



## DUNLAP LAKE

### Dunlap Lake Property Owners Association Board Minutes Zoom Meeting 7 p.m. October 26, 2020

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

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

**Absent:** Bob Cahn, Eric Ham, Toby Heddinghaus, Joshua Schumacher

**Support:** Carolyn Green, C.Green & Associates; Laura Lyons, Heartlands Conservancy

**Visitor's Present:** Peggy Flach

**MINUTES** – Carolyn Green presented minutes of the Sept. 28, 2020 meeting. Rick Welle made a motion to approve the minutes as presented. Roy Wehling seconded, and the motion passed unanimously.

**VISITOR COMMENTS** – Peggy Flach noted that the SES crew had big equipment out working on Commons Area E2 next to her house last week before the rain started.

**OLD BUSINESS** – The master plan implementation work group met on October 13. All board members were invited and seven attended. Toby Heddinghaus was elected chair. The group will meet on the second of the month as work is needed. The next meeting will be Monday, Nov. 9.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from September. The year is going well, association spending is \$10,000 under budgeted expenses. Jim Taylor made a motion to approve the financials as presented. Roy Wehling seconded, and the motion passed unanimously.

**COMMITTEE REPORTS** (there was nothing new to report from Building, Communication, Dam or Fish & Wildlife)

**Legal:** Donna Polinske, chair

Josh Schumacher has contacted Sandberg Phoenix about resident questions on dock ownership and the neighboring property owner that believes their lot should be in the association.

In a separate matter, the association received a notice of foreclosure and sale of a property.

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

The Moose has Feb. 18 as a possible date for Annual Meeting. Andrew will look into options for elections and if it would be possible to hold the meeting later in the spring when it could be done outdoors. The Moose has had one fundraiser, Peg will monitor for future opportunities.

**Restrictions:** Roy Wehling chair

Roy sent out letters Oct. 25. He will try to schedule a committee meeting Nov. 4.

**Safety:** Eric Ham, chair

Suggested updates to the boat sticker procedures were sent out to the board. Mike suggested they go out to the residents for feedback. Carolyn will talk to Eric and Toby.

**Silt & Erosion:** Craig Louer, chair

Mike reported that Laura Lyon from Heartland has a meeting tomorrow with Heidi Allen from IEPA to see if some silt basin expenses might be covered under an IEPA low interest loan program. Laura said she hopes to find out tomorrow if Illinois programs are slowing down because of COVID. She said that a number of programs that offer stimulus to the economy are actually getting more money. She will report back at the implementation committee meeting.

**Commons Areas** – Lee Frea, chair

Shoreline and inflow work have started on commons areas E1 and E2. Lee said the committee may bid mowing this year and he will present commons area concerns to Toby for consideration during the master plan implementation process.

**Management Report:** From Carolyn Green

A written report was submitted to the board. Items not already covered this meeting include:

- New lock on ramp.
- Contacted City and County about setting up meetings to discuss master plan.
- Shared CPM materials and some recent computer mistakes with the finance committee. She encouraged more active monitoring of transactions.
- New board meeting signs with info on how to get zoom logins have been created and printed on foamboard to use in the signboards at 840 East Lake and Barnett.
- Boat sticker applications are now going through the CPM office and it is hoped that down the road it will make it possible to look up a boat number on the CPM portal.

**ADJOURNMENT:** There was no new business, so the meeting was adjourned at 8:20 pm. The next meeting will be 7 pm Monday, November 30 via zoom. All committees should submit their 2020 budget requests at that time.

Action items:

- Implementation committee meeting 7 p.m. Monday Nov. 9 – the second Monday of the month. All board members will be sent the zoom link. Laura will report on her conversation with Heidi at IEPA at that meeting.
- Josh will follow up with Sandberg Phoenix about the resident questions on dock ownership and the neighboring property owners that believe their lot should be in the association.
- Hold Feb. 18 as a possible date for an annual meeting. Carolyn will let the Moose know the board would like to have that as an option. Andrew will look into other options.
- The restrictions committee will meet Nov. 4, contact Roy if you want to participate in that zoom call.
- Carolyn will talk to communications about getting feedback on the boat sticker recommendations.
- ALL COMMITTEES NEED TO REVIEW THEIR BUDGETS and let Rick know at the November meeting if you plan to request changes for 2021. There will not be another regular board meeting before the proposed budget is presented to the board.