



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. April 29, 2024, at the Edwardsville Moose Lodge 7173 Marine Road

Call to order: Andrew Reznack, board president, called the meeting to order at 7:00 p.m.

Present: Board members- John Bode, Frank Gremaud, Toby Heddinghaus, Graham Johnson, Andy Leek, Erik Manning, Terry Reising, Andrew Reznack, Lori Scarlett, Roy Wehling, and Richard Welle.

Absent: Andy Leek, Mike Mosella, Ben Richey, Josh Schumacher, James Taylor – All excused

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

Visitors: Paul Jenkins, Richard Hartnagel.

VISITOR COMMENTS – none

MINUTES – Carolyn Green presented minutes of the March 25, 2024, meeting. Roy Wehling made a motion to approve the minutes as corrected. Graham Johnson seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through a loan status and summary of funds borrowed. Then he presented the financial reports from the previous month. It was noted that income from marina fees is being tagged the board can track it. Lori Scarlett made a motion to approve the March financials. Graham Johnson seconded, and the motion passed unanimously.

OLD BUSINESS – none

COMMITTEE REPORTS

Dam Maintenance: Roy Wehling chairs.

Roy Wehling reported repairs on the spillway are holding fine even with all the rain. Rip rap is planned in the area that has not been seeded.

The committee is working on a number of things including monitoring silt buildup around the drop weir, looking into ways to prevent ice buildup, and getting updates to the City for the Emergency Action Plan.

The silo gate, cabling around the spillway, and new posts at the back entrance to the dam are all still on their radar.

Fish and Wildlife – Mike Mosella, chair.

Solitude Lake Management did a fish count last week and there should be a report before the next meeting.

Master Plan Implementation (MPI) – Toby Heddinghaus, chair.

The committee is meeting at 6 p.m. prior to the board meeting to review commons areas. Aerials and design possibilities for the sites being considered are being emailed out prior to the meeting. All board members are welcome to attend.

Meetings Elections and Social – Frank Gremaud, chair.

There was an Egg Hunt Sat. March 30, and the kids had a great time. The boat parade will be the Sat. May 25, during Memorial weekend, probably about 7 p.m. Watch Facebook for details.

This committee will be taking over Fireworks. The display will be Saturday, July 6, with rainout July 7. There was \$8,000 in the budget for the display and there is an \$8,000 credit which will be added to the displays over the next couple years. The dam cleanup up day is tentatively scheduled for 6 p.m. Wednesday, July 3.

Restrictions – Graham Johnson, chair.

Graham Johnson reported he has gone out to visit with the dock owner at 135 Park and a resident with trees that have fallen into the lake. There are two situations were wall and tree concerns but up to association property so the pins on those areas will be reviewed.

Carolyn Green will work with the inter-committee concerns including a dock rebuild that doesn't look like it would have passed building permit conditions and a jon boat that needs to attention from the safety committee.

A definition of derelict or abandoned docks and boats has been emailed to board members. All board members who have input need to get that to Carolyn Green by Monday May 13 so the restrictions, building and legal committee can put together a final version.

Safety - John Bode, chair.

There have been 9 boat sticker applications, lots of pontoon boats. Water testing had been scheduled for before Memorial Day. The committee is looking into options for boat ramp locks and it was suggested they revisit the bollard options suggested a few years ago. The City has been contacted about area on West Lake that is eroding under the guardrail near W3.

Building and Architecture - Andy Leek and Terry Reising, co-chairs.

Terry Reising reported that he has talked to the resident at 304 Barnett who built a dock without a permit and made it larger than allowed by the restrictions. At the last meeting the board said that it needed to be torn out and made to fit the restrictions. The resident is asking if it can be restored to the shape it was when he moved in. The board was okay with Reising working with the resident to be sure it met the standard that would allow it to be grandfathered in.

The building committee has received a request for a small boat launch pad on a common area at a resident's dock. It was reiterated that anything on a common area needs permission from both the building committee and the commons committee. In this case the permit needs to state that this is a temporary item and that the resident consents to move it if changes ever need to be made in the common area for any reason.

A solid fence has been built at the intersection of Park Drive and Hwy. 143. Neither the Association nor the City issued a permit. The building committee made a motion to approve a variance to allow this privacy fence if it is moved at least 10 ft closer to house and the city approves visibility at the intersection and issues a permit. The motion was unanimously approved.

Common Areas – Ben Richey and Ryan Beevers, co-chairs

The changing water levels are creating a lot of problems on the marinas. Boats have been getting stuck on and under the docks and tearing up the boards. Carolyn Green and Terry Reising will investigate options for bumpers. Contractors can be hired within the budgeted expenses.

Lori Scarlett reported the beautification committee has been working on B2, about 30 shrubs were added and a lot of invasive honeysuckle has been removed. The association has received reimbursement from the City of Edwardsville ENERGI grant program. The board gave Lori a big round of applause for all her work on the project at B3 and for beautification overall.

No report from Communications, Legal, or Silt and Erosion.

Management Report: Submitted by Carolyn Green

Carolyn Green reported taxes and the insurance audit are coming up. She will see if it is possible and cost-effective to coverage for the dam as requested by that committee. A second notice will go out for marina slips fees with a note that the slips can be reassigned if the annual fee is not paid. Progress from the last month and goals for May were summarized in a written report. The board members did not have any additional questions.

Adjournment: Hearing no new business the meeting was adjourned. The next meeting will be 7 pm Monday, June 17, 2024.