



DUNLAP LAKE



ANNUAL MEETING

2026

AGENDA

- Introduction of Board Members
and Election of New Board Members
- 2025 in review
 - Goals
 - Highlights from committees - slide show
- 2026 Proposed Budget
- Capital Programs
- Goals and Next Steps
- Resident Question and Answer Time

BOARD MEMBER INTRODUCTIONS & WELCOME

**Thank you to all volunteers and donors
Introduction of 2025 Board Members.**

- Andy Leek
- Roy Wehling
- Graham Johnson
- Robert Ribbing
- Lori Scarlett
- John Bode
- Terry Reising
- Todd McClew
- Mark Olson
- Andrew Reznack – President

Expiring Terms

- Jim Taylor – VP
- Richard Welle – Treasurer
- Josh Schumacher
- Frank Gremaud
- Ben Richey

Admin: C. Green & Associates

- Carolyn Green
- Maureen Bode

Volunteers for Board Service

5 Openings - Term running 2026-29

- Frank Gremaud
- Ben Richey
- Jim Taylor
- Rick Welle
- Nominations/volunteers from the floor?

2025 In Year in Review

Goals

2025

- **Financial**

- Reduce Debt
- Maintain full funded capital reserves
- Stay within Operational budget – Slight increase to 840 demolition

- **Future Projects**

- Proceed forward with long term financial investigation – Continue paying on existing loans to maximize favorable rates and invest in reserve funds
- Finalize a plan to address remaining capital projects with construction teams

- **Operational**

- Common Area Master plan feedback
- Lake Clean up – Enhanced monitoring of derelict assets

Committee Highlights

BUILDING

- Develops building standards.
- Issues building permits.



Reviewed 15 building permit applications and issued permits

- Dock - 5
- Fence - 3
- Roof Mounted Solar Panel - 4
- Screened Porch - 1
- Sidewalk - 1
- Single Family Home - 2



A wooden dock made of weathered planks extends from the bottom left towards the center of the frame. The dock is set against a backdrop of a calm body of water and a sunset sky. The sun is a bright, glowing orb on the horizon, casting a warm, golden light across the scene. The water reflects the colors of the sky, creating a serene and peaceful atmosphere. The overall tone is warm and contemplative.

**Need dock or shoreline repairs?
Plan now for fall of 2026.**

File building permit applications
as soon as possible

COMMONS

- Identifies and prioritizes repairs and enhancements of the 20 common areas.
- Contracts mowing and other maintenance.
- Applies for and implements beautification grants.
- Organizes work groups for commons tasks.
- Coordinates and maintains marina slips



