



**DUNLAP LAKE**

**Property Owners Association Board Meeting Minutes  
7 p.m. July 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, Mike Mosella, Terry Reising, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

**Absent:** Ben Richey, Lori Scarlett– All excused

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

**Visitors:** Donna Polinske, Taylor Schumacher, Deb Graves, Walter Heck, Ken Lizotte

**VISITOR COMMENTS** – It was asked that safety rules be mailed to all residents. A visitor said boats should stay in idle when within 100 feet of any dock or boat. Spotlights used for docking should be used for docking not running lights. Safety committee was asked to investigate it.

Residents around Barnett Common Area 2 asked that invasive honeysuckle and plants that block their view of the lake be removed. Commons committee and master plan implementation will work on options there.

**MINUTES** – Carolyn Green presented the minutes of the June 17. Graham Johnson made a motion to approve the minutes as corrected. Josh Schumacher seconded, and the motion passed unanimously.

**OLD BUSINESS** – none

**FINANCIAL REPORT** – Treasurer Richard Welle Treasurer Richard Welle, treasurer, shared the CPM reports and the following status on the loans:

ACCT	R	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
<b>SPILLWAY (7012)</b>	3.99	07.23.24	\$5,000.00	\$440,500.01	03.23.27	\$492,000.00
<b>ENGINEER (8559)</b>	3.99	07.23.24	\$3,500.00	\$435,388.12	03.23.27	\$465,000.00
<b>BASIN (1850)</b>	8.75	07.15.24	\$8,900.00	\$871,977.67	02.14.28	\$1,103,790.60
<b>TOTAL LOANS</b>				<b>\$1,747,865.80</b>		\$2,060,790.60
<b>FIRST MID SAVINGS (8217)</b>		07.23.24				\$16,187.63
<b>FIRST MID MONEY MARKET (6232)</b>	2.5	07.15.24				\$39,961.19
<b>FIRST MID CD (9881)</b>	4.5	07.29.24				\$202,181.54
<b>TOTAL SAVINGS</b>						<b>\$258,330.36</b>

The final bill for capital improvements is waiting for approval from Horner Shiffrin. The association is in excellent shape on assessments, the new \$1,200 annual fee did not impact collections. Roy Wehling made a motion to approve the June financials. Graham Johnson seconded, and the motion passed unanimously.

## **COMMITTEE REPORTS**

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

Mike Mosella met with the Solitude Lake Management Team and their biologist. They are recommending the association work on a 3-year curve to increase the number of trophy fish in the lake. The new fishing limits are:

Predator Fish (Walleye and Muskie) - catch and release

Bass less than 16" – no limit

Stripers and Catfish under 16" – no limit

Bluegill, Redear, and Crappie less than 9" no limit

Silver Shad – remove as many from the lake as possible.

Mike would like to have the water quality and sonar mapping results to share with Solitude.

Kids Fishing Derby – Aug 31 Frank, Erik, Mike, Carolyn volunteered to help – Mike will call a phone meeting and get Todd McClew to help.

### **Legal** – Joshua Schumacher, chair

The committee approved a letter being sent to the Thomas Terrace resident with an oversized dock that will need to be removed or restored to a place it can be grandfathered.

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

The Poker Run raised nearly \$1,300 for social activities. A block party is tentatively planned for Sat. Sept. 7, location has not been decided. There may be a band. There was a lot of discussion about fireworks. Several people complained they did not see a noticeable increase even though they were more expensive next year. The contract with the vendor has expired so it may be a good idea to do some research and seek out some additional bids this winter.

### **Restrictions** – Graham Johnson, chair.

Graham Johnson reported that he and Roy Wehling went around the lake to look for restriction violations. They are keeping a spreadsheet.

### **Safety** - John Bode, chair.

2 pontoons, 1 flat bottom and a kayak have been registered this past month. The committee received reports of residents shooting fireworks over the head of boaters as they went to the fireworks. It was suggested that there be no personal fireworks a half hour before and after the association's display.

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

All work on the capital improvements has been completed and the final bill for \$11,000 has been received. When that is paid, the final grant reimbursement request can be made.

It was noted that there may be expansion of the culverts at Willow Creek. It was suggested the board look back at the BruteBoom system to catch large debris before it flows into the lake.

The association is currently in the process of mapping the lake to identify how much silt needs to be removed. The association's current focus is paying down the loans.

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

The building committee recently reviewed all pending applications and will be making decisions in the upcoming week. No variances are required. Permits have already been issued at:

- a. 353 E Lake Drive – Fence
- b. 2 Ora Jane Way – Pool and Fence Surrounding Pool
- c. 101 Barnett – Rooftop Solar Panels
- d. West Lake Common Area 5 – Floating Dock
- e. 441 W Lake Drive – Roof Extension & Pitch Change

**Dam Maintenance:** Roy Wehling, co-chairs.

Roy Wehling reported the annual inspection has been ordered. Spillway signs need to be replaced. He has requested a bid for treating the weeds in the riprap on the face of the dam, he is concerned about trees growing up there. The access road has been left open, the chain needs to stay locked. There is debris on the lake side of the spillway. Roy can work with Carolyn to get it cleaned out.

**No report** from Master Plan Implementation (MPI) or commons committee.

**Communications Report:** Submitted by Carolyn Green

Carolyn Green confirmed the board wanted to try working in a Microsoft environment. The board was okay with a business standard account with teams that costs \$12 per user per month, or about \$150 per year. Board members did not have any questions or additions to the written summary of July's work and goals for August.

**NEW BUSINESS**

**Adjournment:** The meeting adjourned at 8:30 p.m. The next meeting will be 7 p.m., Monday, Aug 26, 2024, at the Moose Lodge.