



Welcome to the Dunlap Lake Annual Meeting

Dunlap Lake Annual Meeting

Thursday, February 16, 2023

AGENDA

- 2022 Year in Review Slideshow – Andrew Reznack
- Welcome to 2023 Annual Meeting Introduction of current board – Andrew Reznack
- Election of New Board Members – Josh Schumacher
- 2023 Proposed Budget – Rick Welle
- Capital Reserves Status – Jim Taylor
- Capital Project Update – Jim Taylor/Andrew Reznack
- Resident Question and Answer Time

BUILDING COMMITTEE

Andy Leek – chair, Terry Reising,
Mike Carlson & Jack Miller



18 Building Permit Applications
One new home

2022

- Removed 2 huge, dangerous trees from West Lake
- Replaced 3 hard to mow areas at E3, B3, W1 with native gardens that attract Monarch butterflies
- Installed metal kayak stands at W1 and E6

All at no cost to DLPOA!

2023 Goals

- Restore depth around docks at W1, E4, E5
- Implement the best common dock strategy at E3, W6, and beyond

We always need more volunteers, go to website to join the mailing list.



COMMONS COMMITTEE

Ryan Beevers – Chair, Maintenance
Lori Scarlett – Beautification
Josh Schumacher – Docks
Lee Frea – Infrastructure

