



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. March 29, 2021 via Zoom Call

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

Present: Board members-Ryan Beevers, John Bode, Doug Carney, Greg Brumitt, Lee Frea, Toby Heddinghaus, Andy Leek, Craig Louer, Donna Polinske, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle.

Contract Support: Carolyn Green, C. Green & Associates, Inc., manager; Laura Lyon, Heartland Conservancy

Visitor's Present: Dan Cundiff and Mike Jones, Mike Jones and Sons mowing.

VISITOR COMMENTS – New resident Dan Cundiff offered to answer questions about the mowing proposal he made with Mike Jones. Lee Frea said the committee's recommendation would be covered in the commons report.

MINUTES – Carolyn Green presented minutes of the February 22, 2020 meeting. Josh Schumacher made a motion to approve the minutes. Rick Welle seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the previous month which was also the end of the fiscal year. The Money Market fund has been moved from Busey to FirstMid. Jim Taylor made a motion to approve the financials as presented. Roy Wehling seconded, and the motion passed unanimously.

Rick made a motion to approve the budget shared with residents at the annual meeting. Lee Frea seconded, and the motion passed unanimously.

OLD BUSINESS

- A. Mike Watts reported the officers who remained on the board were willing to serve another term and that Andrew Reznack was willing to replace Craig Louer as secretary. He called for other nominations or volunteers. Hearing none, after the third call Rick Welle made a motion to elect the following by acclamation. Lori Scarlett seconded, and the motion passed unanimously.
 - a. President – Michael Watts
 - b. Vice President – James Taylor
 - c. Treasurer – Richard Welle
 - d. Secretary – Andrew Reznack
- B. Committee volunteers were accepted, and chairs set for the open slots
- C. A ballot for an assessment increase (prepared by the legal committee and approved by the association's legal council) was presented for review. Josh Schumacher made a motion to approve the ballot as presented. Welle agreed and all 17 members of the board voted to present this ballot to the membership. It was noted that while this ballot calls for the annual assessment to remain \$1,200 in subsequent years, it does not have to remain at that level. Future boards may give the membership the opportunity to increase or decrease it.

COMMITTEE REPORTS

Building: Andy Leek, chair

Everything has been routine with no building permit applications requiring board approval

Commons Areas – Lee Frea, chair

Lee Frea reported 3 vendors responded to the request for bids. The committee recommends the mowing contract be awarded to Mike Jones and Sons who offered the low bid. With a recommendation from a committee no second is needed. The board voted unanimously to approve the committee's recommendation.

Communication –Toby Heddinghaus

Katie Range and Ellen Russell-Frederking have been doing a lot of graphics. A video of Paul Mauer's presentation is up on the website and a clip was sent out via e-mail. The board reviewed an info graphic that can be used with the ballot.

Dam: Michael Watts, chair. Mike reported he had several calls from people who were surprised by IDNR's power to enforce dam maintenance. People did not realize that the state could remove a dam if it was not maintained.

Fireworks: Michael Watts, chair. Fireworks are planned for the national holiday, Monday, July 5.

Fish and Wildlife: Doug Carney, chair. No report.

Master plan implementation work group –Toby Heddinghaus, chair

This month's meeting time was used for Paul Mauer's visit. Cost estimates are needed to be able to proceed with the Illinois low interest loan applications. Laura Lyon will be running some proposals by a colleague April to see if before everything is submitted. She also reported on meeting with Karen and Steve, the engineers at Horner Schiffrin and they should be getting an opinion of probable costs for lake bed restoration to her in the next couple of weeks.

Legal: Donna Polinske, chair

Nothing to report that hasn't already been covered. Mike Watts reported he had received paperwork notifying the association that a property which recently sold after a bankruptcy is switching legal firms.

Meetings Elections and Social: Andrew Reznack, chair

The social committee is looking into the Moose Chicken Dinners to self-fund social activities again this year. Logo wear sold through 618 may be another option.

Restrictions: Roy Wehling chair

Roy reported that the boat is off dock on West Lake. There is a tree down by Franklin and West Lake. He will start cruising for retaining wall issues when it warms up, so people have plenty of time to find contractors before the water is lowered this fall.

Safety: Doug Carney reported that the committee had a complaint about speeders on East Lake Drive. The police monitored for several days. The fastest speed was 46 mph. The majority of vehicles were following 25 mph speed limit. Rick Welle reported that if the association would want to buy a unit, it would cost \$2,500 plus the cost to get reports. The Edwardsville police have two of the kind that are square boxes that go on speed limit signs.

Silt & Erosion: no report

Management Report: Submitted by Carolyn Green

Carolyn shared her main activities for the month and the annual report of rental properties. Five houses are known to have renters and two others are known to not be owner-occupied for other reasons.

NEW BUSINESS

* Mike reported the large parcel of property at Franklin and Gerber has sold to two individuals for single residences.

ADJOURNMENT: The meeting was adjourned at 8:30 pm. There will not be a meeting the last Monday in April or May (which is Memorial Day). The next meeting will be 7 pm Monday, May 17.