



DUNLAP LAKE

Port of Edwardsville, Illinois

Slow Boatin' Since 1939

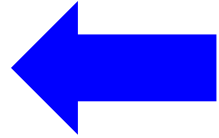
DLPOA Annual Meeting

21 February 2019

Topics To Cover



- **Board Members: Nominations & Elections**
- **2018 Financials, Proposed 2019 Budget**
- **Committee Reports**
- **Lake Health: Scope & Financing Plan**
- **Key Dates & Election Results**



Lake Board: Returning Members



Name	End Of Current Term	Yrs On Board	Committee Chair?	Current/Formal Occupation
Tim Brown	2020	2	Communicatns	Analyst, Boeing
Greg Brummit	2020	3		Consultant
Eric Ham	2021	1	Safety	IT Manager, Scott Credit Union
Andy Leek	2021	6	Building	Architect, VP Technology, PARIC
Craig Louer	2021	9	Silt/Erosion	Asst Superintendent, Eville Schools
Donna Polinske	2020	2		Lawyer
Andrew Reznack	2021	1		Engineer
Jim Taylor	2020	2	Fish/Wildlife	Private Wealth Portfolio Mgr, US Bank
Richard Welle	2020	5	Finance	Fire Chief
Roy Wehling	2021	14	Restrictions	Database Architect

The Board Continues To Be Filled With A Healthy Mix Of Lake Experience And Professional Diversity

Lake Board: Completed Terms

Name	Yrs On Board	Committee Chair?	Running Again?
Lee Frea	3	Commons	Yes
Genie Manterfield	5	Social	No
Al Ortvals	15	Legal	No
Todd Smith	6	Web Page	No
Mike Watts	9	Dam, Fireworks	Yes

For Those Departing: THANK YOU!!!!
For Those Running Again: Good Luck!

Lake Board: Current Candidates

Name	Years On Dunlap Lake	Served On Lake Board?	Current/Formal Occupation
Greg Arth	21	4 years	Retired
Bob Cahn	1	No	Accountant
Doug Carney	4	No	Fishery Botanist, IDNR
Lee Frea	10	3 years	Manager, Vibra-Tech Engineers
Jim Lynch	33	No	Retired
Mike Watts	14	9 years	IT Senior Specialist, Boeing

Note On Executive Committee

At the first Board Meeting after Annual Elections, the new Board elects a President, Vice President, Secretary & Treasurer.

Good Luck, Candidates!!!

Board Candidate: Greg Arth

- **Address:** 740 East Lake Drive
- **Time On The Lake**
 - In Lake Association: 21 years
 - Other: 15 childhood years on Circle fishing Dunlap
- **Occupation:** Retired
- **Past Board Experience**
 - Served one term (2000 - 2004). Chair of Safety Committee, Chair of Fish & Wildlife Committee.
 - *"I and/or my committee members always returned messages w/in 48 hours."*
- **Reason For Running**
 - *"Think it's time for some changes. I will remember that I represent the members and their ideas. Seeking a seat on the Dredging Committee & Commons Committee or 'Chair'".*

Board Candidate: Bob Cahn

- **Address:** 537 West Lake (lives), 459 West Lake (owns)
- **Time On The Lake**
 - In Lake Association: 1 year
- **Occupation:** Accountant
- **Past Board Experience**
 - No prior Board experience (new to the Lake)
- **Reason For Running**
 - *"To be a resource to help maintain and improve the Lake."*

Board Candidate: Doug Carney

- **Address:** 104 Cottage Drive
- **Time On The Lake**
 - In Lake Association: 4 years
- **Occupation:** Retired Fishery Biologist for IL Dept of Natural Resources
- **Past Board Experience**
 - No prior Board experience
- **Reason For Running**
 - *"Wish to help manage the Lake fishery by maintaining and enhancing fish habitat and supplemental stocking."*

Board Candidate: Ernest Lee Frea, Jr.

- **Address:** 104 Barnett Drive
- **Time On The Lake**
 - In Lake Association: 10 years
 - Purchased parents home in 2014
- **Occupation:** Operations Manager, Vibra-Tech Engineers
- **Past Board Experience**
 - Current Board member
 - Commons Committee Chair for past 4 years
- **Reason For Running**
 - *"I would like to continue to serve a Chair of the Commons Committee. It takes quite a bit of time to understand all the responsibilities of caring for the Commons; including maintenance and planning future projects."*