COMMONS

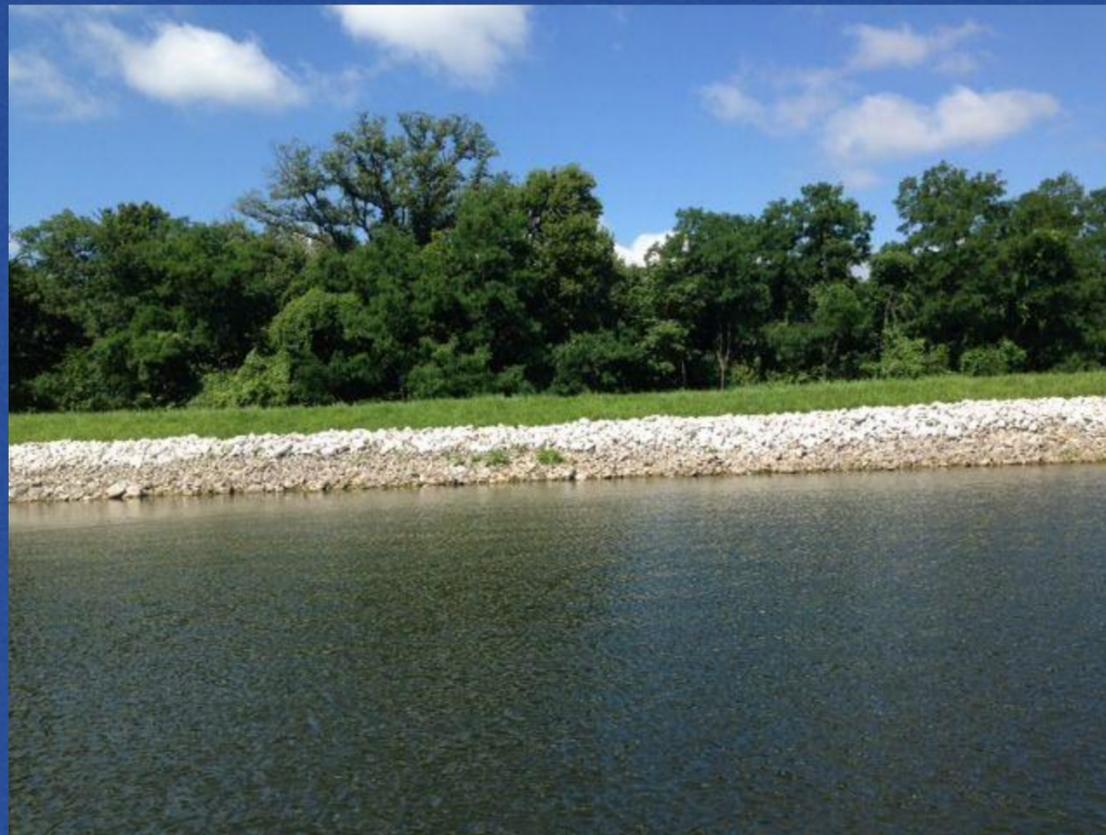
Commons Committee 2025/2026

- Organized 2 work/clean up days at Barnett 2 to remove invasive honeysuckle and other brush and weeds
- Removed abandoned boats from Barnett 2
- Coordinated with City of Edwardsville to remove dead trees on Franklin and West Lake 6
- Organized a workday at Barnett 1 to remove poison ivy and other weeds
- Addressed and fixed inflow and erosion issues at Barnett 2



DAM MAINTENANCE

Works with engineers & contractors on dam infrastructure



FISH & WILDLIFE



- Oversees fish population management and fish stocking
- Organizes kids fishing derby
- Addresses nuisance wildlife issues



FISH & WILDLIFE

Managing/Surveying Fish Species and Populations



- Added 1000 hybrid striped bass 4-6 inches to lake in Spring 2025
- Hybrid striped bass have doubled in size with pellet feed



KIDS FISHING DERBY



Host annual Kids Fishing Derby – Labor Day Weekend

Weigh all fish caught

Award prizes

Option for taking home fresh fish filets caught during tournament

FISH & WILDLIFE

Water Quality and Testing

Working with Safety Committee to test nitrate and phosphate levels – possible algae blooms

