



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. June 17, 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, Toby Heddinghaus, Graham Johnson, Andy Leek, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Josh Schumacher, James Taylor, Lori Scarlett, Roy Wehling, Richard Welle.

Absent: Frank Gremaud, Erik Manning - both excused

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

Visitors: Rick LaBlanc, Zack Raube

VISITOR COMMENTS – It was noted the red dock at Park and East Lake is gone. Thank you to the volunteers who helped remove the aging structure. Zack Raube presented his request for a fence at 353 East Lake.

MINUTES – Carolyn Green presented minutes of the April 29 meeting. Graham Johnson made a motion to approve the minutes as corrected. Terry Reising seconded, and the motion passed unanimously.

OLD BUSINESS – None

FINANCIAL REPORT – Richard Welle, treasurer, went through the loan balances. Total due at this point is \$1,757,686.14. Then he went through the May financials. The Association currently has \$301,843.02 in the three bank accounts. Jim Taylor made a motion to approve the financials through May 31. Toby Heddinghaus seconded, and the motion passed unanimously.

Treasurer Report June 17, 2024			
Total Operating Cash	123,433.48		
Reserve Cash	301,834.02		
Total	425,267.50		
Current Month Expenses	Monthly Budget	Year to Date Expenses	Year to Date Budget
12,065.05	14,664.99	30,508.55	43,994.97
Loan Payments	Payment Amount	Balance Due	
Spillway	5,000.00	447,194.85	
Engineer	3,500.00	439,136.11	
Basin	8,900.00	871,355.18	

COMMITTEE REPORTS

Dam Maintenance: Roy Wehling, co-chairs.

Roy Wehling reported there have been at least two sets of trespassers on the dam. Ahler’s Tree Service has bid \$300 to remove trees, Carolyn will reach out to let them know the Association wants that work done. Keep off/stay back signs are gone if they don’t turn up Carolyn will order more. Riprap work should be scheduling soon. Carolyn will contact public works about updating the emergency action plan (copy in Ryan Z and Andrew R.).

Fish and Wildlife – Mike Mosella, chair.

Mike Mosella reported on the fish study done by Solitude Lake Management. They spent 4-6 hours going around the entire lake doing checks of the fish population. The study showed the lake has too many of some species and not enough of others. Shad are especially problematic and any caught should be removed from the lake and more predator fish are needed.

Fishing limits are going to have to change to help with fish populations. Mike Mosella will meet with Solitude Lake Management before next meeting to discuss a more detailed plan. A summary of the report will be posted on the website.

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

The committee continues to meet monthly and review individual commons areas for improvement needs.

Meetings Elections and Social – Frank Gremaud, chair.

Roy Wehling will contact Frank Gremaud to talk about Fireworks to be held Saturday, July 6.

Restrictions – Graham Johnson, chair.

Graham Johnson and Roy Wehling presented a second round of recommendations for restriction changes. There were only 3 comments from board members on the last version. There is a Dropbox link for everyone to review. Defining abandoned boats and derelict docks is a key issue. Graham proposed they must meet 3 dock standards – unused, bad condition, etc.

Safety - John Bode, chair.

There have been 6 new pontoons and 3 personal watercrafts registered. Water testing has been done. The water has been clearer than usual. Communications will stress lights must be on at night and that all boats must have stickers.

Silt & Erosion - James Taylor, chair.

James Taylor reported Stutz has filled the sink holes and fixed everything the association has requested. There is still one payment that needs to be made to them.

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

Building Permits were issued at 2 Ora Jane, 246 Thomas Terrace, and 6 Mallard. The committee is not suggesting the board make any variances. The oversized dock build without a permit at 304 Barnett was discussed again. This needs to be removed. If it was restored to the size and shape it was when the owner purchased the house, it could be grandfathered in at that size. Terry Reising is willing to take a letter from the association to explain the situation.

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

Ben Richey reported that with the weather getting dryer mowing should be easier. No trespassing signs are in.

No additional report from the Legal committee. Communications functions have now included in the social committee's scope of work.

Management Report: Submitted by Carolyn Green

Carolyn Green submitted a written report of projects coordinated during the last month and goals for July. The board members did not have any additional questions.

NEW BUSINESS

Adjournment: Hearing no new business the meeting was adjourned. The next meeting will be 7 p.m. Monday, July 29, 2024 at the Edwardsville Moose Lodge.