



DUNLAP LAKE

## **Dunlap Lake Property Owners Association Board Minutes 7 p.m. November 30, 2020 via Zoom Call**

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

**Present:** Doug Carney, Greg Brumitt, Lee Frea, Eric Ham, Toby Heddinghaus, Andy Leek, Craig Louer, Andrew Reznack, James Taylor, Michael Watts, Richard Welle.

**Absent:** Bob Cahn, Donna Polinske, Joshua Schumacher, and Roy Wehling.

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

**Visitor's Present:** Graham Johnson, Peg Flach and Jim Reppell.

**MINUTES** – Carolyn Green presented minutes of the October 26, 2020 meeting. Louer made a motion to approve the minutes. Taylor seconded, and the motion passed unanimously.

**VISITOR COMMENTS** – none

**OLD BUSINESS** – none

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from the previous month. Ham made a motion to approve the financials as presented. Taylor seconded and the motion passed unanimously. The 2021-22 budget will be presented at the January meeting.

Welle also reported that local account is being moved to First Mid where the association has the property loan. In addition to the minutes, the bank is going to need a letter signed by the president. The finance committee will come up with a checklist for internal audits.

**COMMITTEE REPORTS** (no report from legal, restrictions, building, dam)

**Fish and Wildlife:** Doug Carney, chair

There has been one inquiry about muskrats, but the residents have not followed up.

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

Reznack reported they are looking into online voting.

**Safety:** Eric Ham, chair

Committee met. They discussed a survey of homeowners about changing the boating policies. There were 109 boats issued stickers in 2020 including 30 pontoons.

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

Louer suggested the committee or the board hold a meeting to talk about what needs to be included in the budget if there needs to be match money allocated for grants or loans. There may need to be project estimates drafted.

Watts and Lyon met with IEPA about the possibility of applying for a low interest loan. They want a project scope for what the Association would like to request for the program. The potential is there for engineered drawings be covered in the program. Mike thinks the next step may be to reach out to Karen to get estimate for creation of biddable specs to create for IEPA. She will work with Mary Vandevord to develop a formal list of projects to submit to IEPA.

### **Commons Areas – Lee Frea, chair**

Frea reported Stormwater Erosion Specialists did work on E1 and E2 and came back the next week when the ground was dryer to do some clean up work. They were unable to get much dirt from the mudslide out of the water from the shore, but they can get it out from the water if the association wants them to. Louer said the scope of work would need to be reviewed. The cost for excavating to a cove is minimal if the association includes it in the big dredging project.

The commons committee met with restrictions committee about what would be required in switching from resident-owned to association-owned docks. Frea wants to focus on needs-based approach to map needs. He will also work on getting mower bids.

### **Implementation Group**

Heddinghaus pointed out that Implementation committee could be the place to approve projects for the grants. He reported there has been a meeting with City Planner Emily Fultz and City Engineer Ryan Zwijack at the City. A number of partnership opportunities were discussed. Fultz suggested the association also work with Edwardsville Cool Cities to teach kids in the community about stormwater management.

### **Communications (and website) –Toby Heddinghaus, chair**

The committee continues to create newsletter content. Carney did a great article on value of sediment basin. Will work on a calendar of items to cover in January. Board members were asked to share information and committee news they want in the newsletter and social media.

### **Management Report: Submitted by Carolyn Green**

A written report was submitted Key accomplishments in October included:

- Contacted City and County about setting up meetings to discuss master plan.
- CPM materials were shared with the finance committee, they will be more actively monitoring transactions.
- Shoreline and inflow work started on commons areas E1 and E1.
- Did 2 newsletters, communications committee meetings, implementation work group meeting and supported social committee rescheduling and then cancelling bonfire. Reserved a tentative date for February annual meeting (just in case).
- New board meeting signs with zoom instead of 840 location.
- Boat sticker applications are now going through the CPM office. They send the application and title documents to safety and the manager for approval. We issue the sticker, CPM bills it. If this system works all boat stickers numbers will be available to all board members with resident info on the portal.

### **NEW BUSINESS**

- \* February 18 is tentatively reserved with the Moose Lodge if an in-person annual meeting is possible.
- \* The board members whose terms are expiring are Ham, Reznack, Wehling, Louer and Leek. One year remains on Cahn's term.
- \* Welle suggested the board figure out what we need to borrow and set up a project or capital budget to be presented to the membership in February with the operating budget. Repayment of any loan would need to be included in the general budget.

**ADJOURNMENT:** The meeting was adjourned at 8:03 pm. The next meeting will be 7 pm Monday, January 25, 2021.

The Master Plan Implementation committee will meet at 7 p.m. on January 11.