Collaborating with SIUE for grants to test fish toxicology



Suggestions from biologist

Lake needs fish habitat

Harvest largemouth bass under 15 inches

Remove as many Crappie as possible – no limit

Remove common carp

Ideas for 2026

Crappie tournament late spring with fish fry

Electrofishing survey in fall

FISH & WILDLIFE



Organized weekly informal
summer fishing tournament

LEGAL

Deals with legal matters

Contracts

Unpaid assessments

Foreclosures





Master Plan Implementation

Reviewing activities and projects and their impacts on the master plan

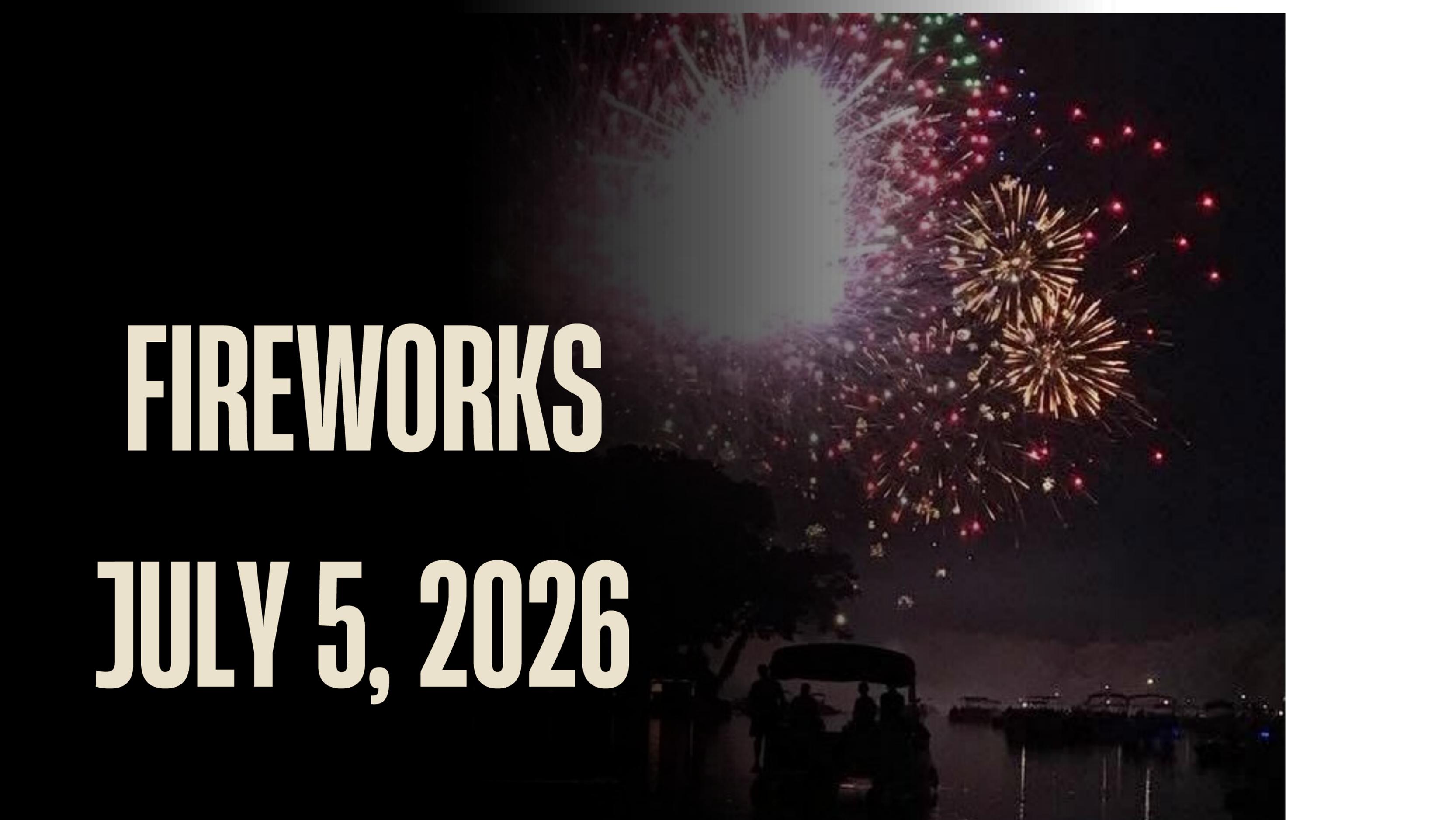
Master Plan Topics

- Lake Connectivity
- Sustainability & Resilience
- Best Management Practices
- Blue & Green Infrastructure
- Healthy & Active Lifestyle
- Celebrating Lake Life
- Partnerships
- Equity & Stewardship

MEETINGS, ELECTIONS & SOCIAL

Plans the annual meeting and social events throughout the year





FIREWORKS

JULY 5, 2026

RESTRICTONS

Monitors and enforces restrictions



[HOA / Board](#) ▾

[Lake Maintenance](#) ▾

[Activities](#) ▾

[Contact](#)

[Volunteer](#)



