



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. December 8, 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, Andrew Reznack, James Taylor, Roy Wehling, and Richard Welle.

Absent: Terry Reising, Ben Richey, Lori Scarlett, Josh Schumacher – all excused

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

Visitors: Paul Jenkins and Alison Novasek

Resident comments: Alison Novasek from 304 Barnett made a presentation to request a variance for her dock. The board will look into it.

MINUTES – Roy Wehling made a motion to approve the corrected minutes of the September 29 board meeting. 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 Jim Taylor seconded. The motion passed unanimously. The November financial reports done by our management company are available to all residents on the portal at www.portal.cpmgateway.com.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	11.24.25	\$5,000.00	\$383,209.66	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	11.24.25	\$3,500.00	\$402,466.49	03.23.27	\$465,000.00
BASIN (1850)	7.25	11.14.25	\$8,900.00	\$821,330.61	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,607,006.76		
						Account Balances
FIRST MID SAVINGS (8217)		11.30.25				\$115,256.65
FIRST MID MONEY MARKET (6232)		11.30.25				\$113,745.50
FIRST MID CD (1580)	4	11.27.25			January 2026	\$212,821.94
FIRST MID CD (3636)	3.85	11.28.25				\$70,662.77
CPM Operations		11.30.25				\$170,749.38
CPM Special Projects		11.30.25				\$33,522.35
CPM Debit Card		11.30.25				\$2,211.82
Busey Bank		12.8.25				\$13,057.92
Total Liquid Assets						\$732,028.33

COMMITTEE AND ADMIN ANNOUNCEMENTS

Roy Wehling reported there have been people sledding on the back of the dam. No one is allowed on the dam. There needs to be a reminder in the next newsletter.

Carolyn Green reported the association received a refund of \$911 from Country Financial Insurance when the property insurance policy was cancelled following the demolition of the house at 840 East Lake Drive.

OLD BUSINESS

Andrew Reznack shared a PowerPoint presentation with options for manually removing silt from coves from the shoreline when the water is down during the fall of 2026. Stutz Excavation said this could be done from the Barnett 2 or East Lake 5 common areas.

Jim Taylor and Richard Welle shared additional thoughts on the financial feasibility of continuing to remove silt. The options presented will be flushed out to present to the residents at the February annual meeting.

NEXT MEETING: The next meeting will be at 7 p.m. Monday, January 26 at the Moose Lodge. The annual meeting of residents will be 7 p.m. Monday, February 23, 2026, at the Moose Lodge.