



Dunlap Lake Property Owners Association Board Meeting Minutes May 25, 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, Joshua Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle. **Absent:** Andrew Reznack-excused. **Nine Visitor's present**
Manager: Carolyn Green, C. Green & Associates, Inc.

MINUTES – Carolyn Green presented minutes of the April 27, 2020 meeting. Rick Welle made a motion to approve the minutes as updated. Jim Taylor seconded, and the motion passed unanimously.

GUEST PRESENTATION - Laura Lyon from Heartlands Conservancy shared the first pages of the Association Masterplan document on the screen and let people know how it was coming together. The vision is for the lake over a 20-year time period. It looks at things on 3 levels: the watershed, the neighborhood and the lake itself.

She will have an initial document before the communications committee meeting on Thursday and the action plan before the commons committee meeting next Monday. She wants board feedback on themes, priorities and recommendations.

It focuses on sustainability and resilience. How this is a reservoir for stormwater management and how we can better work with the City and County to protect it. Craig asked Laura to talk to Emily Fultz at the City of Edwardsville. The City has initiated an information gathering process for the I55 development plan. That covers most of the southern watershed and there may be new ways we can work together.

Laura agreed to do that and suggested the association also talk to other HOAs to see if there are ways to slow down the flow into the lake. There may be some ways to fund that by working together to apply for small grants.

VISITOR COMMENTS – none

OLD BUSINESS – none

FINANCIAL REPORT – Bob Cahn went through the financial reports from April. There is about \$65,000 in operating funds which should cover expenses till 2020 assessments start to come in. Lee raised a concern about bill for the trenching on commons area E7 that was budgeted in last fiscal year coming in during this fiscal year. Rick suggested the money from last year be transferred into the operating funds so there are adequate funds for commons projects in 2020. Roy made a motion to approve the financials as presented. Donna seconded and the motion passed unanimously.

COMMITTEE REPORTS

Legal Committee - Donna

Sandberg Phoenix sent draft of a shared dock/maintenance agreement for a stationary shared dock being replaced by a floating dock. When residents share docks, the building committee and the manager should help maintain documentation. The building committee needs to recommend any variances to full board just like they currently do with other docks.

Meetings Elections and Social: Andrew Reznack, chair. It was reported that Fireworks are Sunday July 5th with the following Saturday as the rain date. The chicken dinner is cancelled for now.

Restrictions: Roy Wehling chair

Roy has sent 2 communications on shoreline, 2 on docks, 1 on a boat with no tags and an oversized motor. He suggested a meeting with the legal committee or someone from the committee to look at restrictions for commons areas, lake use and docks. Josh Schumacher agreed to help.

Safety: Eric Ham, chair

We have had a lot of new boat stickers issued. Water testing looked normal. Nitrogen and phosphorus are a little lower than this time last year. E-coli count is low and, in some places, undetectable. Ryan will post the results on website and work on a page to store and share the results.

Silt & Erosion: Craig Louer, chair - Craig has been working with Laura on the masterplan.

Building: Andy Leek, chair - Andy presented a variance request for a shared dock. The board was not comfortable issuing a multi-family shared dock without a maintenance agreement. Andy will try to have that before the next meeting so the board can consider the variance.

Commons Areas – Lee Frea, chair

Commons committee went around the lake to document issues. Changes are being prioritized by risk to people, property, and soil erosion. There are several dead trees that are going to need to be removed including Barnett 3, West Lake 2 and by the Barnett sign board. There is also one on a resident's property across from Glick Park. Mike will talk to them. Roy interested in putting in a floating dock in south end. The committee will be meeting Monday at 5 pm.

Dam: Submitted by Michael Watts, chair. There is some new washout at the bottom of the diffuser. Mike is going package the recommendations from the engineers and look into the cost of the upgrades.

Fireworks: Michael Watts, chair. Tentatively planned for Sunday, July 5.

Phase III starts on May 29. No more than 10 in a group with social distancing. Rick said the City is holding fireworks where people have the option of watching from their car. He will be listening into a state police call this week on the Illinois requirements for social distancing for events.

Fish and Wildlife: Doug Carney, chair

Two more beaver were trapped. A number of large bass have died. He spoke to the IDNR fisheries biologist and they both think it was a natural kill, but Doug will monitor it closely. It was also noted that there is an extra-large turtle population this year and that have been a lot of fishermen out with the state-ordered stay at home regulations.

Communications (and website) – Donna Polinske, Toby Heddinghaus and Ryan Beevers

The committee met the second week of May. They are going to start by focusing on engaging residents with more content and getting a better contact list. Brainstorming to talk about what we have and what we can do. Right now the association has the website, a Facebook page, a Facebook group, Instagram, the MailChimp newsletter, physical signage, and we use postcards. There is also a Dunlap Lake Friends and Family Facebook managed by a resident and a past resident page where a small group of former residents, both are monitored by a past resident.

The committee is aggregating info for Carolyn to post. There is a closed Facebook page where they can set up posts and do some scheduling. Toby asked the group for historical facts and positive stories to share. Masterplan rollout can start as soon as the board has approved it.

Management Report: Carolyn Green went over her written report.

NEW BUSINESS - Craig received a request to consider letting people in or out of the association.

ADJOURNMENT: The meeting was adjourned at 9:15 pm. The next meeting will be 7 p.m., June 29.