



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. August 31, 2026, at the Edwardsville Moose Lodge 7173 Marine Rd.

Call to order: Andrew Reznack, board president, called the meeting to order at 7:00 p.m.

Present: John Bode, Frank Gremaud, Andy Leek, Todd McClew, Robert Ribbing, Terry Reising, Andrew Reznack, Ben Richey, James Taylor, James Whaley, Roy Wehling, Richard Welle.

Absent: Graham Johnson, Mark Olson, and Lori Scarlett absent.

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

Visitors: Paul Jenkins, Kim Kardas, and Greg Schuette

MINUTES – Richard Welle made a motion to approve the minutes from the previous meeting as corrected. Jim Taylor seconded and the motion passed unanimously.

FINANCIAL REPORT

Treasurer Rick Welle presented financials. A 4% CD renewed automatically; another CD is maturing this week will be reinvested. A motion to approve the financial report, made by Roy Wehling and seconded by Terry Reising, passed unanimously.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	DUE DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	08.30.26	\$5,000.00	\$349,005.98	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	08.30.26	\$3,500.00	\$382,532.93	03.23.27	\$465,000.00
BASIN (1850)	7	08.30.26	\$8,900.00	\$666,595.56	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,398,134.47		\$2,060,790.60
						Account Balances
FIRST MID SAVINGS (8217)	0.05	08.30.26				\$123,777.39
FIRST MID MONEY MARKET (6232)		08.30.26				\$34,206.83
FIRST MID CD	3.7	08.30.26			09.03.26	\$218,873.18
FIRST MID CD (3636)	3.85	08.30.26			08.29.27	\$72,696.51
CPM Operations	0.05	08.30.26				\$279,635.71
CPM Special Projects	0.05	08.30.26				\$33,533.08
CPM Debit Card		08.30.26				\$2,429.01
Busey Bank		08.30.26				\$14,092.92
Total Liquid Assets						\$779,244.63
		Int Pd Mo				
SPILLWAY (7012)		\$1,363.24				
ENGINEER (8559)		\$1,285.40				
BASIN (1850)		\$4,167.54				

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

REPORTS FROM THE STANDING COMMITTEES

Legal - Andrew Reznack, chair reported the attorney reached out to a resident on West Lake who would not respond to the association after building on a common area without permission.

Building - Terry Reising, chair.

The committee recommended variances for a six-foot privacy fence to enclose a patio at 115 Branch Drive and a five-foot setback for an outbuilding at 357 West Lake, aligning with city allowance. Terry Reising made a motion, and Rick Welle seconded a motion to approve the variances and it passed unanimously. It was noted the steps mentioned by the legal committee seem to be structurally sound.

Commons - Ben Richey, chair. Trees and debris removal in the commons will occur on September 12, 2026. A resident cleanup day is targeted for the weekend of September 27, 2026, potentially focusing on the E5 commons. Requests for new boat dock spaces at West Lake 5 and another site will be evaluated for feasibility. Concerns were noted about trees growing in riprap along East Lake.

Beautification (subcommittee of Commons) - Lori Scarlett. A report identified invasive phragmites behind a residence on N. Shore; the grass spreads quickly and is difficult to eradicate.

Dam Maintenance - Roy Wehling, chair. Winter lake drawdown will begin November 1, 2026, aiming to reach the target level by December 1, 2026, to allow a month of silo repair work. The spillway gate will be closed on January 1, 2027, to begin refilling. Trees were trimmed on the north side of the spillway; remaining locust trees were addressed with mowing contractor. Roy Wehling will coordinate inspection with the engineer and evaluate respraying vegetation on the dam.

Fish and Wildlife - Todd McClew, chair. The annual fishing tournament is 8–11 a.m. Sept. 5. He will post signs. The committee will encourage panfish harvest and a carp-removal incentive, publicize efforts. Later this month there will be a fish count to compare carp numbers.

Meetings, elections, social, communications & fireworks - John Bode, chair. The poker run went well. Block party is September 12, 2026, at E3 with music and the “Awesome Sauce” food truck

Restrictions - Graham Johnson, chair. A lake tour identified properties needing repairs to shorelines, trees and docks. Committee assignments for reviewing restrictions were shared; feedback needed by mid-September. Annual review of rental contracts was discussed.

Safety - James Whaley, chair. Water quality tests were done last week and will be posted on the website. No additional safety items were presented.

Silt & Erosion - Jim Taylor, chair. A progress schedule for Cove A is expected by September 25, 2026. Work is tentatively scheduled to start in May or June 2027 after the new fiscal year budget approval. The contractor will address wash-out areas behind the marinas.

No reports from Executive Committee or Master Plan Implementation.

Administrative Report - The assessment increase and lake level changes were sent out via email and a paper mailing has been prepared. Monthly payment options were discussed, with potential cash flow benefits and caution on accounting treatment for advance payments. CPM’s portal shortcoming on up-to-date reporting will be raised for a fix. Newsletter timing and low email open rates were discussed.

NEW BUSINESS

The board discussed CPM's recent ownership change and contract status, noting the current contract runs through the end of 2026 and satisfaction with new management. Boat sticker sizing consistency was discussed; past print runs varied and smaller stickers for personal watercraft may exist. Residents may trim stickers as long as numbers remain visible. No additional new business was brought before the board in other reports.

CLOSING AND NEXT MEETING

The meeting adjourned at 8:00 p.m. The next board meeting is scheduled for Monday, September 28, 2026, at 7:00 p.m. at the Edwardsville Moose Lodge.