ARTICLE 10

RESTRICTIONS

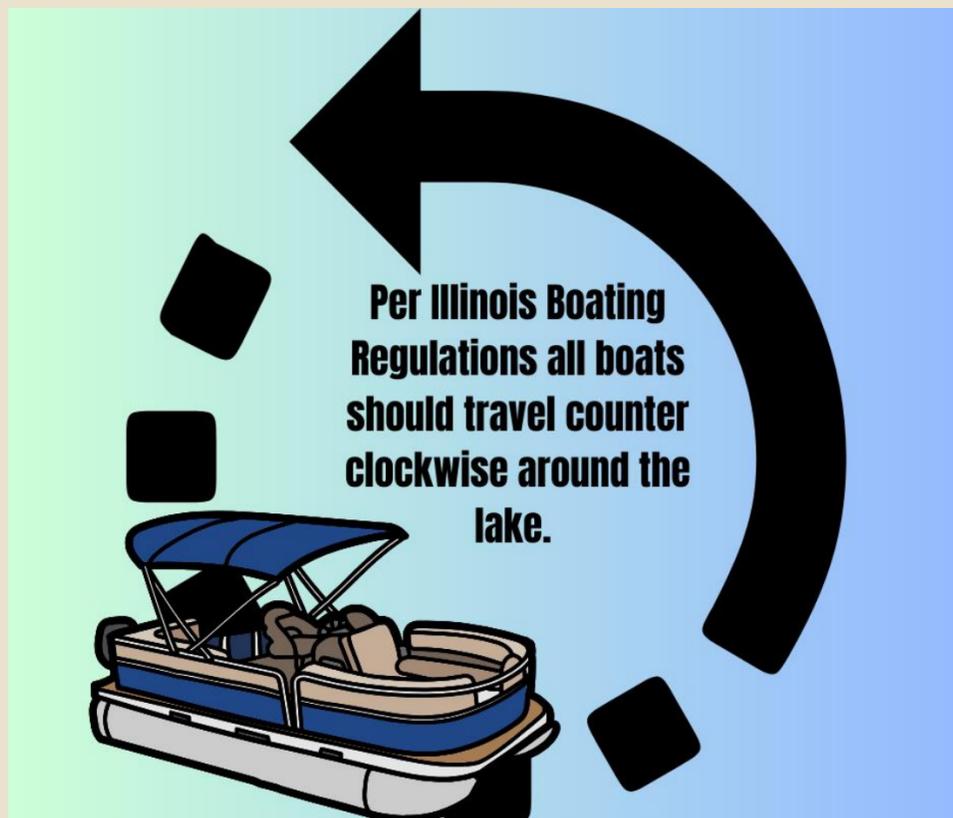
Section 1. Unlawful Use of Premises. No premises shall be used for any unlawful purposes, or for any purpose which would tend to injure the quality of reputation of the Community.

Section 2. Animals and Nonindigenous Species. No animals of any kind, except domestic household pets, will be permitted to be raised, fed, housed or maintained in any portion of the Property. No nonindigenous fish or plants, nor flora or fauna of any type that is not native to Dunlap Lake shall be released, planted, placed, kept, allowed, or maintained in Dunlap Lake nor on the adjacent Parkway.

Section 3. Sub-Lease or Rental of Lots. Any Member wanting to lease or rent their Single Family Lot must submit a written request to the Board. No Single Family Lot in the Subdivision shall be leased or rented for more than twelve (12) consecutive months. Property owners may re-apply at the end of the twelve (12) consecutive months. A copy of the lease must be given to the Board. The Board's written consent for leasing or renting of a Single Family Lot may be revoked by action of the Board, if the owner(s) or their lessee fail to maintain the premise and/or to adhere to this Declaration and/or any other Community Instrument.

SAFETY

- Manages boat registrations
- Conducts water sampling and assesses water quality issues
- Monitors and enforces safety regulations



SAFETY

Safety Committee 2025/2026

- Issued Boat and Personal Craft Stickers
 - Pontoon boat – 6
 - Jon boat – 1
 - Kayak - 4
- Contacted residents when a boat was loose so they could retrieve it
- Helped residents find and secure loose boats
- In Fall of 2025, took a survey of boats on 2/3 of lake. Identified boats without stickers, boats with old stickers and worn out/faded stickers.