Board Candidate: Jim Lynch



- **Address:** 154 Hollyhock Lane
- **Time On The Lake**
 - In Lake Association: 33 years
- **Occupation:** Retired
- **Past Board Experience**
 - No prior Board experience
- **Reason For Running**
 - *"Seek incremental improvements in lake and subdivision rather than extravagant schemes. Maintain sediment trap on Mooney Creek according to our contractual and legal obligations. Ensure absolute transparency in all Board deliberations and decisions. Maximize the benefit we receive from every dollar of dues money that the Board expends."*

Board Candidate: Mike Watts

- **Address:** 441 West Lake Drive
- **Time On The Lake**
 - In Lake Association: 14 years
- **Occupation:** IT Senior Specialist - The Boeing Company
- **Past Board Experience**
 - Current Board Member and Vice President
 - Current Chair of the Dam Committee
 - Current Chair of the Fireworks Committee
- **Reason For Running**
 - *"Continue working to complete the projects that will keep this lake around for another 80 years."*

Lake Board: Current Candidates

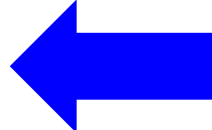
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- Committee Reports
- Lake Health: Scope & Financing Plan
- Key Dates & Election Results

Financial Report: Fiscal Year 2018-2019

■ Cash Assets

- Mutual Of Omaha (**Daily Operations**): \$253,151
- Bank Of Edwardsville (**Capital Improvements**): \$85,251
- Bank Of Edwardsville (**Miscellaneous**): \$1,768
- Total: \$340,170

■ Non-Liquid Assets

- 840 East Lake: \$450,000
- Commons Area, 483 East Lake: \$133,000
- Commons Area, Lot 35: \$41,000
- Total: \$624,000

■ Fiscal Year 2018-2019

- Budget: \$178,100
- Income: \$186,863
- Actual Expenses: \$131,257

**Figures Correct As Of
January 31st, 2019**

Proposed Budget FY19-20: Income

Account	18-19 Budget	19-20 Budget	Variation
Income			
6310 Trustee Assessment Income	\$179,000.00	\$179,000.00	\$0
6315 Lake Assessment Income	\$0.00	\$0.00	\$0
6340 interest/Late Fee Income	\$0.00	\$0.00	\$0
6350 Legal Fees Reimbursement	\$0.00	\$0.00	\$0
6770 Misc. owner Income	\$0.00	\$1,380.00	\$1,380
6902 Boat Stickers	\$400.00	\$400.00	\$0
6910 Interest Income	\$300.00	\$300.00	\$0
Total Income	\$179,700.00	\$181,080.00	\$1,380

Proposed Budget FY19-20: Expenses

Administration

Account		18-19 Budget	19-20 Budget	Variation
Expense				
Administration				
7010	Management Fees	\$9,000.00	\$9,000.00	\$0
7015	Association Manager	\$24,000.00	\$25,200.00	\$1,200
7140	Accounting	\$200.00	\$200.00	\$0
7160	Legal Fees	\$10,020.00	\$10,020.00	\$0
7210	Boat Stickers	\$1,000.00	\$1,000.00	\$0
7220	Computer & Software	\$100.00	\$100.00	\$0
7225	Web Domain & Hosting	\$300.00	\$300.00	\$0
7230	Elections & Voting	\$2,000.00	\$2,000.00	\$0
7250	Member Communications	\$1,200.00	\$1,200.00	\$0
7280	Office Supplies	\$1,500.00	\$500.00	(\$1,000)
7285	Onsite Postage	\$1,200.00	\$1,200.00	\$0
7290	Water Testing	\$1,200.00	\$1,200.00	\$0
7310	Admin Expenses	\$600.00	\$600.00	\$0
Total Admin		\$52,320.00	\$52,520.00	\$200

Proposed Budget FY19-20: Expenses

Fish & Wildlife, Grounds

Account	18-19 Budget	19-20 Budget	Variation
Expense			
Fish & Wildlife			
8510 Fish Toxins Lab Work	\$750.00	\$750.00	\$0
8520 Fishing Derby	\$400.00	\$400.00	\$0
8530 Fishing Tournament	\$400.00	\$400.00	\$0
8540 Lake Stocking	\$3,000.00	\$4,000.00	\$1,000
8550 Traps & Bait	\$500.00	\$500.00	\$0
Total Fish & Wildlife	\$5,050.00	\$6,050.00	\$1,000
Grounds			
8599 Signage	\$1,500.00	\$3,000.00	\$1,500
8610 Landscaping & Groundskeeping	\$20,000.00	\$22,000.00	\$2,000
8630 Dam Maintenance Expenses	\$3,400.00	\$3,400.00	\$0
8635 Dam Inspection	\$2,000.00	\$2,000.00	\$0
8640 Dam Repairs & Maintenance	\$4,000.00	\$4,000.00	\$0
8650 Silt & Erosion Engineering, Survey	\$48,000.00	\$10,000.00	(\$38,000)
8655 Silt & Erosion Interest Exp (Mortg	\$12,000.00	\$12,000.00	\$0
8675 Shoreline & Area Maintenance	\$2,000.00	\$2,000.00	\$0
8710 Silt House - Misc	\$600.00	\$600.00	\$0
8720 Silt House - Mow & Landscape	\$6,000.00	\$4,000.00	(\$2,000)
8730 Silt House - Utilities	\$1,080.00	\$1,200.00	\$120
8800 Commons Maintenance	\$2,000.00	\$2,000.00	\$0
8810 Lake Debris Cleanup	\$2,000.00	\$2,000.00	\$0
Total Grounds	\$104,580.00	\$68,200.00	(\$36,380)

