DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. September 28, 2026, at Edwardsville Moose Lodge 7173 Marine Rd.

Call to order:

Andrew Reznack, board president, called the meeting to order at 7:00 p.m. A motion to approve the August minutes as presented was made by Graham Johnson, seconded by Jim Taylor, and passed unanimously.

Present:

John Bode, Graham Johnson, Andy Leek, Mark Olson (online), Todd McClew, Robert Ribbing, Terry Reising, Andrew Reznack, Ben Richey, Jim Taylor, James Whaley, Roy Wehling, Richard Welle. **Excused:** Lori Scarlett and Frank Gremaud.

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

Visitors: Paul Jenkins and Richard Hartnagel - No comments to start the meeting.

FINANCIAL REPORT

Treasurer Richard Welle presented the financial report from the past month. The basin loan interest rate has increased to 7.25%. The combined loan payback now has balance of $1,386,653.91 per the chart below. Total liquid assets are $766,430.38, and a large loan paydown is planned soon. As of late September, 20 properties have outstanding 2026 assessments, with 6 of those owing from prior years. Liens are in place on properties with balances over one year old. A motion to approve the financial report was made by Graham Johnson, seconded by Jim Taylor, and passed unanimously. The board discussed refinancing options for upcoming projects.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	DUE DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	09.28.26	$5,000.00	$345,086.10	03.23.27	$492,000.00
ENGINEER (8559)	3.99	09.28.26	$3,500.00	$380,217.91	03.23.27	$465,000.00
BASIN (1850)	7.25	09.28.26	$8,900.00	$661,349.90	02.14.28	$1,103,790.60
	*09.17.26 inc. 0.25					
TOTAL LOANS				**$1,386,653.91**		**$2,060,790.60**
						Account Balances
FIRST MID SAVINGS (8217)	0.05	09.28.26				$115,282.92
FIRST MID MONEY MARKET (6232)		09.28.26				$25,305.76
FIRST MID CD (1792)	3.7	09.28.26			09.03.26	$219,548.98
FIRST MID CD (3636)	3.85	09.28.26			08.29.27	$72,696.51
CPM Operations	0.05	08.30.26				$283,622.36
CPM Special Projects	0.05	08.30.26				$33,534.92
CPM Debit Card		08.30.26				$2,231.01
Busey Bank		09.28.26				$14,207.92
Total Liquid Assets						**$766,430.38**
		Int Pd Mo				
SPILLWAY (7012)		$1,270.94				
ENGINEER (8559)		$1,159.55				
BASIN (1850)		$4,004.85				

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

REPORTS FROM THE STANDING COMMITTEES

Restrictions - Graham Johnson, chair.

A lengthy review of proposed restriction changes occurred. Topics included horsepower limits, assessment policies for contiguous lots, the need for a clear definition of "contiguous," and re-emphasizing the requirement for lot numbers on docks. Several properties (E5, B1, W6) were identified for needed shoreline maintenance. The committee will also draft a definition for "concerning docks and boats." The full list of proposed changes will be sent to the association's attorney for review.

Safety - James Whaley, chair.

Ongoing issues with a boat ramp chain being cut and the lock being damaged have been reported. The board discussed installing a solar-powered cellular camera to monitor the area and deter unauthorized access.

Silt & Erosion - Jim Taylor, chair.

Updates were provided on the Cove A dredging project, estimated to take 60 days starting in May or June. Final costs are pending. A financing framework with a potential $3 million loan cap is in place. A more detailed report on the project scope will be presented at the October meeting.

Beautification - Lori Scarlett, chair.

A report was received regarding a resident spraying honeysuckle and poison ivy in the B2 Commons area. The committee will investigate.

Building - Terry Reising, chair.

A discussion was held regarding dock dimensions, with a suggestion to clarify restrictions to a standard length, though this might create issues for lots in corners. The committee reviewed several items with no variances required. A homeowner's request for a dock variance will be handled offline, and an unpermitted room addition on Hollyhock was noted for follow-up.

Commons - Ben Richey, chair.

Shoreline maintenance on commons areas, including tree removal, needs to be lined up. The current mowing contract does not include regular weed whacking of riprap areas, and the board will review costs and options for next year. A concern was raised that restrictions allow neighbors to veto parkway tree plantings but not the association; the board agreed the association should also have veto rights.

Dam Maintenance - Roy Wehling, chair.

The lake will be dropped 12 feet for dam maintenance, which includes adding more guides to the silo gate, inspecting the spillway for seepage or erosion and repairing failing caulk on the spillway. Additional riprap is planned for the south side of the spillway. The annual dam inspection was completed, noting minor erosion and crabgrass to be treated. A $7,500 proposal from Mike Carlson of Plocher Construction to repair the silo gate by installing new stainless steel gate stems and guides was reviewed.

Fish and Wildlife - Todd McClew, chair.

The Kids' Fishing Derby was a success. The IDNR conducted a free electrofishing survey, with a report expected in December. SIUE has applied for a grant to conduct fish testing for the lake.

Nothing new was reported for Legal,

Meetings, elections, social, communications & fireworks - John Bode, chair.

A follow-up communication will be sent to residents with more detail about the upcoming lake lowering, as the previous notification was brief. The gate will be closed on December 31. The Block Party on September 12 was well-attended, and the committee discussed purchasing a generator to allow future events to be held at different commons areas.

OTHER REPORTS, NEW BUSINESS, NEXT MEETINGS

No report from Executive Committee or Master Plan Implementation (MPI).

Administrative Report - Carolyn Green and Maureen Bode, C.Green & Associates, Inc.

CPM sent a notice about a new collections' procedure effective October 1, 2026, which would charge delinquent members a $75 per month fee. The board decided to opt out of this new service.

Hearing no new business, the meeting was adjourned at 8:34 p.m. The next board meeting is scheduled for Monday, October 26, 2026, at 7:00 p.m. at the Edwardsville Moose Lodge. Carolyn Green will investigate combining the November and December meetings into a single meeting on December 7 or 14 to avoid the holidays based on Moose availability.