



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. April 24, 2023, at the Edwardsville Moose Lodge

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

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

Support: Carolyn Green, DLPOA Manager and Taylor Schumacher from C. Green & Associates, Inc.,

Visitor's Present: Kim Kardeas, Peg Flach, Maureen Bode, Graham Johnson, Charlie Scarlett

VISITOR COMMENTS/QUESTIONS

- Can a resident put a boat on the side of the house. No restrictions against it, City code governs and we don't think they allow it.
- Questions on a dock permit. Building committee will review on Saturday.

MINUTES – Carolyn Green presented minutes of the March 27, 2023, meeting. Joshua Schumacher made a motion to approve the minutes as corrected. Andy Leek seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the previous month and shared a spreadsheet of the loans currently held by the association and the due dates. Roy Wehling made a motion to approve the financials as presented. Lori Scarlett seconded, and the motion passed unanimously.

OLD BUSINESS – Capital Project status and expansion plan.

Cove A expansion has been basically completed. Jim will be meeting with Stutz on Friday. The silo gate is closed, and water is currently at 499 feet above sea level. It takes longer for water to go out than to come in, so the water level is being monitored closely. The spillway gate opens to 506, it is hoped the silo can be closed and the water level can be raised to the spillway gate at some point.

The project is based on digging out the basin to a designated level, Horner Shifrin is validating the correct amount is being removed. Every Friday, the association will get a report of progress and plans for the next week. Orange flags are the top edge of the riprap.

REPORTS FROM THE STANDING COMMITTEES

Silt & Erosion - James Taylor, chair. See old business.

Master Plan Implementation (MPI) –Toby Heddinghaus, chair

This month's meeting was dedicated to coming up with a rental agreement for association-owned docks. The association's attorney will be asked to review a rental agreement. At this point the group is recommending rent be \$300 per year with a one-time \$500 non-refundable deposit. Slips would be awarded based on position on the waiting list. If a dock needs to be removed to make room for a multi-slip dock, there would be an abatement to rental, maybe for up to 10 years. Slips could be transferrable to a new property owner for 90 days after the sale of a home.

Josh Schumacher is reaching out to people who have docks in high-demand coves that might benefit from multi-slip marinas. Carolyn Green will check how much it would cost to add 3 8-slip docks to the current policy.

Meetings Elections and Social – Frank Gremaud, chair
Meeting scheduled for 7 p.m. May 3 at the Moose Lodge.

Restrictions - Roy Wehling chair
Met with Carolyn and Taylor. Reached out on several trees. Concerned about materials being used on fish.

Safety - John Bode, chair.
3 boat sticker applications pending. All metal poles need to be removed from the lake while the water is down.

Building and Architecture - Andy Leek, chair
The committee will be doing site reviews on Saturday.

Common Areas – Ryan Beevers, chair
The recent Earth Day Commons cleanup was a success. A group of about 10 people were working together. A lot of people went out on their own. The Association lawn crew removed several trailer loads of debris, more than a dozen tires, two toilets and a bathroom sink.

Communications – Erik Manning, chair, and Emily McNew co-chair
Emily McNew, a professional communicator has agreed to serve as co-chair with Eric Manning. He reported people are really concerned about the lake being down so long and any info the committee would be allowed to share would be GREATLY appreciated. They will share information from the meetings w/Stutz on Fridays via email.

Dam Maintenance: Michael Watts and Roy Wehling, co-chairs
There have been at least 3 trespassers on the dam. Someone took the boat being used for dam maintenance for a joyride. Roy Wehling is going to get a bid to increase the reliability on the gate on the silo.

Fireworks: Josh Schumacher and Mike Watts, co-chairs – Saturday, July 1 – Josh will talk to fireworks company.

Fish and Wildlife – Mike Mosella, chair. Ben will check in with Mike on fish habitats.

Legal – Josh Schumacher, chair – no new information to report.

Management Report: Submitted by Carolyn Green
Progress from the last month, goals for May and regular tasks were summarized in a written report. The board did not have any questions.

ADJOURNMENT: The next meeting will be 7 p.m. Monday, May 22, 2023. This is the 4th Monday, the last Monday of the month is Memorial Day.