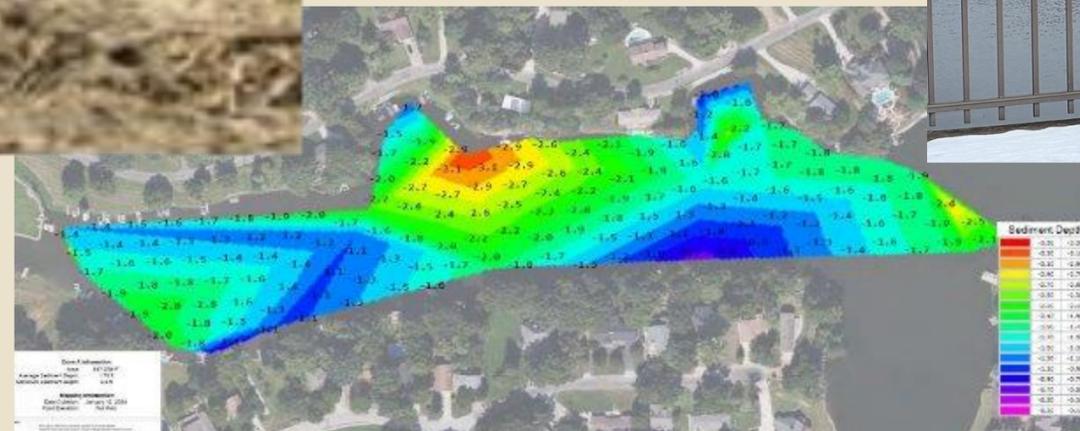
Goals for 2026/2027

- Complete survey of boats on lake and follow up with notices for residents to obtain stickers.
- Update the procedure for using the boat ramp at Barnett 1



SILT & EROSION

Removes silt from lakebed and minimizes new silt accumulation



SILT & ERSOSION

Silt & Erosion Committee 2025/2026

- Cleaned out and reworked inflow at Barnett 2
- Demolished house at 840 East Lake in case property is needed for dewatering site in the future



SEE A COMMITTEE THAT PIQUES YOUR INTEREST?

You do not need to be a board member to join a committee!

Join at <https://dunlaplake.org/volunteer/>

Or email carolyn@dunlaplake.org or admin@dunlaplake.org

ADMINISTRATION



C.Green & Associates, Inc.
Onsite administration
Carolyn Green and Maureen Bode

CPM
Financial Management

Portal@cpmgateway.org

2026 Proposed Budget

DLPOA FINANCIAL SUMMARY FISCAL YEAR 2025-2026 TO DATE

- Collections > 95 % of total billed
- Total Operations revenue YTD = \$210,715
- Total Capital revenue = \$252,000
- Total Operational expenses YTD \$143,034

Summary of Fiscal Year Expenses

- CPM management fees ~ \$6,000
- Assn. Administrator ~ \$26,000
- Legal fees ~ \$11,000
- Heartlands Conservancy ~ \$10,000
- Mowing ~ \$26,000
- Dam maintenance ~ \$13,000
- Fireworks = \$12,000
- Insurance ~ \$5,000
- Taxes ~ \$16,000
- Loan Payments = \$208,800

DLPOA PROPOSED BUDGET 2026-27(DRAFT 02.23.26)				
Operating Fund				
Income				
	Code	Description	2025-26 Amount	2026-27 Proposed
	6310	Assessment Income	\$180,000	\$180,000
	6314	Lake Assessments	\$168	\$168
Total			\$180,168	
Other Income				
	6770	Misc. Owner Income	\$1,500	\$1,500
	6902	Boat Stickers	\$400	\$400
		Dock Fees	\$5,000	\$5,000
	6910	Interest Income	\$7,000	\$5,000
Total Other Income			\$13,900	
Total Income			\$194,068	\$192,068

EXPENSES - DLPOA PROPOSED BUDGET 2026-27(DRAFT 02.23.26)

Administration				
7010	Management Fees	\$6,000		\$7,500
7015	Association Manager	\$26,760		\$27,483
7020	Heartlands Conservancy	\$5,000		\$5,000
7140	Accounting & Prof Fees	\$700		\$700
7160	Legal Fees	\$10,000		\$10,000
7210	Boat Stickers	\$1,000		\$1,000
7220	Computer and Software Exp	\$1,000		\$1,000
7225	Web Domain & Hosting	\$600		\$600
7230	Elections & Voting	\$2,000		\$2,000
7240	Financial Admin			\$0
7250	Member Communications	\$1,200		\$1,200
7280	Office Supplies	\$900		\$1,500
7285	Onsite Postage	\$1,200		\$900
7290	Water Testing	\$1,200		\$1,200
7310	Miscellaneous Admin	\$800		\$1,200
Total Admin			\$58,360	\$61,283
Fish & Wildlife				
8510	Fish Toxins Lab Work	\$750		\$750
8520	Fishing Derby	\$400		\$500
8530	Fishing Tournament			\$0
8540	Lake Stocking	\$6,000		\$6,000
8550	Traps & Bait	\$1,000		\$1,000
Total Fish & Wildlife			\$8,150	\$8,250

