

Dunlap Lake Property Owners Association
P.O. Box 5
Edwardsville, IL 62025

Dunlap Days

**Winter 2007
A Special Report**

Proposed Dredging Program

The recent lowering of the lake has made it clear to everyone how shallow Dunlap Lake has become in large areas. While dropping the lake level five feet left the south end nearly dry, other large areas of the lake had no more than a foot of water in them. This on-going siltation of the lake has been a concern of the Board of Directors for several years.

The large amount of silt in the lake creates two major problems. 1) it makes it difficult for some homeowners to use the lake because of shallow depths at their docks; 2) it destroys water quality throughout the lake as boat motors, waves and wind churn up the shallow mud bottom, muddying the water, accelerating the growth of algae, etc., compromising the fish habitat and making it unsuitable for swimming.

Siltation is a natural process and has been occurring since Dunlap Lake was created. In the early 90's the DLPOA carried out a dredging program to remove silt. The amount that was removed is unknown but it is thought to be minimal. In 2004, the DLPOA hired the professional engineering firm of Cochran and Wilken (now

known as HDR/CWI) of Springfield, IL to analyze the siltation problem, making a determination of how much silt was in the lake; where it was coming from; where it was located; and what should be done to improve the quality of the lake. Their full report can be found on the association web site, www.dunlaplake.org.

HDR/CWI determined that there is a total of 471,387 cubic yards of silt in Dunlap Lake. If you were to remove all of this silt and dump it on the field at Busch Stadium, it would go 100 feet high. While much of this silt is in locations that do not harm the quality of the lake, HDR/CWI recommended the removal of approximately 131,000 cubic yards from four, large areas, designated as Sub-areas A,B,C and D on the enclosed map plus several small inlets shown circled on the map.

While the most economical method to dredge silt is to utilize a conventional dewatering system in which the silt can naturally separate from the water, this requires a large area of land (approximately 15 acres) within the watershed. However, the association does not own sufficient land to utilize this conventional dewatering method. The largest parcel owned by the DLPOA is approximately 4 acres (designated the E8 common area) on East Lake Dr. near the south end of the lake. HDR/CWI has analyzed this parcel as a potential site for conventional dewatering and has concluded that it is completely inadequate (insufficient size and poor soil quality). The DLPOA has conducted several other searches and inquiries about land that might be utilized as a dewatering area. None has been found.

Because of this limitation, HDR/CWI has been working on behalf of the DLPOA with Genesis Fluid Solutions (GFS), a Colorado Springs, CO company that utilizes a patented rapid dewatering system. GFS is able to provide a technological solution to the dewatering problem that will allow the use of the E8 common area for processing operations, silt storage and removal. For more information on GFS, go to www.genesisfluidsolutions.com.

While conventional dewatering can take two years or more before the silt can be removed, the Genesis process produces a rapid separation of the solids, allowing removal in as little as 48 hours. Because the silt is dry when hauled, it can be taken anywhere and used as topsoil. The plan is to stockpile as much of the dried silt on E8 as possible and periodically remove it as necessary.

Genesis proposes to carry out the dredging process 12 hours per day, 5 days per week. Based on their proposal, it would take approximately 19 weeks to remove the 131,000 cy of silt. Their estimated cost is \$11.94/cy for dredging and dewatering.

Several potential users of large amounts of the dried silt have been identified within a one-mile radius. The cost of silt disposal is estimated at \$7/cy based on the experience of HDR/CWI. If end users can be identified who will provide their own hauling or will be able to pay for the silt, this expense could be reduced.

The total estimated cost of the dredging project is \$2,500,000 assuming the full cost of silt disposal is incurred.

If approved by the DLPOA property owners, work would commence on finalizing the dredging plan; submitting a permit to the IEPA; soliciting hard bids for dredging, dewatering and hauling; locating and finalizing agreements with property owners/users regarding silt disposal. This process is expected to take 4 months. Dredging would begin in June with the entire project scheduled to be completed by the end of the year.

The Board has solicited proposals from several, local financial institutions to finance this project. The Bank of Edwardsville submitted the best proposal and is willing to provide 10 year, fixed-rate financing at an interest rate well below the prime lending rate.

It will be necessary for the property owners to approve a special assessment to repay this debt. The Board is proposing the following special assessment structure:

- Up to \$900/year for off lake properties (a total of \$9,000 over the 10 year term)
- Up to \$1,100/year for on lake properties (a total of \$11,000 over the 10 year term)

The actual assessments could be less and will be determined at completion of the program and final determination of the cost. These assessments would begin in early 2008 and end in 2017.

