



## **Dunlap Lake Property Owners Association Board Minutes** **7 p.m. March 30, 2020**

**Call to order:** Michael Watts, president, called the meeting to order at 7:00 p.m. on a zoom call.

**Present:** Board members-Bob Cahn, Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Toby Heddinghaus, Andy Leek, Craig Louer, Donna Polinske, Andrew Reznack, Josh Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle. Absent: none  
**Manager:** Carolyn Green, C. Green & Associates, Inc.  
**Visitor's Present:** Shelley Kokler, Jack Miller

**MINUTES** – Carolyn Green presented minutes of the February 24, 2019 meeting. Jim Taylor made a motion to approve the minutes. Craig Louer seconded, and the motion passed unanimously.

**OLD BUSINESS** – Existing executive committee willing to re-up  
Rick Welle is overloaded at work and needs some assistance with financial management. Jim Taylor and Bob Cahn are willing to help fill that role. Rick will stay on as chair of the finance committee and he will serve as an authorized signer as needed.

The board was asked for nominations and volunteers for officers. The secretary made a motion to cast a unanimous by acclamation and the following were elected and committee chairs are attached.

- Michael Watts, president
- James Taylor, vice president
- Craig Louer, secretary
- Bob Cahn, to learn the treasurer role with Rick Welle

**FINANCIAL REPORT** - Rick Welle went through the financial reports from the previous month. Operating cash is at 94,525.84. Craig made a motion to approve the financials as presented. Greg Brumitt seconded, and the motion passed unanimously. Approval of the 2020 budget was postponed until the April board meeting

### **COMMITTEE REPORTS**

**Legal** – Donna Polinske and Michael Watts

A resident in Cheryl Lynn Estates believes a lot he owns might be in the association. He has been asked to go to the title company to see if there is documentation the board would need to consider.

**Meetings Elections and Social:** Andrew Reznack, chair

No updates. Everything is up in the air right now due to corona virus. The Memorial weekend boat parade is the next event under consideration. Please put the June 28 Chicken Dinner on your calendar.

**Restrictions:** Roy Wehling chair

Roy has checked on boats on the shoreline. He will write letters to any who are not in compliance with the restrictions. The docks near the boat ramp look like they have been repaired. There have been several calls about non-residents fishing traffic and board members reported they have seen boats without stickers. Eric who was just selected as safety committee chair will look into it.

**Silt & Erosion:** Submitted by Craig Louer, chair – nothing new to report.

Laura from Heartlands is on the call and will report under new business.

**Building:** Andy Leek, chair

A permit for new construction was approved at 729 East Lake and a deck was approved at 721 E. Lake.

**Commons Areas:** – Lee Frea, chair

A contract has been written for using Greenside to mow every other Thursday. Additional work can be approved in writing. Lee recommends the board continue to look into multi-slip docks. There is one currently proposed by a group of residents. Questions the board might want to consider include: Who owns the slips? Who maintains it? Should there be an insurance requirement? Who reviews/approves the engineering specifications?

The board asked that the building and commons committees work on a standard. Toby volunteered to help get the process started.

**Dam:** Submitted by Michael Watts, chair

Gate has been open for 2 weeks and water is still high. Mike has talked to a philanthropist who would like to remain anonymous. The donor would match \$25,000 to help get a capital improvement project started. The executive committee met and discussed the proposal. The spillway is the top priority. Mike will talk with Laura about including the opportunity in the masterplan.

**Fireworks:** Michael Watts, chair. This year's fireworks will be Sunday, July 5 (rain date July 11)

**Fish and Wildlife:** Doug Carney, chair. Two beavers have been removed, more sighted after.

**Management Report:** Submitted by Carolyn Green

Some of the big accomplishments from the last fiscal year were:

- All boat sticker forms from the 1970's to present are scanned and searchable online by name or sticker number.
- DLPOA now has the capacity to file building permits with the City electronically.
- The CPM Portal has governance documents, minutes and financials available for all residents. More than 30% of residents have been on the portal, which is a very convenient way to make payments for assessments, check your current balance or pay for boat stickers and events.
- The inflow on commons E7 has been trenched and ripped.
- Gravel shoreline to create the last of 6 kayak and canoe launch areas should be finished this week with assistance from the City of Edwardsville ENERGI grants (on Commons B1, B3, E2, E5, E7 & W1).

Priorities for April:

1. Help new board and committee members get the information they need to get started.
2. See that CPM gets everything the accountant needs to do the taxes due in June.
3. Work with the commons committee to define a system for selecting the most pressing needs for this summer and get people working.
4. Provide assistance to Heartlands as they summarize their research and begin to make recommendations for best practices, implementation and funding streams that could be explored.

**NEW BUSINESS**

- \* Options for extending the loan on 840 East Lake Drive were discussed. It was recommended that the association take the lowest interest rate if possible. Bob Cahn offered Rick Welle assistance doing paperwork if needed. Jim Taylor said he is available to help as well.
- \* The association has reserves to cover short-term crisis. Board members and committee chairs were encouraged to spend cautiously until it is known how COVID-19 will impact residents.
- \* Laura Lyon reported the first draft of the masterplan should be available at the next board meeting.

**ADJOURNMENT:** The next meeting will be 7 pm Monday, April 27, 2020.

# **Dunlap Lake Property Owners Association**

## **2020-21 OFFICERS & COMMITTEES**

### **Board Officers/ Executive Committee**

**President** – Michael Watts  
**Vice President** – Jim Taylor

**Secretary** – Craig Louer  
**Treasurer** – Bob Cahn

### **Committees (V = non-board volunteer)**

#### **Building:**

Andy Leek - Chair  
Barb Freeland – V  
Toby Heddinghaus

#### **Common Area Maintenance:**

Lee Frea & Greg Brumitt, co-chairs  
Josh Schumacher  
Andy Leek  
Ryan Beevers - V  
Helpers-Patrick Hill, Tim Pickle, Eric Ham  
Andrew R, Justin Range  
Rick Welle - 840 Maint. Coordinator

#### **Communications:**

Donna Polinske  
Toby Heddinghaus  
Ryan Beevers – Website V  
Eric Hamm  
Rick Welle (when time allows)

#### **Dam & Maintenance :**

Mike Watts – Chair  
Lee Frea  
Roy Wehling

#### **Finance (include CPM):**

Bob Cahn - Chair  
Rick Welle  
Jim Taylor

#### **Fish & Wildlife**

Doug Carney – Chair  
Jim Taylor, Walt Heck  
Andrew Reznack

#### **Legal:**

Michael Watts – Ex Officio  
Donna Polinske – Chair  
Josh Schumacher

#### **Meetings, Elections, Social Events:**

Andrew Reznack – Chair  
Peg Flach - V  
Judy McClew – V  
Wendy Wilke – V  
Diane LaBlanc – V,  
Tracey Schwieger – V

#### **Restrictions:**

Roy Wehling – Chair  
Craig Louer  
Donna Polinske  
Josh Schumacher

#### **Safety:**

Eric Ham – Chair  
Doug Carney  
Ryan Beevers – V  
Brett Egger - V

#### **Silt & Erosion:**

Craig Louer – Chair  
Andrew Reznack  
Lee Frea  
Andy Leek  
Mike Watts  
Roy Wehling  
Alan Ortvals - V  
Deanna Kasich – V

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