



Property Owners Association Board Meeting Minutes 7 p.m. January 3, 2023, via Zoom

Call to order: Andrew Reznack, board president, called a special meeting of the board to order at 7:00 p.m.

Present: Board members-Ryan Beevers, John Bode, Tobias Heddinghaus, Erik Manning, Mike Mosella, Donna Polinske, Terry Reising, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle. Carolyn Green, DLPOA Manager from C. Green & Associates. **Absent:** Doug Carney, Andy Leek.

Visitor's Present: Scott Bateman, Holly Hampton, Peg Flach, Michelle Koelker, Mike Costigan, Mark Rich, Judy Budzileni, Greg and Maureen Schuette, Scott Wolf, Kelly Turner, Chris Kane, Michael Mills-engineer, Kristina Brune, Greg Schuette, Tim Bailey, David Lawson, Jim Harriss, Taylor Schumacher and Laura Lyon.

INTRODUCTIONS – Andrew Reznack introduced the groups that have been working with the association on the capital improvement project: Horner Shifrin Engineers, FirstMid Bank, and HeartLands Conservancy.

ENGINEERING STATUS

DLPOA employed Horner Shifrin to create a design and bid package in 2022.

95% drawings were completed in November 2022

Cove A Depth restoration, widening the catch basin, rip rap shoreline, remove roughly 60K CY

Dewatering -Create an area to receive roughly 40K yards of material for future hydraulic dredging and then feed water back to lake via Glik park overflow pond.

Separate permits created for both projects

Cove A permits are ready to be pulled, Dewatering permits are taking longer.

Request for Proposal - sent out prior to Thanksgiving. Four vendors responded.

- Pre-bidding meeting held following week with 8 vendors participating in person. Vendors could bid on dewatering facility, cove A or both
 - Low bid for Cove A was \$1.2M
 - All Dewatering bids were over \$1M

Jim Taylor shared how this will fit into the association's cash flow. There is enough in reserves to cover spread for 2022 and then revenue will finance the debt. The three loans for property, spillway, and engineering all have balloons that will come due in 2027. Grant reimbursement was not included in the slides presented. That money would go toward reducing loan or the next project. The executive committee then answered questions.

EXECUTIVE COMMITTEE RECOMMENDATION AND BOARD VOTE

1. **Hire Stutz Excavation to do depth restoration and build a retention basin in Cove A based on the bid of \$1,115,000.** With 13 of the 15 board members present, 12 voted in favor and one abstained due to a conflict of interest.
2. **Finalize a 5-year fixed loan with FirstMid** and accept their condition to pay off the mortgage at 840 East Lake Drive. With 13 of the 15 board members present, all 13 voted in favor of taking out the loan.

TIMELINE - Jim Taylor will work with HeartLands and IEPA to complete final documents for grant reimbursement. Stutz will do a Storm Water Prevention Plan (SWPP) that will have to be approved prior to starting. Roy Wehling will lower the lake immediately.

ADJOURNMENT: The meeting was adjourned at 8:05 pm. The next meeting will be 7 pm Monday, Jan. 30, 2023.