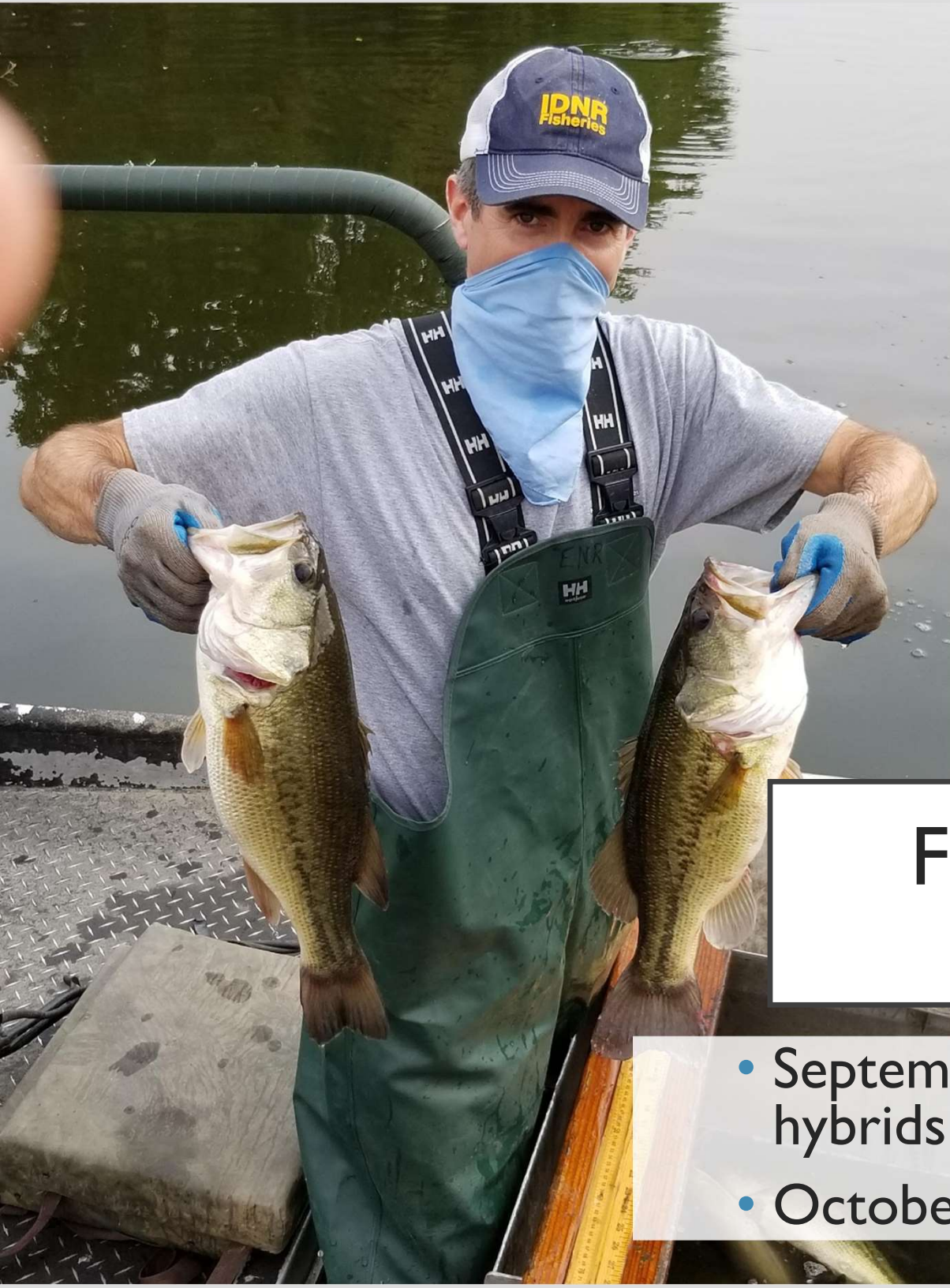
Logo Updated



COMMUNICATIONS COMMITTEE

Erik Manning, chair

- Monthly newsletters.
- Managed Facebook page, Website, Facebook groups
- 22 New Residents received welcome letters.
- Signboards at 840 East Lake Drive and Barnett.
- Yard signs for social events
- Updated logo



FISH & WILDLIFE

Doug Carney-chair

- September – 900 Striped bass hybrids
- October – 30 Muskie stocked

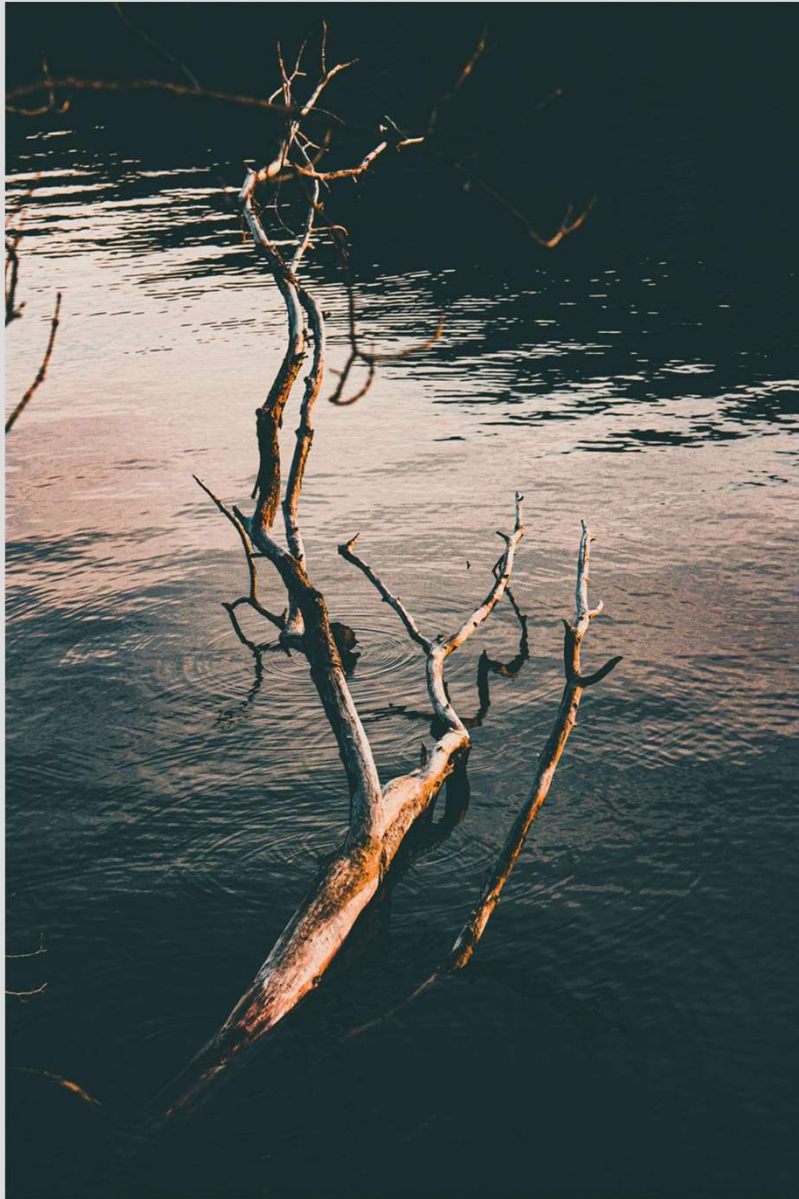


Next
Fireworks
July 1, 2023

FIREWORKS
Josh Schumacher - chair

RESTRICTIONS COMMITTEE

Roy Wehling - chair



Trees that fall into
the lake are the
owners responsibility.