Property owners would have several options for payment.

- Make a one-time, lump sum, up-front payment. This would reduce the amount of money borrowed by the association and it would eliminate interest costs for these homeowners. This one time payment would be \$7,500 for on lake properties and \$6,250 for off lake properties (these amounts would be adjusted downward if actual costs are less than \$2.5 million).
- Borrow the money through a home equity loan and make the lump sum payment. This would reduce the amount of money borrowed by the association. It would give these homeowners the ability to make smaller, monthly payments (and the interest paid may be tax deductible). It would also give these homeowners the ability to further reduce the size of these monthly payments by extending the debt as long as 15 years. The Bank of Edwardsville is offering fixed rate loans on both 10 and 15 year amortizations with monthly payments potentially as low as \$58/mo for off lake and \$70/mo on lake.
- Start a special savings account at the Bank of Edwardsville for the deposit of special assessment funds. This would allow these property owners to make smaller, periodic payments when they can afford it and to accumulate interest on the money, thereby reducing the impact of making the special assessment payment when due.
- Or, simply pay the special assessment from available funds when due each year.

This is a very important issue facing this association. The Board will present this plan at the annual meeting on Thursday, February 15, at 6:30 p.m. at the Moose Lodge on Marine Rd. Ballots will be mailed to the membership on Monday, February 5 and must be returned (postmarked) no later than February 28. Each lot is entitled to two votes. The majority of owners of record must approve this special assessment for it to pass. If you will be out of town during this time period, you can get an early, absentee ballot by calling Judy Budzileni at 692-4590.

The Board wants to make every effort to try to inform the members and to answer all questions. If you would like to hold a small group meeting (10 people or more) with your neighbors in your home, one of the Board members will come, explain the program and answer your questions. Call Al Ortvals at 659-0232 to schedule a meeting.

Dunlap Lake is a rare asset. It has a great impact on the value of our homes. As long as it is in good condition it adds many thousands of dollars to the value of our properties. If it comes to be seen as a liability, it will reduce the value of our properties by many thousands of dollars. The problem will not go away. It will only get worse—and more expensive to solve. Please get the facts before you vote. Hold or attend a small group meeting or come to the annual meeting on February 15. We all have a lot riding on this.

Annual Meeting

The annual meeting of the DLPOA will be held on:

Date: Thursday, February 15,
Time: 6:30 p.m.
Place: the Moose Lodge, 1561 Marine Road

Because of the need to allow enough time to fully discuss the dredging program and upcoming vote, there will be no dinner. The meeting will begin promptly at 6:30 p.m. You do not need to make a reservation.

Call for Nominations

Five seats on the DLPOA's Board of Directors will come open as terms expire in February. If you are interested in running for a position on the Board or would like to nominate someone else, please call one of the members of the Nominating Committee shown below or come to the annual meeting on February 15. Nominations will be accepted from the floor at that meeting.

Sandy Fultz, 656-2587
Mike Weber, 656-8665
Marcia Wever, 692-4296

**Dunlap Lake Association
Board of Directors**

Larry Ahrens	659-0174	130 Cottage Drive	Larry_Ahrens@yahoo.com
Gary Arth	659-1462	104 Cottage Ave.	ar6G@aol.com
Virginia Bryan	656-1121	118 Hollyhock	vbryan@siue.edu
Russell Budzileni	692-4590	1405 Gerber Road	Russell_Budzileni@baldor.com
Judy Budzileni	692-4590	1405 Gerber Road	judy_budzileni@yahoo.com
Barb Freeland	659-0232	517 East Lake Dr	Barbara.freeland@McCormackbaron.com
Sandra Fultz	656-2587	636 East Lake Dr	skfultz@yahoo.com
Faye Nelson	656-5252	112 Hollyhock Ln	kgnfen64@sbcglobal.net
Alan Ortvals	659-0232	517 East Lake Drive	aortvals@ibjonline.com
Bob Schnietz	656-6652	573 East Lake Drive	rschnietz@cbnstl.com
Toni Siler	960-6145	101 Whitsell Way, #102, Pontoon Beach, IL	
Michael Weber	656-8665	316 Thomas Terrace	weberfh@aol.com
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Mary Jo Weimer	656-2603	124 Barnett	mjweimer@sbcglobal.net
Marcia Wever	692-4296	123 Park Drive	mosesmargo@hotmail.com