing the house down.

**Communications** –Erik Manning and Emily McNew, chair.

The annual meeting will Feb 26. The committee is working on signs as well as website and Facebook reminders.

**Fish and Wildlife** – Mike Mosella, chair

Mike Mosella reported there are stocking updates for the committee report slide he and will work with Maureen to get it updated. A fish count is planned for 2<sup>nd</sup> quarter when the lake is at normal pool and temperature.

**Master Plan Implementation (MPI)** work group –Toby Heddinghaus, chair – No report

**Legal** – Josh Schumacher, chair.

Josh Schumacher reported that the association received a notice claiming that a photo of a racoon used on the website infringed someone's copyright. The legal committee will answer the notice. Best practice is always to use our own photos.

**Meetings Elections and Social** – Frank Gremaud, chair.

Annual meeting Feb 26. Candidates for board members are needed. It will be added to the newsletter.

**Silt & Erosion** - James Taylor, chair.

Heartlands has submitted a last request for reimbursement. There should be close to \$20,000 coming in the next few months. Jim Taylor shared four slides of sonar mapping that included

- Original bottom depth of the basin (9-11 foot)
- Depth of water and silt in the basin (average 6 inches of sediment)
- Cove A original bottom
- Depth of silt in Cove A (average 1.5-2 foot). It is estimated there is 26,000 cubic feet of silt still in Cove A.

There was 75,000 cubic feet removed this winter. The temporary dewatering basin being considered could do most of what is remaining in Cove A. Then the dredge would have to come back and do from there to Lotus. He reminded the board the 10-year maintenance agreement with IEPA says we will monitor and maintain the basin.

**Building and Architecture** - Andy Leek, chair.

The Building committee recommends allowing a variance for a privacy fence at 502 East Lake. Mike Mosella seconded the recommendation, which passed unanimously.

There was no report from Safety. Fireworks will be Saturday, July 6 with the rainout day on 7<sup>th</sup>.

**Management Report:** Submitted by Carolyn Green. Progress from the last month, goals for February and regular tasks were summarized in a written report. She reported several hours of video from a volunteer project to create an Oral History are up on the associations YouTube channel. There were no questions on the report.

Hearing no new business, the meeting was adjourned at 8:44 pm. The next meeting will be the annual meeting. The first board meeting of the new fiscal year will be 7 pm Monday, March 25.