EXPENSES (page 2) - DLPOA PROPOSED BUDGET 2026-27(DRAFT 02.23.26)

Grounds				
8599	Signage		\$1,500	\$1,500
8610	Lawn Care		\$26,000	\$27,000
8630	Dam Maintenance		\$20,000	\$22,000
8635	Dam Inspection		\$3,000	\$2,500
8640	Dam Repairs & Maintenance		\$16,500	\$4,000
8650	Silt & Erosion Eng, Survey & Design		\$10,000	\$22,000
8655	Silt & Erosion Interest Exp			\$0
8675	Shoreline & Area Maintenance		\$3,000	\$3,000
8680	Inflow Maintenance		\$8,000	\$8,000
8690	Dock Repair			\$5,000
8710	840 Property - Miscellaneous		\$600	\$600
8720	840 Property - Mow & Landscape		\$0	\$0
8730	840 Property - Utilities		\$1,500	\$500
8800	Miscellaneous Grounds		\$2,000	\$2,000
8810	Lake Debris Cleanup		\$2,000	\$2,000
Total Grounds			\$94,100	\$100,100

EXPENSES (page 3) DLPOA PROPOSED BUDGET 2026-27(DRAFT 02.23.26)

Social				
	7325	Fireworks & Deposit	\$8,000	\$8,000
	7330	Social Activities	\$2,400	\$2,400
	7335	Member Meeting	\$700	\$700
	7340	Bonfire	\$250	\$250
	7345	Holiday Party	\$500	\$500
Total Social			\$11,850	\$11,850
Insurance				
	9010	Insurance	\$5,000	\$6,500
Total Insurance			\$5,000	\$6,500
Taxes				
	9070	Taxes	\$4,000	\$4,000
Total Taxes			\$4,000	\$4,000
Total Operations Expenses			\$181,460	\$191,983
Operating Net Fund Total			\$12,608	\$85.00

Capital Update

LOAN SUMMARY - DLPOA

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	02.18.26	\$5,000.00	\$376,228.46	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	02.18.26	\$3,500.00	\$398,653.12	03.23.27	\$465,000.00
BASIN (1850)	7.25	02.18.26	\$8,900.00	\$806,013.72	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,607,006.76		
						Account Balances
FIRST MID SAVINGS (8217)		02.18.26				\$98,265.87
FIRST MID MONEY MARKET (6232)		02.18.26				\$87,233.61
FIRST MID CD	3.7	02.18.26			February 2026	\$206,733.91
FIRST MID CD (3636)	3.85	11.28.25				\$70,662.77
CPM Operations		02.18.26				\$175,177.91
CPM Special Projects		02.18.26				\$33,525.19
CPM Debit Card		02.18.26				\$1,582.44
Busey Bank		02.18.26				\$13,402.92
Total Liquid Assets						\$686,584.62

CAPITAL PROJECTS FUND - DLPOA PROPOSED BUDGET 2026-27(DRAFT 02.23.26)

