



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes

7 p.m. October 27, 2025, 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, Graham Johnson, Andy Leek, Todd McClew, Mark Olson, Robert Ribbing, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, James Taylor, Roy Wehling, Richard Welle.

**Absent:** Josh Schumacher – excused

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

**Visitors:** Paul Jenkins

**MINUTES** – Jim Taylor made a motion to approve the minutes of the September 29 board meeting as corrected. Graham Johnson seconded, and the motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the loan spreadsheet. Graham Johnson made a motion to approve, and Lori Scarlett seconded. The motion passed unanimously. Financial reports are available to all residents on the management company portal [www.portal.cpmgateway.com](http://www.portal.cpmgateway.com).

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	10.23.25	\$5,000.00	\$386,417.32	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	10.23.25	\$3,500.00	\$404,089.50	03.23.27	\$465,000.00
BASIN (1850)	7.5	10.14.25	\$8,900.00	\$823,286.49	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,613,793.31		
						Account
FIRST MID SAVINGS (8217)		10.24.25				\$123,750.46
FIRST MID MONEY MARKET (6232)		10.24.25				\$122,495.43
FIRST MID CD (1580)	4	07.28.25			January 2026	\$210,752.24
FIRST MID CD (3636)	3.85	07.28.25				\$70,000.00
CPM Operations		09.30.25				\$200,221.05
CPM Special Projects		09.30.25				\$33,519.55
CPM Debit Card		09.30.25				\$2,355.63
Busey Bank		10.25.25				\$12,942.92
Total Liquid Assets						\$776,037.28

**RESIDENT COMMENTS and OLD BUSINESS** – None

## REPORTS FROM THE STANDING COMMITTEES

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

Jim Taylor reported the house at 840 East Lake was demolished today. The contract also includes removing piles of limbs and debris, and a tree that is down, posts at the end of the gravel, and a post on each side of the weir. They have offered to also take down the shed down for \$2,500 and the large dead tree next to it for 2,200. Rick Welle made a motion to approve \$4,700 to remove the old shed and tree. John Bode seconded, and the motion passed unanimously.

Stutz also gave a bid on the inflow washed out at Barnett Common area 2. They can do a quick fix for \$2,750, which is lower than the previous bids. The Commons budget will cover it. Taylor also reported it would be possible to clean out a couple of smaller coves while the lake is down next year. There are a couple of areas where it would be possible to excavate from the shore. Stutz to provide estimates of areas where they can mechanically dredge when the lake is lowered in 2026 and to work on recommendations for future work in Cove A.

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

The committee issued permits for solar panels at 336 West Lake and 568 East Lake Drive.

**Common Areas** – Ben Richey - The inflow at B2 discussed above will be repaired.

### **Dam Maintenance:** Roy Wehling, chair.

The annual inspection has been completed. The inspectors recommended continuing to watch for vegetation growth on the front side of the dam, to caulk the back side of the spillway. Roy said he would test the spillway gate in November and work with the mowers to get the brush on the North side cleaned up.

### **Fish and Wildlife** – Todd McClew, chair.

Todd reported the committee is keeping a watch on area wildlife. He believes IDNR has Dunlap Lake on the list for fish shocking in 2026. The Illinois muskrat trapping season runs from November 10, 2025, through February 15, 2026.

### **Master Plan Implementation (MPI)** – Robert Ribbing, chair.

Association documents have been pulled into teams. There will not be a meeting in November.

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

There are rotting stairs on W6 that need to be removed and the owners at 127Hollyhock still need to remove the fallen tree from the lake.

**Safety** - John Bode, chair – 1 boat sticker

**Nothing new to report** from Executive or Legal, Meetings, Elections and Social committees.

### **Administrative Report:** Submitted by Carolyn Green

Progress from the last month and goals for November were summarized in a written report. A house on West Lake is asking how to petition to join the association.

**Adjournment:** The next meeting will be at 7 pm Monday, December 8 at the Moose Lodge.