



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. March 27, 2023, at the Edwardsville Moose Lodge 7173 Marine Road

Call to order: Andrew Reznack, 2022-23 board president, called the meeting to order at 7:00 p.m.

Present: Board members-Ryan Beevers, John Bode, Francis Gremaud, Andy Leek, Erik Manning, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle. Absent: Toby Heddinghaus.

Support: Carolyn Green, DLPOA Manager from C. Green & Associates, Inc., and Laura Lyon, Vice President of Program Strategy & Impact from HeartLands Conservancy, John O'Donnell, Water Program Manager from HeartLands Conservancy

Visitor's Present: Kim Kardas, Rick LeBlanc, Gary Nelson, Maureen Bode, Peg Flach, Tom & Debbie Best, Rich Link, Jeff Mitchell, Jim Reppell, Paul Jenkins, Joe Leibach, Becky Richey, Hlava Darren, Hong Yu, James Rogers, Emily McNew, Kip & Cindy Goff

VISITOR COMMENTS – Several visitors said they were present to hear progress on the capital projects. This will be covered under old business.

MINUTES – Carolyn Green presented minutes of the January, 30, 2023, meeting. Rick Welle made a motion to approve the minutes as presented. Mike Mosella seconded, and the motion passed unanimously.

FINANCIAL REPORT – Treasurer Richard Welle went through the financial reports from January and February. Cash reserve is 524,363.48, some of that is from a loan for projects that cannot be used for operating expenses. Roy Wehling made a motion to approve the financials as presented. Jim Taylor seconded, and the motion passed unanimously.

OLD BUSINESS

- Welcome new board members Frank Gramaud and Ben Richey, elected by the membership at the February annual meeting.
- Election of officers – Last year's officers are willing to serve again. Additional nominations or volunteers were called for. Hearing none, Andrew Reznack moved to keep the current officers, Mike Mosella seconded and the slate was elected unanimously. Congratulations to Andrew Reznack, president, Jim Taylor, Vice President, Rick Welle, Treasurer, and Toby Heddinghaus, Secretary.
- Capital project status - Andrew Reznack introduced Laura Lyons from HeartLands Conservancy who was hired in the fall of 2019 to help the association do a masterplan and now grants. That project was completed and now John O'Donnell who is also here from Heartlands tonight is on board to help coordinate EPA grants and help with construction implementation.

Andrew went through the PowerPoint presentation on capital projects shown on the next page...

Where are we today

- All permitting is complete as of 3/21/23
- Signed BMP for \$373K from IEPA 3/21/23
 - Committing to implement de-watering in next 8 years
- Signed contract with Stutz 3/21/23

Expansion Possibilities

- Walked the grounds with Stutz Friday March 10
 - Prioritized critical access common areas
 - Where would our dollar go the furthest
- Extend work on Cove A just beyond North edge of E8 → This is as far as the terrain will allow the excavator to reach
- East Lake – (common areas across from Leak and just to the north of Leak)
 - Remove docks, Remove material, clean and reset Rip rap
 - New common docks for 6-8 boats
- St Mary's and East Lake
 - Removing existing boat docks
 - Clear out excess silt near docks – grade on hillside
 - Straighten the shoreline to allow for dock expansion
 - 2 sets of 8 for boat docks

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Quote for Expansion

Additional Dredging and Dock Work			
	Dredging	Dock	
East Lake #5 (700 CY)	\$23,350.00	\$28,350.00 (8 slip)	
East Lake #4 (1100 CY)	\$35,000.00	\$28,350.00 (8 slip)	
East Lake #3 (Silt to remain on site)	\$9,000.00	\$56,700.00 (2 each @ 8 slip)	
Expand Dredge Area (approx. 5,750 SF x 4' - 5.5' deep) 10,000 CY @ \$11.75/CY = \$117,500.00			
TOTALS	Dredging \$184,850.00	Docks \$113,400.00	

- All in \$300K
- H&S estimates roughly \$800K
- No IEPA permits required, site plan needed for city

Cash Flow Analysis

- We have a surplus of \$225K from the dewatering engineering resources that can be used to fund the dredging (\$185K) leaving an additional \$40K
- We are proposing a lease model (more in coming slides) so the docks will generate a revenue stream for the association – Will use \$40K from engineering and will need an additional \$75K of seed money to get the program started

