



## DUNLAP LAKE

### Dunlap Lake Property Owners Association Board Minutes 7 p.m. August 31, 2020 via zoom call

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

**Present:** Board members-Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Toby Heddinghaus, Andy Leek, Craig Louer, Donna Polinske, Andrew Reznack, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

**Absent:** Bob Cahn and Joshua Schumacher, both excused

**Manager:** Carolyn Green, C. Green & Associates, Inc.

**Visitor's Present:** Laurie Bonk, Keith Seiz, Dan Cundiff, Peg Flach, Laura Lyon, and 2 callers identified on as iPhone and Nobody.

**MINUTES** – Carolyn Green presented minutes of the July 27, 2020 meeting. Andy Leek made a motion to approve the minutes and Toby Heddinghaus seconded. The motion passed unanimously.

**VISITOR COMMENTS** – Dan Cundiff shared he is retiring and would be interested in bidding on the mowing next year. Lee let him know he would be added to the list of vendors to be sent bid information.

**OLD BUSINESS** – Election of a new treasurer. Rick Welle was nominated. There being no other nominations, President Mike Watts called for additional nominations 3 times. Hearing none he closed nominations. Lee moved to approve Welle by acclamation. Jim Taylor seconded and Welle was elected as treasurer with no dissent.

**FINANCIAL REPORT** – Welle went through the financial reports from July. Total current assets are \$910,653.53. There are still 75 properties that owe on this year's fees, most are a small amount. Only two are significant and legal proceedings have been filed. Andrew Reznack made a motion to approve the financials as presented. Jim Taylor seconded and the motion passed unanimously.

#### COMMITTEE REPORTS

**Communications (and website)** – Donna Polinske, Toby Heddinghaus and Ryan Beevers  
Toby said the committee has continued to be very aggressive with content outreach. He thanked Carolyn and Ellen, the community outreach coordinator at C. Green & Associates for their work on social media and the newsletter.

**Dam:** Submitted by Michael Watts, chair  
The annual inspection of the dam was conducted on Friday and there should be a report in the next few weeks.

**Fireworks:** Michael Watts, chair – no report

**Fish and Wildlife:** Doug Carney, chair  
The new fish supplier will be Herman Brothers Fisheries. There were 900 5-7" Hybrid striped bass and 55 of the 10-11" Muskie ordered. It has been reported that home owners on Barnett have removed another beaver.

**Legal:** Donna Polinske, chair - no report

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

Andrew announced the lighted boat parade will be Sat., Sept 5. Mike and Kate Watts will lead the parade. Boat owners are encouraged to participate and all other residents can watch from their property or a common area. A band will play on the lake before dark on Sept. 26. Details are being worked out to give residents access to live music in a setting where they can social distance. There will be a Bonfire in October. It is hoped that we can start early and include a hot dog roast while it is still daylight so more people can participate without there being a big crowd at one time.

There are a lot of logs in the lake from recent storms. The South end is really bad. Watts will call a work day to get more logs out before the boat parade.

**Restrictions:** Roy Wehling chair

There has been a complaint about a boat and a dock in serious disrepair. There is also a boat still on the riprap on West Lake. Roy will look into it.

**Safety:** Eric Ham, chair

Eric reported the safety committee has been looking at boat restrictions and boat sticker processing. They hope to meet with our financial manager at CPM to discuss the automated process that has been developed for submitting and paying for boat sticker applications so recommendations can be made to the board at the next meeting. Doug reported on water testing. The e.coli remains low. Nutrients are higher in August as they have been in recent years. There have been some planktonic algae but not a lot of blue green algae/cyanobacteria spotted.

**Silt & Erosion:** Craig Louer, chair – no report, he will have to leave the call early. Mike has some news to share under new business.

**Building:** Andy Leek, chair

The building committee recommends approval of an unattached/elevated structure at 104 Barnett – there were no objections from the board. The committee also recommends approval of an unattached shed at 232 Thomas Terrace. The exact location of the shed has not been determined. The residents are working with the city to work around sewer lines. The residents prefer a location 5' from the property lines. There were no objections from the board, the committee can defer to the city on placement.

**Commons Areas** – Lee Frea, chair

Tree work has been put out for bid. All of the vendors have been busy cleaning up storm damage.

**Management Report:** Submitted by Carolyn Green

See attached.

**NEW BUSINESS**

The executive committee has been looking into some of Laura's recommendations for funding projects in the master plan.

1. The IL IEPA Revolving loan program has 2 funding streams broadly categorized as wastewater and drinking water. Lake projects would fit under wastewater. The loans have a fixed rate for 20 years, usually around 1%. If the association can get qualified for projects one might actually help cover some of the costs at a 0.8% rate. Mike reported he has been doing a lot of calls to learn more. This would be as much as a \$800,000 savings verses a traditional loan. He will try to get more information before the next meeting.
2. Master plan implementation plan – Mike noted that now that the master plan has been approved, there is a lot of work in front of the association. The goal of Laura's implementation plan is to have officials from the City and County involved. Broad communications between stakeholders will be the key to success.

3. Laura's feedback – For implementation, what she suggests is that key committee chairs form an implementation group with outside stakeholders. This would be a working group who could be boots on the ground communicating and getting work done. She pointed out:
- The board has done well to get started so quickly. She complimented the executive committee for tackling funding options right away.
  - Laura is scheduling meetings with the city and county.
  - She reminded the group that this work is different than the management process. It is on top of the existing management process. That's why she proposed spreading it out instead of having the officers trying to take on all of this on top of their regular duties. Everyone is going to have to do more.
  - Dunlap Lake Board has an exceptionally strong team of people who have experience managing projects and managing construction. That's not the case with most organizations doing this kind of planning work. It would be good to use these people to be on-site when riprap goes down or landscaping needs to be done. Things like all the work that is going to be required keeping the residents and other publics informed should not all fall on Mike's shoulders (or any one officer or committee chair).
  - A lot of work has been done while the economy was shut down. Now federal money is available to jumpstart the economy and the association set to roll out projects if we can win some of it.
  - The IL EPA 319 Grant was submitted but it will be a year before it is announced.

Toby volunteered to help in anyway. Since Laura had said Communications and Commons were going to be key to implementation, he and Lee are willing to help out as needed in their respective roles.

Greg asked about the time frame for work planning. Will it be detailed for year one getting more vague as it goes out? Laura said her assumption was that everybody would take a deep breath and then set up a chart of immediate action items. Funding needs to be at the top. It's great that Mike's already on that. There will need to be more people involved to be able to win more grants though.

Mike thanked Laura and asked her to set up a meeting with Mary, the executive director at Heartlands to see how the two organizations can proceed now that the current contract has ended. He challenged the board to get the association's ducks in a row so that whether Madison County wins the IL 319 grant or not, Dunlap Lake will be prepared to address the challenges before us.

**ADJOURNMENT:** The meeting was adjourned at 7:57 pm. The next meeting will be 7 pm Monday, September 28.