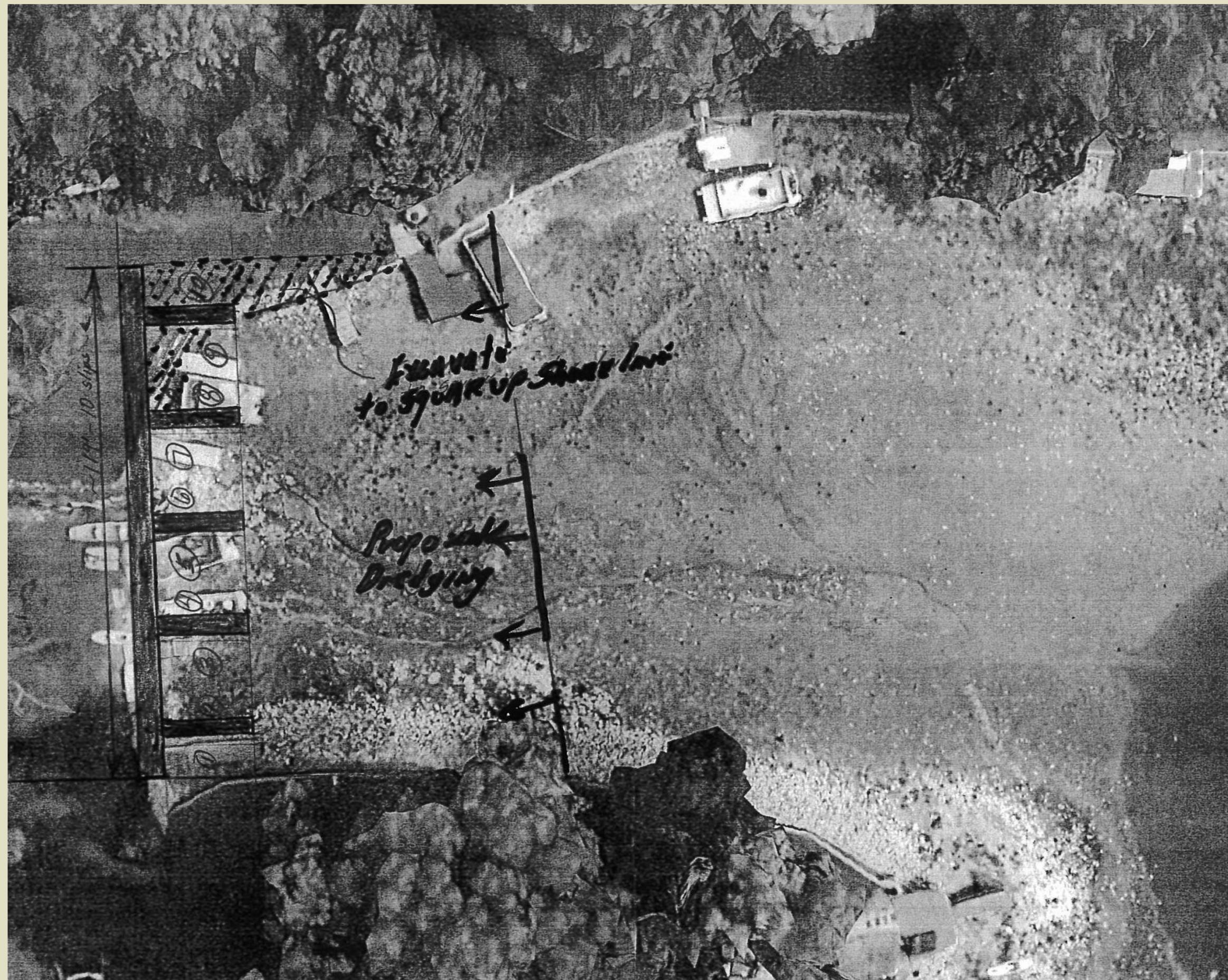
Income	
Assessments	\$252,000.00
Loan Repayment	
Spillway	\$60,000.00
Engineering/Expansion	\$42,000.00
Silt Basin	\$106,300.00
Total Loan Payments	\$208,300.00

Priorities

1. What Work can be done when dropping the lake Fall 2026
2. Material Removal from Cove A
3. Material Removal from Silt Basin....
Monitoring silt levels
4. Form Silt Retention Basin in Franklin and Barnett

Barnett 2

- Remove Material \$110,250
- 10 slip marina \$84,150



East Lake 5

- Remove Material (mechanically dredge) \$41,500
- 8 slip marina \$75,600



Cove A Proposal

Stutz Excavating, Inc. proposes to furnish all the material, labor and equipment necessary to perform the following scope of work described below:

- Prep E-8 to be able to off load dredge material onto trucks for haul off. Prep will include cement stabilization for a roadway and placement of rock for roadway.
 - Take delivery of barges and push boats, unload and assemble.
 - Prep Dump Site for dredge material.
 - Dredge material from Cove A using an excavator on a barge and loading material onto other barges, transport to shore at E-8, unload barges with another excavator on shore and load into trucks and haul off. Estimated quantity of dredge material is approximately 33,000 CY.
 - Have a power broom onsite to maintain roadways.
 - At completion of dredging operation clean boats and barges, load and return.
 - Dress up and seed E-8. Rock roadway is to remain.
 - Dress up and seed dump site.
- Budgetary Cost is \$1,750,000.00

Clarifications:

- Any required permits are responsibility of Owner.
- Repair of any roadways is not included.
- Quantity of dredge material was calculated based on provided information from SES dated 9/30/2024.
- Estimated time to perform dredge work is 60 working days.
- This method of dredging does not require the lake to be lowered.

