



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. July 27, 2026, at the Edwardsville Moose Lodge 7173 Marine Rd.

Call to order: John Bode, secretary, called the meeting to order at 7:00 p.m.

Present: Board members- John Bode, Graham Johnson, Andy Leek, Mark Olson, Todd McClew, Robert Ribbing, Terry Reising, Ben Richey, Lori Scarlett (online), James Taylor (online), Roy Wehling, Richard Welle. **Absent:** Frank Gremaud, Andy Leek, and Andrew Reznack – all excused

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

Visitors: Paul Jenkins

VISITOR COMMENTS – none

MINUTES – Rick Welle made a motion to approve the minutes. Graham Johnson seconded, and the motion passed unanimously.

FINANCIAL REPORT – Rick Welle presented the financial report noting figures were from the end of June. Since then, \$200,000 was transferred from CIT Bank to First Mid Bank, with \$115,000 of that used to pay down the Silt Basin loan principal. The total outstanding debt is approximately \$1.4 million. A \$70,000 CD will mature at the end of August 2026.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	DUE DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	07.08.26	\$5,000.00	\$352,641.54	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	07.08.26	\$3,500.00	\$384,543.54	03.23.27	\$465,000.00
BASIN (1850)	7	07.08.26	\$8,900.00	\$670,957.39	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,408,142.47		\$2,060,790.60
						Account Balances
FIRST MID SAVINGS (8217)	0.05	07.27.26				\$132,272.09
FIRST MID MONEY MARKET (6232)		07.27.26				\$43,069.67
FIRST MID CD	3.7	07.27.26			09.03.26	\$216,879.82
FIRST MID CD (3636)	3.85	07.27.26			08.29.26	\$71,999.75
CPM Operations	0.05	07.27.26				\$290,205.51
CPM Special Projects	0.05	07.27.26				\$33,532.08
CPM Debit Card		07.27.26				\$2,428.91
Busey Bank		07.27.26				\$13,977.92
Total Liquid Assets						\$804,365.75
		Int Pd Mo				
SPILLWAY (7012)		\$1,184.70				
ENGINEER (8559)		\$1,285.40				
BASIN (1850)		\$4,446.75				

Detailed spending reports are available to all residents at www.portal.cpmgateway.com.

A minor budget overage for extra work done by Stutz at Common Area W1 when they were here fixing rip rap on other sites was noted. A motion by Todd McClew, seconded by Graham Johnson, to approve the financial report passed unanimously.

Following approval, James Taylor summarized a July 9, 2026, meeting with First Mid Bank. The bank is comfortable with the Association's financial position and indicated potential support refinancing and up to \$3 million in total debt, contingent on the Board approving two 15% assessment increases while maintaining a one-year payment reserve.

OLD BUSINESS – The motion to increase the annual assessment by 15%, which had been previously tabled, was brought to the floor by Rick Welle and seconded by Todd McClew to bring it back to the table. Following discussion, a motion to approve a 15% assessment increase, effective for the fiscal year beginning July 1, 2027, was made and passed unanimously.

The board will send a separate, formal email to all property owners, noting the increase has been discussed at prior meetings and is permitted by the bylaws to meet financial goals, including loan obligations and lake maintenance.

Residents also need to be notified that the lake lowering will begin on November 1, 2026. Roy Wehling, chair of dam maintenance, needs it to reach twelve feet down by December for spillway silo pipe repairs. After the repairs, the lake will refill to a five-foot drawdown. Property owners can continue dock and shoreline work till the gate is closed January 1, 2027.

It was also noted:

- Stutz is available to do projects this winter. Scope will be reviewed when water is down.
- As work moves around the lake, there needs to be clarity on what shoreline and dock work needs to be done. Restrictions need to be reviewed
- 319 applications are out. HeartLands Conservancy may know more.
- Stutz could start spring/summer 2027. They want to work at full pool
 - They have documentation of how much silt is in Cove A
 - Right now, they are suggesting a fixed price. \$1,750,000 to take the lake bottom down to a guaranteed level no matter what problems they encounter. It was suggested finding a silt curtain that could be used during the work would be nice.