Please consider
taking care of them
before they fall down.

MEETINGS, ELECTION & SOCIAL

Josh Schumacher



- 2022 was another active year at the Lake with many new and returning activities like the always popular Lighted Boat Parade!
 - Our now “Annual” Block Party continued with great tunes from Lannie & Julie
 - We saw lots of meetups of informal clubs like Paddle Boarding and Kayaking
 - This year brought a new outdoor family movie night & bonfire with was a huge hit
 - Our Logo Wear Sales and Annual Chicken Dinner continue to help the Social Committee to be self funding
- 2023 Goals
 - More new ideas of ways to engage Lake residents in getting to know one another, and enjoy our small community
 - Continue to schedule both “on water” and “off water” activities
- You do not need to be a Board member to join any DLPOA Committee and we are always looking for volunteers. Remember, we’re the fun committee!



CURRENT BOARD INTRODUCTION

Andrew Reznack - President

BOARD MEMBER INTRODUCTIONS & WELCOME

Thank you to all volunteers and donors
Introduction of 2022-23 Board Members.

- Ryan Beevers
- John Bode
- Erik Manning
- Doug Carney*
- Mike Mosella
- Andy Leek
- Toby Heddinghaus*
- Donna Polinske*
- Roy Wehling
- Lori Scarlett
- Josh Schumacher*
- Andrew Reznack
- Jim Taylor*
- Terry Reising
- Richard Welle*

ELECTION OF NEW BOARD MEMBERS

Josh Schumacher - chair meetings,
elections and social committee

ELECTION OF NEW BOARD MEMBERS

Current board members
running again

- Toby Heddinghaus
- Josh Schumacher
- Jim Taylor
- Rick Welle

New volunteers

Frank Gremaud
Emily McNew
Graham Johnson
Ben Richey

2023 PROPOSED BUDGET

Rick Welle
Treasurer

DLPOA PROPOSED OPERATIONS BUDGET INCOME FISCAL YEAR 2022-23

Income

Code Description	Amount
6310 Assessment Income	\$180,000 (360 units x \$500)
6314 Lake Assessments	\$168
Total	\$180,168
Other Income	
6770 Misc. Owner Income	\$1,380
6902 Boat Stickers	\$400
6910 Interest Income	\$400
Total Other Income	\$2,180
Total Income	\$182,348

Total
Billable
units =
367

DLPOA PROPOSED OPERATIONS BUDGET

EXPENSES ADMIN & FISH

Expenses

Administration

7010 Management Fees	\$6,000
7015 Association Manager	\$25,980
7020 Heartlands Conservancy	\$15,000
7140 Accounting & Prof Fees	\$700
7160 Legal Fees	\$10,000
7210 Boat Stickers	\$1,000
7220 Computer and Software Exp	\$300
7225 Web Domain & Hosting	\$600
7230 Elections & Voting	\$2,000
7240 Financial Admin	
7250 Member Communications	\$1,200
7280 Office Supplies	\$2,100
7285 Onsite Postage	\$900
7290 Water Testing	\$1,200
7310 Miscellaneous Admin	\$800

Total Admin

\$67,780

Fish & Wildlife

8510 Fish Toxins Lab Work	\$750
8520 Fishing Derby	\$400
8530 Fishing Tournament	
8540 Lake Stocking	\$4,000
8550 Traps & Bait	\$1,000

