



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. March 30, 2026, at the Edwardsville Moose Lodge 7173 Marine Rd.

Call to order: John Bode, board secretary, called the meeting to order at 7:00 p.m. and welcomed new board member James Whaley, who was elected at the annual meeting.

Present: Board members - John Bode, Graham Johnson, Andy Leek, Mark Olson, Todd McClew, Robert Ribbing, Terry Reising, Ben Richey, James Taylor, Roy Wehling, James Whaley, Richard Welle.

Absent: Andrew Reznack, Frank Gremaud, Lori Scarlett – All excused

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

Visitors: Alison Novsek and Paul Jenkins

VISITOR COMMENTS – none

MINUTES – The Annual meeting PowerPoint will serve as official record of the Annual Meeting held February 23, 2026. In addition, residents asked that the board investigate ways to pay off the capital improvement loans faster to avoid paying so much interest. Suggestions from those attending included raising prices on boat stickers, marina slips, or assessments. Graham Johnson made a motion to accept this as the February minutes. Jim Taylor seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the End of Year financial reports from CPM and the loan status through March 30 (chart below). Graham Johnson made a motion to approve the February financials with end of year totals. Terry Reising seconded, and the motion passed unanimously. Financial reports are available to all residents on the management company portal www.portal.cpmgateway.com.

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	3.70	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

Rick Welle presented the budget presented to the membership at the annual meeting. Jim Taylor moved to accept the budget with one correction. Terry Reising seconded, and the motion passed unanimously. Welle

made a motion to authorize officers to sign contracts presented by committees up to the budgeted amounts. Jim Taylor seconded, and the motion passed unanimously.

OLD BUSINESS – The residents’ suggestion at the annual meeting to look into ways to pay off the loans faster was brought up. Jim Taylor will work on some options with input from the executive committee. That discussion will be the focus of the April board meeting.

REPORTS FROM THE STANDING COMMITTEE

Building - Terry Reising, chair

Andy Leek reported the dock footprint at 304 Barnett has not changed so the building permit request was approved in committee.

Common Areas – Ben Richey, chair

City has replaced the culvert at W5 and plans to clean out the one by 511 West Lake. Jim Taylor is getting a price to riprap the trench from the new culvert to the water at W5. Poles at E8 need replaced.

Dam Maintenance: Roy Wehling, chair.

Roy Wehling reported Tri County FS Lawncare will be spraying the weeds in the riprap on the dam keep out the plant growth cited in the 2024 inspection report. Also, there is debris in the spillway.

Restrictions – Graham Johnson, chair.

The tree in the water at 127 Hollyhock still needs to be removed. Graham Johnson is working on a procedure to identify guests. It was noted any resident can be on or fish from the marinas.

Safety - John Bode and Jim Whaley, chair.

Several people had concerns about cars speeding on streets around the lake. Jim Whaley suggested getting speed monitoring equipment.

Silt & Erosion - James Taylor, chair.

As discussed earlier, at the next meeting, the board needs to focus on options for financing. The focus has been on paying off loans. The balloons come due in 2027. But there is work that could be done when the water is down this fall. Stutz has given the association an estimate for finishing the dredging at Cove A and two smaller projects.

It was noted the contract for the grant on the silt basin requires the association to show it is monitoring depth of silt in the basin and to have a process in place to keep it clean.

For construction of the marinas, it was noted that docks need to be kept as close to shoreline as possible. Restrictions say no concrete in the water.

No Report from Fish & Wildlife, Legal, Meetings & Elections, or MPI.

New Business – Andy Leek made a motion to re-elect the officers: Andrew Reznack president, James Taylor vice president, Richard Welle treasurer, and John Bode secretary. Terry Reising seconded, and the motion passed unanimously. Volunteer committee chairs were approved.

Administrative Report: No follow up questions on the written report.

Next Meeting: The meeting was adjourned at 8:03 p.m. The next meeting will be the 7 p.m. Monday, April 27, 2026, at the Moose Lodge.