REPORTS FROM THE STANDING COMMITTEES

Legal Committee – Andrew Reznack chair. The Association's attorney sent a letter to a resident regarding construction of stairs without prior approval about a week ago. No response yet.

Meetings, Elections, Social Committee - Chair not specified

The Poker Run has 37 registered participants, trending slightly higher than two years ago. A question was raised about the fireworks contract after a shell misfired during the recent show. The board will follow up to determine the contract's status and whether a credit is due.

Concerns were raised about the declining quality and rising cost of the annual fireworks display. A motion was made to explore alternative vendors. The board also considered a voluntary donation fund to supplement the budget.

Restrictions – Graham Johnson, chair.

The board addressed dead trees, particularly one at 2121 Hollyhock, and will follow up to ensure its removal while the lake is down. A chain for the entrance to the Fogal property and repeated destruction of the chain at E8 was noted.

New "No Trespassing" signs will be ordered. The committee will review and propose modifications to the association's restrictions. Chairs will submit feedback by August 17, 2026, for a preliminary draft presentation on September 28, 2026. The goal is a final version for legal review in October and membership presentation in February 2027. The committee will consult the Illinois Association of Lake Communities (IALC) for relevant state law changes.

Safety – Jim Whaley, chair.

The committee is addressing boats on the lake without proper registration stickers. CPM has upgraded software and Maureen Bode is working out changes. The unclaimed paddleboat at common area W-6 will be moved and the owner given at least 30 days to claim it.

Silt & Erosion - James Taylor, chair.

Nothing more at this time. The committee will coordinate with Commons and ask for Toby Heddinghaus' drawings with shoreline implications for dock capacity.

Building - Terry Reising, chair.

It was reported that the city recently issued a building permit for a new house on Marine Road. The owners' also own a lake lot behind them. No construction has been approved there.

The board confirmed the process for a resident building a dock on a common area:

The resident must email a request for a dock. The Commons committee stakes a location and then the resident must submit a building permit application. Building permits are good for one year from the time issued. At that time the space can be issued to someone else. The building committee can renew a permit if there is good cause. Docks do not require a permit from the City of Edwardsville.

Public works staff confirmed a city building permit is required for stairs attached to structure, like a deck or dock. Freestanding stairs down to the lake do not require a city permit.

No one is to build stairs or anything else on a common area without permission from the commons committee and a building permit from the association.

Common Areas – Ben Richey , chair

Stutz has completed significant erosion and repair work at W1, E3, E4, and W5. The shoreline has shifted behind several of the marinas.

Now that the work at W5 has been completed, there are two residents wanting to build docks there. The committee will review original drawings, verify property lines, and stake the maximum possible feasible dock slips there.

Beautification: An August workday is planned for further cleanup. The committee is interested in initiating projects on the 840 common area. Discussion was deferred pending a review of restrictions on plantings.

Dam Maintenance: Roy Wehling, chair.

As said earlier, lake will be lowered November 1 to January 1. Residents need to get contractors asap. The spillway will not be kept open for residents who did not get work finished in time.

Riprap on the dam and the weir may need to be repaired when the lake is down. The annual inspection is coming up. Perini trimmed trees on the north side of the spillway, and remaining small trees will be addressed.

Fish and Wildlife – Todd McClew chair.

The committee is concerned about a rise in the carp population and is awaiting guidance from the IDNR. The annual electrofishing study is scheduled for September 17, 2026. The committee plans to stock muskie in the fall and is considering a community crappie tournament.

OTHER REPORTS

Executive Committee - Andrew Reznack, chair.

The City is planning a Willow Creek subdivision bridge replacement. A silt basin between their land at that location and association land at the culverts would be nice.

Administrative Report: Submitted by Carolyn Green - Progress from the last two months was summarized in a written report. The board members did not have any questions. It was noted there is a discarded lily pad at the boat ramp that could be posted on Facebook as a free item.

No MPI report or new business.

Next Meeting: The next meeting is scheduled for August 31, 2026, at 7:00 p.m., at the Edwardsville Moose Lodge.