Total Fish & Wildlife

\$6,150

DLPOA PROPOSED OPERATIONS BUDGET

GROUNDS AND OTHER EXPENSES

Grounds

8599 Signage	\$1,500
8610 Lawn Care	\$24,000
8630 Dam Maintenance	\$3,400
8635 Dam Inspection	\$2,000
8640 Dam Repairs & Maintenance	\$4,000
8650 Silt & Erosion Eng, Survey & Design	\$5,000
8655 Silt & Erosion Interest Exp	
8675 Shoreline & Area Maintenance	\$3,000
8680 Inflow Maintenance	\$8,000
8710 840 Property - Miscellaneous	\$600
8720 840 Property - Mow & Landscape	\$4,000
8730 840 Property - Utilities	\$2,000
8800 Miscellaneous Grounds	\$2,000
8810 Lake Debris Cleanup	\$2,000

Total Grounds	\$61,500
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Social

7325 Fireworks & Deposit	\$8,000
7330 Social Activities	\$2,065
7335 Member Meeting	\$700
7340 Bonfire	\$250
7345 Holiday Party	\$500

Total Social	\$11,515
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Insurance

9010 Insurance	\$5,000
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Total Insurance	\$5,000
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Taxes

9070 Taxes	\$4,000
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Total Taxes	\$4,000
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Total Operations Expenses	
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\$155,945

DLPOA OPERATIONS TO DATE

DLPOA 2022 - 23 BUDGET UPDATE

As of Jan 31, 2023

Operating Cash

CIT Operating Account	\$39,307.11
CIT Debit Card	\$4,154.98
CIT Special Projects	\$89,518.53
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	\$132,980.62
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Reserve Cash

Busey Checking	\$9,147.92
First Mid Savings	\$485,933.83
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	\$495,081.75
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Total Cash Accts	\$628,062.37
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YTD Income

Assessments	\$185,284.00
Other income	\$3,823.89

Total Income	\$189,107.89
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Total Op Expenses	\$159,805.42
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840 East Lake	<i>(11 months @ \$3079.27)</i>	\$33,871.97
Payoff	<i>Feb 10, 2023</i>	\$84,322.72

2023 RESERVES BUDGET

Jim Taylor - VP

DLPOA PROPOSED BUDGET

Reserve Fund

Dam/Spillway Fund

Expense

Special Projects

9515 Contractor	\$19,400	Outstanding Balance = \$491,681
Loan Interest Payments	\$34,000	
Loan Principal Payments	\$53,400	
Total Special Projects	\$53,400	

Engineering Fund

Expense

Special Projects

9510 Construction Management		Outstanding Balance = \$464,767
9515 Contractor		
9520 Engineering		
Loan Interest Payments	\$18,500	
Loan Principal Payments	\$19,700	
Total Special Projects	\$38,200	

Silt Retention Basin Fund

Expense

Special Projects

9510 Construction Management		Outstanding Balance = \$1,115,000
9515 Contractor		
9520 Engineering		
Demolition		
Loan Interest Payments	\$97,200	
Loan Principal Payments	\$0	
Total Special Projects	\$97,200	

TOTAL RESERVE FUND EXPENSES: \$188,800

CASH FLOW OUTLOOK

CAPITAL PROJECT BORROWING SUMMARY

TOTAL Loan Payments		Capital Projects Revenue	Spread
FY 2023	\$188,800.00	360 x \$525 \$189,000.00	\$200.00
FY 2024	\$232,200.00	360 x \$700 \$252,000.00	\$19,800.00
FY 2025	\$235,200.00	360 x \$700 \$252,000.00	\$16,800.00
FY 2026	\$235,200.00	360 x \$700 \$252,000.00	\$16,800.00
FY 2027	\$828,200.00	360 x \$700 \$252,000.00	-\$576,200.00

- Silt Basin \$1,115,000@8.5% floating rate
- Interest only payments in first year for all loans
- Does not include \$400,000 grant reimbursement
- Spillway and Engineering loans balloon in 2027

CAPITAL PROJECTS UPDATE

Andrew Reznack - President
Toby Heddinghaus - Secretary



SPILLWAY PROJECT COMPLETED

THIRD PARTY EXPERTS

- First Mid
 - Banking partner
 - Current loan provider
- Horner Shifrin
 - Engineering services company employed by DLPOA
 - Complete design on Cove A (south end) and dewatering facility (840 East Lake)
 - Permitting, City engagement and Bid package
- HeartLands Conservancy
 - Conservation nonprofit
 - Partner with DLPOA on grant opportunities and Master Plan creation
 - Primary contact at IEPA for funding and approvals