Cash Flow Analysis

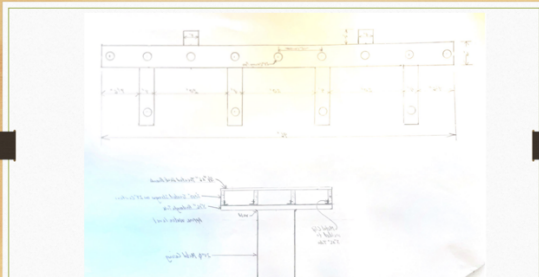
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Expand Project

- | Benefits | Negatives |
|--|---|
| • Provides infrastructure benefits to problematic common areas | • Only focused on areas with most critical problems |
| • Significant cost benefit to expanding further into cove A as part of retention basin | • Additional costs |
| • Additional boat space makes a significant dent in the waiting list | • Time constraints (Stutz plans to do work in parallel on all sites to move things along) |
| • Possibly relocate people closer to their homes to eliminate parking issues | |

Proposed Dock Plan

- Stutz would remove existing boat docks at sites, temporarily move boats out of way
 - Build the 8 slip boat docks at 3 east lake locations
 - Move one of the 8 boat slip set ups to West Lake common area, this will make excavation easier and keep us uniform in areas we dredge
- Access management
 - If you have a boat dock (regardless of condition or age) you will be given a 10 year lease no-charge.
 - If you don't have a boat dock assigned (Currently 17 people on waiting list for docks on East Lake) We will go down the waiting list and offer these spots for a \$250 a year lease
 - The lease can be renewed with a new homeowner within 90 days of transfer of ownership



Motion and Next Steps

- Executive committee proposes that we proceed forward with the expanded work in Cove A
- Executive Committee proposes that we proceed forward with the 3 additional locations
- Next Steps
 - Reach out to existing boat dock owners, do we have a list? → Carolyn?
 - Reach out to people on the waiting list to reserve locations → Ryan/ Carolyn
 - Does it make sense to re-evaluate the location of peoples existing docks to locate them closer to a common area near them for better parking. Those that will need to drive to dock should consider St Mary's for parking situation → Toby
 - Agreement with common area dock owners → Legal (should we have Todd do this)

Following the presentation, the board continued to discuss the financial implications.

Rick Welle made motion to move forward with expanding the Cove A project to remove dirt as far north as Stutz equipment can reach from Association common areas. Eric Manning seconded, and the motion was approved unanimously.

To provide more access in high demand areas as directed by the masterplan, Rick Welle moved the association do a change order in the current contract with Stutz to deepen the lake, even out the shoreline, and replace the association's 1-3 boat dock at East Lake Common Area 3 with an 8-slip dock. If there is demand, a second 8-slip dock could be built later. John Bode seconded and the motion passed with one board member opposed.

After discussion of the two other coves that are being considered for dredging, Eric Manning made a motion to mechanically dredge the coves at East Lake Commons Areas 4 and 5 if docks can be removed in time. Jim Taylor seconded. In a roll-call vote, ten board members votes yes. Three voted no. One was not present and the president votes only in a tie breaker. The motion passed.

COMMITTEE REPORTS

Building – Andy Leek, chair

The building committee presented two requests for variances to building restrictions:

- 127 Lotus – addition for a garage needs a 3' variance to the front of the street. The street has an unusual set up both the City and the Association have allowed 2 other homes on that street to build closer to the road. Mike Mosella seconded, and the motion passed unanimously.
- 135 Hollyhock – resident requested a shed 2' from left side of home (normally sheds must be in back). There is precedent on that street because of the unusually steep slopes behind the houses and the tight lots. The neighbors have all signed a document saying they are okay with the location of the shed. Roy Wehling seconded the motion which passed unanimously.

Common Areas – Ryan Beevers, chair

Ryan Beevers shared he is working on lake clean up while the water is down. Board members and residents present shared specific concerns.

Communications –Erik Manning

Any committee news to post?

Management Report: Submitted by Carolyn Green

Progress from the last month, goals for April, and a list of regular tasks were summarized in a written report prior to the meeting. The board members did not have any questions.

ADJOURNMENT: The meeting was adjourned at 9:12 pm. The next meeting will be 7:00 pm Monday, April 24 at the Moose Lodge.