



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. June 22, 2026, 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: John Bode, Frank Gremaud, Graham Johnson, Andy Leek, Mark Olson (online), Todd McClew (online arrival), Robert Ribbing (excused), Terry Reising, Andrew Reznack, Ben Richey (excused), Lori Scarlett (excused), James Taylor, James Whaley, Roy Wehling, Richard Welle.

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

Visitors: Paul Jenkins, Greg and Maureen Schuette, Kim Kardas.

APPROVAL OF PRIOR MINUTES

The minutes from May 18 were presented for approval. After no further discussion, Graham Johnson made a motion to approve, and Roy Wehling seconded. The motion was approved unanimously.

FINANCIAL REPORT

Treasurer Richard Welle presented the financial summary, noting loan balances and liquid assets. Outstanding debt includes Spillway (\$361,000), Engineering (\$390,000), and Basin loan (\$789,658), for a total of approximately \$1.54 million if paid off immediately. Year-to-date income was reported as just over \$200,000, with approximately \$195,000 of that being assessment income. Welle clarified CPM posting practices and reminded committee chairs to monitor budgets closely due to CPM staff turnover. Welle recommended initiating attorney letters to delinquent owners, followed by liens as necessary. A motion to approve the financial report was made by Graham Johnson and seconded by Terry Reising. It passed unanimously.

OLD BUSINESS

Commons Maintenance: Jim Taylor reported back on additional cost estimates for commons work. As a reminder, Stutz Excavating (Stutz) provided a proposal (dated May 1, 2026) for work on West Lake Common Area 5 (W-5) in the amount of \$5,100. This was for work following the City's replacement of culverts at W-5. I was asked to meet with representatives from Stutz to review other Common Area's following a recent review of the Common Areas that Carolyn & I had completed. Stutz provided a proposal (dated June 15, 2026) for work on Common Areas East Lake 3, 4, & 8 (E-3, E-4, & E-8) with a total cost of \$6,600. Work included filling a sinkhole and excavating a swale at E-3; and cleaning a ditch and filling depressions at E-4 and removing and replacing the poles by the driveway with 4" steel post at E-8. Total cost of these two projects was \$11,700. The budget for inflow maintenance is \$8,000, requiring board authorization for the remaining \$3,700. Rick Welle made a motion to approve up to \$4,500 over what is allocated in the Commons Area budget for inflow work. Andy Leek seconded and the motion passed unanimously. Suggestion was made to use RR5 riprap instead of RR3. Following the meeting recommendation was shared with Stutz representative. RR5 has a top weight of 400 pounds and would be too large for the equipment being used on the respective Common Areas. It was suggested that we could use RR4 which has a top weight of 100 pounds (RR3 has a top weight of 50 pounds and is a bit more uniform).

Finance: A detailed discussion was held regarding the long-term capital projects financing plan. Jim Taylor reported he spoke with our First Mid bank representative regarding the desire of the Board to make approximately \$210,000 worth of principal paydowns on existing loans. Following our conversation, we concluded making a \$115,000 payment against the Basin loan and a \$93,000 payment against the Engineering & Expansion loan would meet our short & long-term objectives of improving the association's financial position.

Silt & Erosion: Financing for the Cove A project, estimated at \$1.75 million, would involve a new loan with an interest-only period for the first year. The proposed assessment increases for fiscal years 2027 and 2028 are critical to making the debt-to-revenue ratios acceptable to the bank.

A motion was made by Richard Welle to increase the annual assessment by fifteen percent (15%) for the next fiscal year (2027-2028), seconded by Terry Reising. After discussion and noting the bylaws require a 30-day notice to membership in Article 3, Richard Welle moved to table the vote on the assessment increase until the next meeting. This motion was seconded by Terry Reising and the tabling was approved.

VISITOR COMMENTS

Greg Schuette, a retired professional from the Madison County Highway Department, commented on the dredging project. He stated that having a local dump site within a mile or two of the lake is a significant advantage that dramatically reduces trucking costs, which would otherwise be exponential.

Kim Kardas inquired if the Board was voting on an increase to the annual assessment. He suggested that a larger, one-time increase might be more beneficial economically than smaller, incremental increases over several years. The Board clarified that according to the bylaws, it is limited to raising the assessment by a maximum of 15%.

REPORTS FROM THE STANDING COMMITTEES

Building - Andy Leek, chair - Two permits were issued.

Restrictions - Graham Johnson, chair.

A discussion was held concerning a property owner at 131 W. Lake Drive who is rebuilding a wooden stairwell on a common area without a permit. The previous stairs were rotted and removed by the Commons Committee. The property owner has been contacted and informed that a permit is required and that the Commons and Building Committees must first approve the replacement before a permit can be issued.

Commons Maintenance - James Taylor, reporting. Covered in Old Business

Dam Maintenance - Roy Wehling, chair.

Will try to save spraying riprap on dam till after 4th of July. It was also noted that workers were recently weed eating around the silt basin. Carolyn Green will compare price of spraying verses weeding.

Executive - Andrew Reznack, chair.

The committee's discussions on capital needs were covered under old business.

Administration/Management Liaison - Carolyn Green

Green reported comments a past member made on CPM's acquisition. Board members requested confirmation. It was noted that pm;American Securities completed a sale of CPM to "Rose Bank Industries." The board directed that CPM be contacted for official notice of the change in control and any contractual implications.

NEW BUSINESS

A discussion was held regarding the long-term capital projects list, referencing the 2020 Master Plan. The top priority is still the dredging of Cove A to remove silt before it disperses further.

It was suggested that the association might be able to depreciate assets like marinas and spillways to reduce the Association's tax burden, which was noted for future consideration.

A discussion was held regarding a lot at the back of the North Shore cove. The county records do not yet reflect the new owner. The Board discussed the need to contact the new owner to ensure they are aware of assessment obligations and the requirement to obtain a building permit from the Association before any construction begins. The rules regarding the consolidation of a non-subdivision lot with a Dunlap Lake lot for lake access purposes were also discussed.

Next Meeting:

The meeting was adjourned at 8:12 p.m. The next regular board meeting is scheduled for July 27, 2026, at 7:00 p.m., at the Edwardsville Moose Lodge.