Proposed Budget FY19-20: Expenses

Insurance, Social, Taxes, Mortgage, Totals

Account		18-19 Budget	19-20 Budget	Variation
Expense				
Insurance	9010 Insurance	\$5,000.00	\$5,000.00	\$0
Total Insurance		\$5,000.00	\$5,000.00	\$0
Social				
	7325 Fireworks & Deposit	\$7,000.00	\$7,000.00	\$0
	7330 Luau	\$0.00	\$0.00	\$0
	7335 Membership Meeting	\$700.00	\$700.00	\$0
	7340 Bonfire	\$250.00	\$250.00	\$0
	7345 Holiday Party	\$500.00	\$500.00	\$0
Total social		\$8,450.00	\$8,450.00	\$0
Taxes				
	9070	\$2,700.00	\$2,800.00	\$100
Total Taxes		\$2,700.00	\$2,800.00	\$100
840 Principal			\$14,000.00	\$14,000
Total Expenses		\$175,400.00	\$154,220.00	(\$21,180)
Fund Gain/Loss			\$26,860.00	
Cash Total All Funds 01.31.18			\$352,893.00	
Accounts Receivable 01.31.18			\$17,896.77	

Actual Expenses: Fiscal Year 2018-2019

Management Fees		\$5,340.00
Association Manager		\$25,200.00
Accounting & Profession Fees		\$864.84
Legal Fees		\$4,000.61
Boat Stickers		\$0.00
Computer & Software Exp		\$19.98
Web Domain & Hosting		\$449.64
Elections & Voting		\$223.79
Member Communications		\$765.01
Office Supplies		\$871.69
Onsite Postage		\$571.89
Water Testing		\$685.50
Miscellaneous Admin		\$1,475.63
Firewords & Deposit		\$6,971.25
Membership Meeting		\$56.58
Bonfire		\$62.45
Holiday Party		\$447.77
Total Administration		\$48,006.63

Fish Toxins Lab Work		\$0.00
Fishing Derby		\$222.40
Fishing Tournament		\$0.00
Lake Stocking		\$2,998.03
Traps & Bait		\$0.00
Signage		\$217.97
Total Building Maintenance		\$3,438.40
Lawn Care		\$21,205.00
Dam Maintenance		\$3,175.00
Dam Inspection		\$12.43
Dam Repairs & Maint		\$0.00
Silt & Erosion Engineering		\$13,258.25
Shoreline & Area Maint		\$600.00
840 East Lake Mortgage		\$26,416.32
840 East Lake Mow & Landscape		\$3,075.00
Utilities		\$1,849.86
Misc Grounds		\$1,579.47
Lake Debris Cleanup		\$1,725.00
Total Grounds		\$72,896.33
Insurance		\$4,136.00
Income Taxes		\$2,779.95
Total Expenses		\$131,257.31

Account Reorganization

- **Bank Of Edwardsville: Savings**
 - Previously paid misc. bills and mortgage payments
 - Designated as capital improvement account
 - Dam, spillway, commons projects, dredging, etc
- **Bank Of Edwardsville: Checking**
 - Misc minor expenses (debit card)
- **Mutual Of Omaha Bank: Operations**
 - Daily operations
- **Mutual Of Omaha Bank: Reserve**
 - True emergency reserve fund
 - Build up and maintain to handle 6 months of expenses

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Building Committee: Andy Leek

Since January 2018

- **Permits = 29**
- **New Construction = 4**
- **Major Renovations = 4**
- **Docks = 3**



Communications Committee: Tim Brown



- **Communications & Web Page Committees Merged**
 - Intended to simplify coordination
- **Organizing Documents Relevant To DLPOA**
 - Provide a single location for key documents via the DLPOA website
 - Future website posts will link to these documents for easy reference
 - Will continue to use the Facebook page as a way:
 - To signal an update to the DLPOA website
 - For Residents to communicate
- **Stay Tuned For The Updates!**
 - And please let us know what you think is good/bad!
- **DLPOA Website:** <http://www.dunlaplake.org/wordpress>
- **DLPOA Facebook:** <https://www.facebook.com/DunlapLake/>

