



**Property Owners Association Board Meeting Minutes  
7 pm August 8, 2021, via Zoom Call**

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

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

**Support:** Carolyn Green, DLPOA Manager from C. Green & Associates, Inc., and Laura Lyon, Vice President of Program Strategy & Impact from Heartlands Conservancy

**Visitors:** Cynthia Hamilton, Karen Aplin, Julie and Terry Reising, Jessie Snyder, Peg Flach, Chris Kane, Mike Carlson

**Proposal to build new homes on Park Drive** - Mike shared some background. The property is between 111 Park and Hwy. 143 has been owned for many years by descendants of Ollie Dunlap, which meant the owners did not have to pay assessments. In the sale of the property in 2014, the title company did not report the sale to the association, and the owner did not know it might be in the association.

Matt Pfund is interested in building something residential on the lots even though the City's plan for that area is slated for commercial. He made a presentation to the City Planning Commission. Many residents turned out and expressed concerns. He has met with representatives from the board is aware of the concerns, including the concern for water retention. If the property is in the association, no more than four houses that meet association restrictions would be allowed.

**VISITOR COMMENTS –**

Several visitors shared their concerns at the City Planning Commission meeting and asked for confirmation that only houses would be allowed if the land was in the association. If the developer continues to go for a PUD instead of traditional single-family homes, they encourage everyone to continue to participate in the City planning meetings.

**MINUTES –** Carolyn Green presented the minutes of the July 26, 2021 meeting. Rick Welle made a motion to approve the minutes with corrections made from the draft copy. Jim Taylor seconded, and the motion passed unanimously.

**FINANCIAL REPORT –** Richard Welle, treasurer, went through the financial reports from the previous month. About \$125,000 will be transferred into reserve funds this week. As of today, 2021 collections are 91.88% of the billed assessments are in. A few residents have set up payment plans. Anyone who has not will eventually be charged late fees. The association is giving people time to adjust to the new assessments. Toby Heddinghaus made a motion to approve the financials as presented. Roy Wehling seconded, and the motion passed unanimously.

**OLD BUSINESS –** none

**COMMITTEE REPORTS**

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

Kids fishing derby this Saturday. Instead of a weigh-in, they will be asking families to tally up the inches in length. The fish hatchery wants to wait until the water cools off to stock the lake.

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

Andrew Reznack reported on the block party. There were over 200 RSVPs, and at least that many people came by throughout the evening. Fundraising has gone well. The committee seems to have broken even on the event.

**Restrictions:** Roy Wehling chair

Roy Wehling reported he is coordinating his letters on the shoreline with applications for building permits. Mike Watts reported that the house on East Lake where the new owners built a fence on association land has sold, and he will work with the new owners to get the fence out.

**Safety:** Ryan Beevers, chair

Doug Carney took John Bode and Ryan Beevers to water samples, so multiple committee members understood the process. Results are in line with past water testing. The rain showers seem to be keeping the water flowing enough to keep algae away. One of the visitors had a question about pipes submerged in the water. The restrictions committee will write letters to owners of those and the people with exposed or unsafe shorelines.

**Silt & Erosion:** Jim Taylor, chair

First Mid has agreed to finance spillway repairs if additional funds are needed to get important dam work done before the association has saved up enough money from the new assessments.

**Building and Architecture:** Andy Leek, chair

Mike Carlson reported the building committee is getting a number of dock permit requests. On-lake residents have been historically required to build parallel to the shoreline. Recently there have been requests to turn the docks perpendicular to keep engines from miring in silt. Mike Watts suggested the building committee consider those on a case-by-case basis bringing variances to the board as usual. It was recommended that the association consider redesigning whole coves as a group so that the limited shoreline space be used to maximum efficiency.

**Common Areas** – Lee Frea, chair

Lee Frea reported that a subcommittee had documented all existing docks and requests currently on the waiting list on a map to pinpoint demand for docks. Then the commons committee met to work out how to address the challenges. There are a lot of big questions that need to be dealt with, and the committee is talking with Laura Lyon to see if some of her existing hours can be used to address commons planning and changes that may need to be addressed by the full membership. In the meantime, there are four spaces marked and spaces on West Lake 6 to be assigned to people who want to build a dock this fall. In addition, the association has been awarded grants of \$2,000 for Kayak Stands in Edwardsville Ward 6 and \$2,500 for beautification in Ward 5. Lori Scarlett has agreed to lead the beautification effort.

**Dam Maintenance:** Michael Watts, chair

Mike Watts reported that the engineers designed a new gate in the sidewall of the proposed spillway. Lead time for delivery of several options on the new gate can run as long as 22 weeks. They are looking for standard, in-stock gate sizes to be able to get a gate in the spillway when the work is going on. Lee moved the board to approve the association spending \$2,300 to 2,500 on a gate for the spillway. Lori seconded, and the motion passed unanimously. This gate would be operated manually, but if possible, it will have an option for motorizing it in the future.

**Legal:** Donna Polinske, chair

Mike Watts reported that an attorney had contacted the association on behalf of a homeowner wanting dock space. The association's outside counsel has communicated to let their attorney know there is no space in the desired cove, but the owner can build elsewhere on the lake.

**No Report:** There was nothing new from the Communications, Fireworks, or the Implementation committee,

**Management Report:** Submitted in writing by Carolyn Green. There were no questions.

**NEW BUSINESS** – None. Change orders need to be announced in the agenda and then discussed at a future meeting.

**ADJOURNMENT:** The meeting was adjourned at 8:41 pm. The next meeting will be 7 pm Monday, September 27, 2021.

The next Implementation Committee will be at 7 pm Monday, September 13, 2021.