



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. June 26, 2023 at the Edwardsville Moose Lodge 7173 Marine Road

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, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Roy Wehling, Richard Welle. Absent: Lori Scarlett, Josh Schumacher, and James Taylor

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

Visitor's Present: Graham Johnson, Mike Carlson, Monica Carlson, Karen Aplin, Kim Kardas, Dale Miller, Teri Manning, Scott Carter, Peg Flach, Rick LeBlanc, Philip Sherrill, Heather Leek, Paul Jenkins, Ashley Clark, Maureen Bode.

VISITOR COMMENTS – none

MINUTES – Carolyn Green presented minutes of the May 22, 2023, meeting. Erik Manning made a motion to approve the minutes. Roy Wehling seconded, and the motion passed unanimously. Then minutes of the June 21, 2023, special board meeting were presented. John Bode made a motion to approve the minutes. Erik Manning seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the previous month and reported on status of the loans. Past due assessments are down to \$3,800 (less than 1 percent). Welle noted there will be some wording corrections of line items that should show up on next month's financials. Erik Manning made a motion to approve the financials with the corrections noted. Terry Reising seconded, and the motion passed unanimously.

OLD BUSINESS – Report on capital status. Stutz has moved the last large piece of equipment off the south end. They are grading Common Area E8. The Madison County Soil and Water Conservation District final site review has been received.

REPORTS FROM THE STANDING COMMITTEES

Master Plan Implementation (MPI) work group –Toby Heddinghaus, chair - The 2nd Monday meeting was a work session on dock. Nothing new to report.

Meetings Elections and Social – Frank Gremaud, chair - Revising event schedule due to low water.

Restrictions - Roy Wehling chair – One complaint from resident who has a neighbor who needs to cut grass.

Safety - John Bode, chair - Letters or emails have gone out to people who don't have a sticker or who appear to have done a transfer without reporting it.

Building and Architecture - Andy Leek, chair

Permits issued. Shed on Hollyhock – precedent behind house on Hollyhock. The committee is reviewing permits for marinas, it needs to be something that can become part of the association standards. Andrew Reznack will

connect Andy Leek so they can talk directly. A residents asked why two sites were selected, they don't want the lake to get overcrowded.

Common Areas – Ryan Beevers, chair

ENERGI Grants – Ryan Beevers made a motion to apply for the ENERGI grant to be used for stone pathways and area beautification in Ward 6. Toby second, and the project was approved unanimously. Then he moved to add native plant into wet areas located in Ward 5. The areas have been growing kind of wild because it is hard to get the mowers in. Erik Manning seconded, and the motion passed unanimously. The commons committee can spend up to \$10,000

Weed are growing up to 7 foot high in the lake. Residents are working hard on weed management in the lakebed. James Perini was hired to help remove weeds in Common Areas around the lake. Currently, not planning to cut the commons areas again. Residents are encouraged to remove weeds wherever they can. PLEASE DO NOT SPRAY ANY CHEMICALS OR PESTICIDES.

Communications –Erik Manning – The committee will meet Wednesday.

Dam Maintenance: Roy Wehling and Michael Watts, co-chairs

Budgeted to replace posts on access road to spillway and dam. There are trees down on dam. There needs to be a dam clean-up day soon and again before Labor Day.

Fireworks: Josh Schumacher and Mike Watts, event coordinators – Saturday, September 2.

Fish and Wildlife – Mike Mosella, chair

The Kids fishing derby has been cancelled. The committee will meet and do an assessment of lake conditions and look for a place to put additional fish habitats when the water comes up.

Legal – Josh Schumacher, chair

CPM will be asking the attorney to file liens against the 2 homeowners who have not completed paying last year's assessments.

Management Report: Submitted by Carolyn Green

Progress from the last month, goals for July and regular tasks were summarized in a written report. The board members. A lot of time has been spent researching insurance options for docks. The board members did not have any questions on the report.

ADJOURNMENT: Hearing no new business the meeting the meeting was adjourned at 8:30 pm. The next meeting will be 7 pm Monday, July 31, 2023.