Silt Committee: Craig Louer

- **Primary Impact To Lake Health: "Turbidity"**
 - Turbidity = suspended material (soils and algae)
- **Why Is Turbidity A Problem?**
 - Soils warm the water and carry nutrients. Algae feed on those nutrients.
 - Although algae occurs naturally in a lake, excessive turbidity and high concentrations of nutrients can cause blooms.
- **What Causes It?**
 - Disturbances in the lake bed (wave action, boats, etc)
 - Flow from watershed (creeks, ditches)
 - Run off from adjoining property
 - Shoreline erosion
- **What Is The Impact?**
 - Cloudy water: possibly leading to an algae bloom
 - Health hazard: too much algae is bad for all living creatures
 - Bad for fishery: algae consumes excessive oxygen, fish die/decompose

Silt Committee: Craig Louer



■ Solutions For "Turbidity"

1. **Remove Material From Lake Bed:** minimize effect of wave action, boat use
2. **Stabilize Shorelines:** minimize erosion from wave action, boat use
3. **Reduce Inflow Of Material:** capture as much silt/nutrients/trash as possible

■ There Are Firm Requirements For Above Solutions

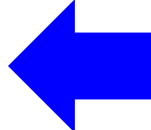
- **Note:** IDNR and Army Corps of Engineers have jurisdiction over each option
- Shoreline stabilization requires a permit
 - There are restrictions on materials and construction
- Removing material and disrupting water flow requires a permit
 - Areas of removal must be approved
 - Depositories must be approved
 - Material removal plans must be approved
 - Returning water must be filtered/clear
 - Access to removal sites must be approved

Dam Committee: Mike Watts



- **Review of Illinois Dept of Natural Resources (IDNR) Mandate**
- **Spillway Expansion**
- **Next Steps**

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Lake Health: Proposed Project Scope



	Project Description	Estimated Cost (Per Project)	Estimated Cost (Total)
1	Repair / Replace Water Flow Gate	\$20,000	\$20,000
2	Payoff 840 East Lake Mortgage	\$200,000	\$220,000
3	Marina For Off-Lake Residents	\$25,000	\$245,000
4	Develop 840 East Lake As Dewatering Facility	\$635,000	\$880,000
5	Address Retention Basin (clean out, etc)	\$735,000	\$1,615,000
6	Marina For Off-Lake Residents	\$25,000	\$1,640,000
7	Address IDNR Concerns (Dam, Spillway) Construction Of Drop Weir, Upgrades To Spillway Chute [Hurst Rosche]	\$350,000	\$1,990,000
8	Material Removal, Limit Inflow	\$800,000	\$2,790,000

Lake Health: Proposed Financing Solutions



1. \$2M Special Assessment, Then Raise Annual Dues To \$1,000

- Time To Complete Projects: 7 years
- Result: **2018 vote failed to receive required 67% approval**

2. Keep Annual Dues At \$500 Per Year

- \$500 per year = \$42 per month
- Projects 1 - 3: complete by 2021
- **Would not accumulate sufficient funds to develop 840 East Lake**
- **Projected annual expenses would exceed Annual Dues in 2034**

Lake Health: Proposed Financing Solutions

3. In 2020, Increase Annual Dues To \$1,200

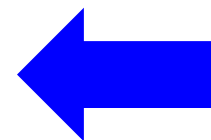
- \$1,200 per year = \$100 per month
- Projects 1 - 3: complete by 2021
- Projects 4 - 6: complete by 2025
- Project 7: complete by 2027
- Project 7 or 8: complete by 2029
- Time To Complete Projects: 10 years

4. In 2020, Stairstep Annual Dues Increase \$200, Capping At \$1,500

- \$1,500 per year = \$125 per month
- Projects 1 - 3: complete by 2021
- Projects 4 - 6: complete by 2026
- Project 7: complete by 2027
- Project 7 or 8: complete by 2029
- Time To Complete Projects: 10 years

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2019 Key Dates & Election Results

■ Key Dates

- Next Board Meeting: March 25th
- Big Trash Pickup
 - Website: <https://www.cityofedwardsville.com/223/Waste-Collection-Recycling>
 - March 18 - 28, Fall: November 04 - 14
- Annual Assessments
 - Mailed: Late May
 - Due: Late June
- Firework Dates
 - Primary: Saturday, July 6th
 - Rain Out: Sunday, July 7th

■ Election Results: Stick Around If You Can!