



DUNLAP LAKE

Property Owners Association Board Meeting Minutes
7 p.m. August 26, 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, Andy Leek, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

Absent: Graham Johnson, Eric Manning – All excused

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

Visitors: Kent and Rosiland Lizotte, Kim Kardas, Doreen Gustafson, and Peg Flach

VISITOR COMMENTS – Residents shared concerns about B2 and interactions with a board member there. Toby Heddinghaus explained that the Master Plan Implementation Committee is going to each common area to document current state and potential for the site. The goal is to have everything ready for a presentation at the February annual meeting for resident feedback. There should be no planting or clearing of commons areas until after that plan is presented.

The drawing at B2 is currently designed to have a wooded area. The residents asked to have the rest of the bushes they haven’t removed taken out. The visitors said they are fine with the trees, but they would like to have the bushes removed. John Bode suggested they put wishes in writing. Andrew Reznack said he would go out to the site with Ben Richey. Carolyn Green said that the masterplan implementation committee had just met and stressed the importance of doing the whole lake overview during their meeting an hour ago. The board agreed there should be no planting or clearing commons until after discussion at the annual meeting.

MINUTES – Minutes of the July 29 meeting were presented. Toby Heddinghaus made a motion to approve the minutes as corrected. Terry Reising seconded, and the motion passed unanimously.

FINANCIAL REPORT – Treasurer Richard Welle presented financial from the previous month and shared the attached chart of progress on the loan. He noted that he has asked CPM to move some of the funds from assessments to First Mid to cover loan payments. The plan is to build up reserves to \$215,000 so there are funds for operational expenses in a crisis and reserves for loan payments. It was noted financial information is also always available on the CPM Portal at www.cpmgateway.org. Mike Mosella made a motion to accept the report as presented. Jim Taylor seconded the motion, and it passed unanimously.

ACCT	R	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	08.23.24	\$5,000.00	\$436,864.95	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	08.23.24	\$3,500.00	\$433,237.70	03.23.27	\$465,000.00
BASIN (1850)	8.75	08.15.24	\$8,900.00	\$868,984.35	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,739,087.00		\$2,060,790.60

FIRST MID SAVINGS (8217)		08.23.24				\$16,187.63
FIRST MID MONEY MARKET (6232)	2.5	08.15.24				\$39,961.19
FIRST MID CD (9881)	4.5	08.21.24				\$202,181.54
CPM Operations		07.31.24				\$414,010.22
CPM Special Proj		07.31.24				\$40,999.46
CPM Debit Card		07.31.24				\$7,424.05
Busey Bank		08.26.24				\$11,332.92
Total Liquid Assets		08.26.24				\$732,097.01

OLD BUSINESS - none

COMMITTEE REPORTS

Master Plan Implementation – Toby Heddinghaus, chair

As mentioned in visitor comments the committee is drafting masterplans for each common area and will have it done for all areas before the annual meeting. Next month they will finish discussing E8 and start on West Lake.

Meetings Elections and Social – Frank Gremaud, chair.

There will be a Block Party Sat. Sept. 7. There will be a Taco Truck; no alcohol is being sold.

Restrictions – Graham Johnson, chair.

Roy Wehling reported that the committee continues to identify areas that need repair when the lake is down. They have several docks that need to be repaired and trees that need to be removed. Definitions of derelict boats and docks will be sent to the legal committee (Andrew and Josh). Carolyn will let the police know no trespassing signs have been posted.

Safety - John Bode, chair.

A couple of personal watercraft stickers have been issued. Water testing was done August 20 and results were consistent. The newsletter had note on lights and that will continue to be emphasized.

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

As of today, the building committee has approved 9 building permits. No variances are required.

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| 1407 Gerber – Patio | 719 East Lake – Sunroom |
| 417 East Lake – Patio | 579 East Lake – Rooftop Solar Panels |
| 140 Hollyhock – Pool & Fence | 165 Hollyhock – Rooftop Solar Panels |
| 1405 Gerber – Floating Dock | 201 East Lake Drive pool and fence |
| 139 Park - Shed | |

Commons: Ben Richey and Ryan Beevers, co-chairs.

Ben Richey reported the dying tree has been removed from Barnett Common Area 2. There were also 3 abandoned boats removed from that site. B1 needs brush clean up immediately and the wall needs repair when the lake is lowered again.

Lori Scarlett, beautification coordinator reported that there is poison ivy, shrub trees, and mustang grape that needs to be removed from the cattails and hibiscus at the boat ramp. The native plants along the inflow at B3 are doing well.

Board members noted logs at several areas around the lake. Carolyn Green asked if any of the executive committee had heard more about the rumors new culverts are to be put in at Willow Creek. If those are expanded, the problem will increase. Andrew Reznack will check.

Josh Schumacher, marina coordinator, asked that the association speed up work on bumpers to protect the marina. Carolyn Green and Terry Reising will try to have a test solution up on at least one or two slips before the next meeting.

Dam Maintenance: Roy Wehling, co-chairs.

Roy Wehling reported the dam inspection has been scheduled. He will meet with North Shore to see about clean up on their side of the spillway. The mowing crew has cleared a tree on the other side. He will check in with Plocher Construction about any other erosion work needed.

Fish and Wildlife – Mike Mosella, chair.

Mike Mosella reported that the Kids Fishing Derby is scheduled for Aug 31. He will get prizes. Frank Gremaud's committee will help with food.

No report

There was nothing new to report from Legal or Silt and Erosion.

Communications Report: Submitted by Carolyn Green

Recent accomplishments and priorities for the month ahead were put in a written report which the secretary shared on-screen. One additional note was that C.Green & Associates is starting to migrate to a Microsoft environment. Once that is complete, Dunlap Lake will be set up.

Hearing no new business, the meeting adjourned at 8:16 p.m. Meeting schedule for the rest of the year will Sept. 30, Oct 28 and Dec. 9 (instead of Thanksgiving).