

Property Owners Association Board Meeting Minutes 7 p.m. March 28, 2022, 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, Toby Heddinghaus, Andy Leek, Erik Manning, Donna Polinske, Terry Reising, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle. **Absent:** Mike Mosella, 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: Peg Flach, Chris Kane, Paul Pizzini, and Mike Carlson, project manager for Plocher Construction's work at the spillway.

VISITOR COMMENTS – Julie Reising asked about big concrete culverts by the Park Drive construction. No details were known.

MINUTES – Carolyn Green presented minutes of the January 31, 2022, meeting. Andrew Reznack made a motion to approve the minutes. Toby Heddinghaus seconded, and the motion passed unanimously. Annual meeting minutes were presented. Roy Wehling made a motion to approve. Rick Welle seconded, and the motion passed unanimously.

OLD BUSINESS – Madison County has been awarded an IL 319 grant that was signed March 11. No press release publicly announcing the award has been distributed yet.

The largest project in the grant is a sediment basin at the south end of Dunlap Lake. Laura Lyon reported that the grant ends end of 2024 so work must be completed by then to be eligible for the allocated match funds. There will also be some money allocated for upstream retention basins, education throughout the county on lake health and water quality best management practices.

The gate on the lake has been closed. It is starting to fill up. Water can't flow down the back of the spillway till the middle of May, but water can start going up now.

The contract for engineering has been signed. Financing is in place. The next step is putting together a working committee to manage the project.

OFFICER ELECTIONS

Rick Welle made a motion to open nominations for board officers for 2022-23. Jim Taylor seconded, and the motion passed unanimously.

- Rick Welle nominated Jim Taylor as VP. Roy Wehling seconded.
- Roy Wehling nominated Rick Welle as Treasurer. Andrew Reznack seconded
- Roy Wehling nominated Andrew Reznack as president. Donna Polinske seconded.
- Rick Welle nominated Toby Heddinghaus as secretary. Roy Wehling seconded.

With no other nominations being heard Rick moved that the secretary be directed to cast a unanimous ballot by acclamation. Jim Taylor seconded, and the officers were elected.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from January and then made a motion to approve the financials as presented. Josh Schumacher seconded, and the motion passed unanimously.

The board then reviewed the February year-end financials. Total expenses were low and total income with increased assessments was high providing a surplus of \$99,392.34. Rick Welle made a motion to approve, Jim Taylor seconded, and the motion passed unanimously.

Rick Welle presented a summary of loans taken out to cover capital improvement expenses and then presented the 2022-23 budget, which was presented to the membership at the annual meeting. Toby Heddinghaus made a motion to approve the budget. Donna Polinske seconded, and the motion passed unanimously.

Rick Welle thanked Jim Taylor for his work helping to find financing for the spillway and dam project. There is currently a 936,882.23 balance in the Association's capital improvement account at FirstMid Bank.

COMMITTEE REPORTS

Safety: Ryan Beevers, chair

Two residents at the end of Park have put in fish habitats. The safety committee recommends the ones on metal pipe be removed. Anything left in could be reviewed next year. The board's consensus was everything needs to be pulled out and guidelines for fish habitats need to be developed before the water is lowered again.

Silt & Erosion: Jim Taylor - Covered previously

Common Areas – Lee Frea, chair

Moving forward, depth restoration is going to require docks be removed. People are going to need to know it will be best to remove docks. Communications need to start now. Dredge barge needs to come to the shore.

Communications –Toby Heddinghaus

Doing frequent spillway updates. No press release for 319 Grant award. HeartLands and the County will do something soon if nothing comes out.

Dam Maintenance: Michael Watts, chair

Covered earlier in the meeting. Before the water gets too high it would be good to have a volunteer day to chuck riprap back up on to the dam.

Fireworks: Michael Watts, chair. Saturday, July 2

When the new owners of the fireworks company get licenses the city permit will be requested.

Fish and Wildlife: Doug Carney, chair

There have been reports of gizzard shad that died over the winter. That is normal.

Master Plan Implementation work group –Toby Heddinghaus, chair

There was a small group work session to talk about how commons and MPIC work together. SmartSheet was recommended. Stephanie Scribner sat in and has started sheets for the association.

Meetings Elections and Social:

Five new board members elected at the annual meeting. Committee chair and new president Andrew Reznack welcomed everyone. He encouraged non-board members to serve on committees. Logo gear sales will be a fundraiser for social activities again this year.

There was nothing new to report from the restrictions, building, or legal committee.

Management Report: Carolyn Green asked if there were questions on the written report shared prior to the meeting.

NEW BUSINESS

Committee chairs for 2022-23 will be:

- Building - Andy Leek
- Common Area - Ryan Beevers
- Safety - John Bode
- Communications - Erik Manning
- Dam Maintenance - Roy Wehling
- Finance - Rick Welle
- Fish & Wildlife - Doug Carney
- Legal - Donna Polinske
- Meetings, Elections, Social Events: Josh Schumacher
- Restrictions: Roy Wehling
- Safety: John Bode
- Silt & Erosion: Jim Taylor
- Master Plan Implementation Committee: Toby Heddinghaus
- North Shore Association President: Rob Weimer's

ADJOURNMENT: The meeting was adjourned at 9:01 pm. The next meeting will be 7 pm Monday, April 25, 2022.