Projects Versus Budget

Financial

	Debt	Service
Original	\$1,412,000	\$208,800
Nov '26	\$311,500	\$31,543
Total	\$1,723,500	\$240,343

	Debt	Service
Re-Fi	\$1,723,500	
Cove A	\$1,750,000	
Total	\$3,473,500	\$351,736

2027 loan assumes 15 year @ 6% and no reserves

Debt	Service
\$1,584,000	\$208,800



Actions

Projects	Cost
E5	\$117,100
B2	\$194,400

Projects	Cost
Cove A	\$1,750,000

Silt Basin maintenance
Boat Ramp silt basin

**DUNLAP LAKE PROPERTY OWNERS ASSOC INC
CAPITAL PROJECT BORROWING PROJECTIONS**

ANNUAL REVENUE = \$700 x 360 UNITS \$252,000

Monthly Equivalent \$21,000

Assume 6% rate @ 15 years

	Projected Balance Due @ Maturity	Monthly	Annual	% of Revenue
1Q27 Refinance Spillway	\$320,000	\$2,700.34	\$32,404.08	12.86%
1Q27 Refinance Eng & Exp	\$367,000	\$3,096.95	\$37,163.40	14.75%
1Q28 Refinance Silt Basin	\$725,000	\$6,117.96	\$73,415.52	29.13%
	<u>\$1,412,000</u>	\$11,915.26	\$142,983.12	56.74%
		@ 4.5% \$10,801.71	\$129,620.52	51.44%

2027 COVE A (new loan)	Depth <u>\$1,750,000</u>	\$14,767.49	\$177,209.88	70.32%
		@ 4.5% \$13,387.38	\$160,648.56	63.75%

**DUNLAP LAKE PROPERTY OWNERS ASSOC INC
CAPITAL PROJECT BORROWING PROJECTIONS**

ANNUAL REVENUE = \$700 x 360 UNITS \$252,000

Monthly Equivalent \$21,000

4Q26 Commons Area Restoration (new loan)

				Assume 6% rate @ 15 years			
	Depth	Dock	TOTALS	Monthly	Annual	% of Revenue	
East Lake #5	\$41,500	\$75,600	\$117,100 8-slips	\$988.16	\$11,857.92	4.71%	
Barnett #2	\$110,250	\$84,150	\$194,400 10-slips	\$1,641.20	\$19,694.40	7.82%	
			\$311,500	\$2,628.61	\$31,543.32	12.52%	
				@ 4.5%	\$2,382.95	\$28,595.40	11.35%

TOTAL OF ALL PROJECTS

\$3,473,500

Assume 6% rate @ 15 years

\$29,311.37 \$351,736.44 139.58%

@ 4.5% \$26,572.04 \$318,864.48 126.53%

USE OF CASH RESERVES

\$200,000	\$1,687.71	\$20,252.52	8.04%
\$250,000	\$2,109.64	\$25,315.68	10.05%
\$300,000	\$2,531.57	\$30,378.84	12.06%

ANNUAL REVENUE = \$875 x 360 UNITS \$315,000

Monthly Equivalent \$26,250

Goals and Next Steps

Goals 2026

2026

- **Financial**
 - Stay within Operational budget
- **Capital Projects**
 - Proceed forward with long term financial investigation – Finalize plan for debt consolidation and refinance for 2027 and finalize scope, budget constraints for capitol work
 - Address Silo needed repairs
- **Operational**
 - Lake Clean up – Formalize process for addressing derelict assets (docks and boats)

A large group of white swans swimming in a blue body of water. The swans are scattered across the frame, some in the foreground and some in the background. The water is a deep blue, and the sky is not visible. The overall scene is peaceful and serene.

THANK YOU

For Attending