



**Property Owners Association Board Meeting Minutes**  
**7 p.m. September 27, 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, 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:** John Bode, excused

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

**Visitor's Present:** Mike Costigan, Tim Brown, Rick LaBlanc, Chris Kane, Julie and Terry Reising

**MINUTES** – Carolyn Green presented minutes of the August 30, 2021, meeting. Rick Welle made a motion to approve the minutes. Jim Taylor seconded, and the motion passed unanimously.

**OLD BUSINESS**

- The attorney says the 4 lots on Park are in the association. Pfund construction sent drawings for a 4-house configuration. Mike will share that with the building committee and follow up with Matt Pfund on water retention. The board members liked the idea of an underground water retention basin. The project will have to go through the normal DLPOA building permit process. Andy Leek suggested it be submitted as one permit so all the sewers and everything could be reviewed together.
- The spillway plans have gone to IDNR and the City. IDNR has requested some additional calculations from the engineers at Hurst-Rosche so hopefully everything is in progress. The engineers have sent a bid package for the dam maintenance committee to review.
- Rick Welle moved, and Jim Taylor seconded bringing the change order process back to the table. The motion is to allow change orders by the executive board if the amount of the change does not exceed \$10,000 or 10% of overall project. The motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from the previous month. He noted there is \$125,000 for capital reserves that has not yet been moved from the operating fund to the capital reserve account. Toby Heddinghaus made a motion to approve the financials as presented. Josh Schumacher seconded, and the motion passed unanimously. Beginning Nov. 1 late fees will be assessed.

**COMMITTEE REPORTS**

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

Fishing Derby went well. Besides prizes from the Association, Hershey's donated chocolate and Mike Ingram, a resident donated a lot of his fishing equipment for the young anglers. Thanks to everyone who participated.

**Master Plan Implementation Committee (MPIC)** –Toby Heddinghaus, chair

Toby Heddinghaus reported the group did a page turn session on the spillway drawings at this month's meeting and is collaborating with Laura Lyon on commons and docks.

**Legal:** Donna Polinske, chair - The Park Drive property questions were covered earlier in the meeting notes. There has been a response from an attorney asking for dock space for a resident. She stated the resident wanted to share a space in that cove. If a resident chooses to share their dock, they just need to share it with the manager.

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

The last logo wear sale brought in \$800 for social events next year. The bonfire will start at 6:30 p.m. on Saturday, October 23rd.

**Restrictions:** Roy Wehling chair

Roy Wehling reported he is continuing to send out notices to homeowners who have shoreline and dock issues that need to be dealt with when the water is down.

**Safety:** Ryan Beevers, chair

Someone reported that a neighbor was attacked unprovoked by a racoon. Ryan Beevers said that a note on using caution around wildlife was posted. There are no companies who make a 7.5 hp boat motor anymore. Options are 5, 6 and 8. He asked if the association allow an 8 hp? The restrictions say no.

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

DLPOA has not received a notice of rejection for the IL 319 grant. First round rejection letters have gone out.

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

Several building permits have been approved. There is nothing for the board today. There may be some variance requests for the board's consideration at the next meeting.

**Common Areas** – Lee Frea, chair

E4 has been ripped and a small area on E1 had some rock added. The association did get approval to build metal kayak stands instead of wood. The wooden ones are self-destructing. Lori Scarlett is coordinating beautification of E2, which includes soft-scaping solutions to deal with some of the runoff. She has talked to the City Beautification coordinator and met with Tom Siler who sells wetland plants at the Farmer's Market. She will paint on the grass location of plantings and set up workdays to bring volunteers in to fill the space.

There is a rotting wall on Commons Area B4 that needs replacement while the lake is down. Lee will get bids from SES and Pro Excavating. We will have more information at the next meeting.

Laura Lyon at Heartlands has been asked to look at off-lake access issues. Toby Heddinghaus and Lee Frea will be collecting information for her. As a neutral onlooker she will investigate some questions that need to be asked and prepare some recommendations for the November board meeting. If there are issues that need to go to residents, communications can be done between that meeting and the February annual meeting.

**Communications** –Toby Heddinghaus

It has been asked that we add grant award amounts to social media.

**Dam Maintenance:** Michael Watts, chair

The spillway was discussed earlier. He is meeting with North Shore residents on Sept. 29. Hoping to hear back from the City to be able to distribute bid packages. They are working on options for ordering a gate for the new spillway so the old silo does not have to be used.

**Management Report:** A written management report was submitted by Carolyn Green and she went over the priorities for October.

**NEW BUSINESS**

- \* Mike Watts presented a request to renew the contract with Heartlands.
- \* Tim Brown asked some questions on staging his dock and seawall so there are no issues with the construction of the spillway. Mike Watts said he did not anticipate any problem.

**ADJOURNMENT:** The meeting adjourned at 8:35 p.m. The next meeting will be 7 pm Monday, Oct. 11.