



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. September 30, 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, James Taylor, Roy Wehling, Richard Welle. Ben Richey and Josh Schumacher – Excused

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

Visitors: Kent Lizotte

MINUTES – The minutes of the August 26 meeting were presented. Toby Heddinghaus made a motion to approve the minutes. Terry Reising seconded, and the motion passed unanimously.

VISITOR COMMENTS, OLD BUSINESS – none

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the previous month. It was noted that the CPM Reconciliation report showed Busey Bank as being out of balance by \$2,400. They had balanced the account before all reports were in, it should be fine. There are only two properties seriously behind on assessments although more than 20 have not made a payment this year.

A loan status and the summary of funds borrowed were reviewed.

ACCT	R	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	09.23.24	\$5,000.00	\$436,864.95	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	09.23.24	\$3,500.00	\$433,237.70	03.23.27	\$465,000.00
BASIN (1850)	8.75	09.23.24	\$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)		09.23.24				\$16,187.63
FIRST MID MONEY MARKET (6232)	2.5	09.16.24				\$39,961.19
FIRST MID CD (9881)	4.5	09.23.24				\$202,181.54
CPM Operations		09.29.24				\$414,010.22
CPM Special Proj		09.29.24				\$40,999.46
CPM Debit Card		09.29.24				\$7,424.05
Busey Bank		09.16.24				\$11,447.92
Total Liquid Assets		09.29.24				\$732,212.01

Erik Manning made a motion to approve the July financials. Graham Johnson seconded, and the motion passed unanimously.

COMMITTEE REPORTS

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

The group reviewed West Lake commons today and next month they will look at W6 and B1.

Restrictions – Graham Johnson, chair. He recommends a close the gate sign on chain at boat ramp. He has notified the City there is a sink hole at the guard rail on West Lake.

Silt & Erosion - James Taylor, chair.

There is a first report of Sonar mapping of hard pan and how deep silt is on top of it. Jim Taylor has been in contact with SES to get the results finalized.

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

Permits were issued for Solar Panels at 589 E. Lake and a shed at 147 Barnett.

Marina cushions were ordered as a test. Terry Reising will install what we have once the marinas are stained and add additional cleats to try to take care of the problem.

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

Cleanup of the invasive plants at the boat ramp has been completed. The committee is working with MPI. It was stressed no one should plant or cut down anything on commons areas with out permission. Ben and Ryan have the authority to approve any work needed, but no more landscaping or cutting should be done until feedback is received at the annual meeting. Trash dumped into the brush pile at 840 East Lake. The committee will see that it is removed.

Dam Maintenance: Roy Wehling, chair.

Hurst-Rosche Engineering performed the annual dam inspection on Sept. 17. No issues were reported. For the winter months the committee will review options to prevent ice build-up next to the spillway and test burning weeds in the riprap. They are also still wanting to apply additional riprap next to the spillway. They plan to explore options for updating silo the winter of 2025-26 when the water is scheduled to be down for routine maintenance.

Fish and Wildlife – Mike Mosella, chair.

Mike Mosella reported he is bidding the stocking of walleye, muskie, stripers and possibly some redear. He thanked everyone who helped with the Kids Fishing Derby. A special shout out went to Todd McClew who cleaned all the fish. The committee would like to have another fishing derby for all ages and have that include a fish fry.

Legal – Josh Schumacher, chair

CPM emailed about the corporate transparency act. The board agreed to have them file the required paperwork as they proposed if the act is not overturned. There may be some bigger bills coming from Sandberg Phoenix next month for filing on past due accounts.

Nothing new to report from the Meetings/Elections/Social or Safety committees.

Onsite Coordinator's Report: Submitted by Carolyn Green

Carolyn Green reported that progress from the last month and goals for October were summarized in a written report. There were no questions. Research on additional insurance costs for the dam was stalled when the only company willing to bid insisted on carrying the D&O insurance as well and needed legal history to bid. That was sent to the legal committee. Several board members present questioned spending any more time on applications from a vendor that has been consistently much higher priced than all the other vendors.

Adjournment: Hearing no new business the meeting was adjourned. The next meeting will be 7 pm Monday, October 28, 2024.