RFP Process

- Design package developed throughout 2022 in partnership with H&S south end retention basin and dewatering facility (840 East Lake)
- Pre-bid meeting held the week after thanksgiving with 8 vendors participating in person
- Vendors could bid on dewatering facility, cove A or both
- Bids were due December 23, 2022
- 4 vendors responded to the proposal due December 23, 2022
- Low bid for Cove A was \$1.1M
- All Dewatering bids were over \$1M

Current Status

- Decision made at Jan 4 special board meeting to proceed forward with contracting process with low bidder Stutz and to finalize financing with First Mid for cove A
- Decision made to pause on construction of facility at 840 East Lake
- Project will include removal of 60K+cubic yards of material, expanding the retention basin and rip rap
- Permits have been approved
- Waiting on final go ahead from IEPA Grant funding to begin work

Master Plan Implementation



Top Priorities

- Lake Infrastructure:
 - Spillway Expansion
 - Dam
 - Sediment Basin & South End of the Lake
- Silt Removal
- Shoreline & Creek Stabilization
- Erosion
- Common Docks & Marina(s)
- Update Restrictions
- Lake Access for All DLPOA Residents
- Water Quality



July 2020

The Dunlap Lake Property Owner's Association Master Plan

Dedicated to the financial, physical, and recreational value of Dunlap Lake for the benefit of its members and the larger Edwardsville community.

Lake Connectivity

Priorities:

- Passive recreation
- Safe access to parks and trails
- Crossings at major intersections
- Share-the-road signs for bicycles
- Clarify guest privileges

Key Recommendations:

- Walking paths in all common areas
- Replace goat-path connections with permeable paved paths
- Respect for adjacent properties

Healthy & Active Lifestyle

Priorities:

- Develop individual common area plans and phases
- Opportunities for gathering
- Interpretive & educational initiatives
- Formalize volunteer/friends group
- Special & recreational events

Key Recommendations:

- Kayak & canoe stands/launch area
- Support resident athletic clubs
- Life safety signage
- Support complete streets

Sustainability & Resilience

Priorities:

- Dam maintenance
- Remove silt
- Sediment settlement area
- Dewatering basin
- Spillway widening & repair

Key Recommendations:

- Finish engineering for projects
- Update dredging plan
- Investigate positive uses for dredge materials
- Consider combinations of all funding options and phasing
- Improve water & air quality

Celebrating Lake Life

Priorities:

- New revenue sources
- Dock design standards
- Preserve green and water viewsheds
- Fundraisers
- Consider common area marina(s)/slips

Key Recommendations:

- Support 4-season activities
- Continue existing events
- Consider DLPOA music events
- Consider seasonal pop-up businesses

Best Management Practices

Priorities:

- Flooding & drainage
- City-wide advocacy
- Shoreline easements
- Invasive plant removal
- Capture sediment & stormwater

Key Recommendations:

- Provide BMP guidelines and resources on website
- Support residential-scale initiatives
- Develop common areas initiatives
- Develop active and passive water aeration methods

Partnerships

Priorities:

- City partnership on stormwater
- Share master plan
- Grant opportunities
- Master naturalist & gardeners
- Philanthropy for the lake
- Update emergency plan

Key Recommendations:

- Seek multiple funding sources for implementation of priorities
- City, township, county & state as partners
- Grant partnerships & work groups
- Work with adjacent HOAs on stormwater and environmental projects

Blue & Green Infrastructure

Priorities:

- Shoreline stabilization
- Stream and culvert erosion
- Slow stormwater runoff
- Reforestation plan
- Conservation easements

Key Recommendations:

- Prioritize "green" stormwater management approaches
- Improve stormwater management
- Increase biodiversity
- Shoreline habitat
- Encourage use of native plantings
- Wetland restoration

Equity & Stewardship

Priorities:

- Financial health
- Equitable assessments
- Review restrictions
- Implementation committee
- Boat & dock policies

Key Recommendations:

- Continue Zoom meeting access
- Re-brand the term "Restrictions" of DLPOA Covenants/Regulations
- Review and implement new dock & wait-list policies
- Consider multiple methods to assist annual and special assessments

July 2020

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Thanks for Attending

Exciting things are happening at Dunlap Lake. To join a committee please email manager@dunlaplake.org