



DUNLAP LAKE

## Property Owners Association Board Meeting Minutes 7 p.m. July 26, 2021, via Zoom Call

**Call to order:** Michael Watts, board president, called the zoom meeting to order at 7:03 p.m.

**Present:** Board members-Ryan Beevers, John Bode, Doug Carney, Greg Brumitt, Lee Frea, Toby Heddinghaus, Andy Leek, Donna Polinske, Andrew Reznack, Lori Scarlett, Michael Watts, Roy Wehling, & Richard Welle.

**Absent:** Joshua Schumacher and James Taylor, both excused.

**Support:** Carolyn Green, DLPOA Manager from C. Green & Associates, Inc., and Laura Lyon, Vice President of Program Strategy & Impact from Heartlands Conservancy

**Other Residents Present:** Peg Flach, Graham Johnson, Dave Lawson, Jim Reppell and Charles Scarlett.

**MINUTES** – Carolyn Green presented minutes of the June 7 special meeting and June 28, 2021 meetings. Rick Welle made a motion to approve the minutes. Donna Polinske seconded, and the motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from the previous month. Roy Wehling made a motion to approve the financials as corrected. Donna Polinske seconded, and the motion passed unanimously.

Welle shared a spreadsheet overview of income and expenses 2019, 20, 21 and year-to-date for year-end 2022. The spreadsheet was created to share with the bank to pre-qualify for a loan in case additional funds are needed. Residents are paying the new assessments consistent with past years. The operational budget will run the same as always. The capital budget will come from a separate account at First Mid Bank. There are still a lot of expenses ahead, but operating expenses are tracking well against the budget.

**OLD BUSINESS** – The docks proposed at E6 during the last meeting do not seem feasible with the currently published interpretations of the bylaws. The commons committee will continue trying to find options for the residents on the waiting list for docks.

### COMMITTEE REPORTS

**Dam Maintenance:** Michael Watts, chair

The geotechnical work on the spillway has been completed. Civil engineering is about half done. Mike Watts will set up a meeting with the engineers. He should have drawings to share with North Shore soon. They want to be sure they can still use their boat ramp and docks. It is looking like they will have about 40 feet of clearance.

**Fish and Wildlife:** Doug Carney, chair

Doug Carney has a bid for stocking 1,000 walleye and 1,000 channel catfish. If public health allows, the committee is proposing a kid's fishing derby for Sept. 4. Food options will be evaluated.

**Master Plan Implementation work group** – Toby Heddinghaus, chair

Laura Lyon reported there is no word on the 319 Grant. The Association may start filling out applications for IL EPA low interest loan. Toby Heddinghaus reported the committee discussed the definition of the line defining parkway and that they are available to help with commons improvements and figuring out dock needs.

**Legal:** Donna Polinske, chair

Mike Watts reported the committee is dealing with three issues. 1) The association has been contacted by the attorney for a resident who wants a dock in the commons area across the street from his house. The legal

committee will respond to the attorney. 2) There are people who have expressed interest in joining the association and one house interested in getting back into the association. The board tabled the matter. 3) The house at 113 West Lake Drive pays 2 assessments. The committee recommends staying with the county's legal definition of contiguous property.

**Meetings Elections and Social:** Andrew Reznack, chair

Andrew Reznack reported the committee earned \$652 at the chicken dinner fundraiser at the Moose Lodge and thanked all volunteers. The proceeds from the bake sale and logo wear will be used for the Block Party Aug 13.

**Restrictions:** Roy Wehling chair

Roy brought up the discussion on interpretations of parkway so the board could be more familiar with the existing rules. He also volunteered to answer resident questions about shoreline and retaining wall restrictions. Communications committee will share that information and also that it is recommended everyone get boats out by Oct. 15 at the latest.

**Safety:** Ryan Beevers, chair

Doug Carney reported the water will be tested again before Labor Day. Ryan Beevers reported he talked to police department and is reviewing guest rules to be able to clarify issues around trespassing.

**Building and Architecture:** Andy Leek, chair

No building permit applications require special board approval, although there are several requests pending and some may generate a request for a variance. The City of Edwardsville staff reported back on the fence build on association land and Carolyn Green will reach out to the owners.

**Common Areas –** Lee Frea, chair

As was mentioned earlier in the meeting, the association cannot move the dock at E6 closer to the boundaries of the association property because of Parkway limitations discussed earlier in the meeting. There are still a lot of people waiting for dock space closer to their home. A subcommittee work on defining needs and options.

The ENERGI grant was submitted. Lee Frea moved to approve the committee spending up to \$4,000 to build kayak stands and do plantings at E2 as proposed in the grant. No second needed, the motion passed.

**Nothing new to report from:** Communication, Dam maintenance or Silt & Erosion (covered in financial).

**Management Report:** Submitted by Carolyn Green writing along with goals for the upcoming month.

**NEW BUSINESS**

- \* Air-conditioned not working at 840 East Lake. The board meetings will stay on zoom for now.
- \* The change order process was discussed. Rick Welle made a motion to establish a change order system where the executive board can make changes on a project if the amount of the change does not exceed \$10K or 10% of overall project. The motion was seconded by Roy Wehling and then tabled for discussion at a future meeting.

**ADJOURNMENT:** The meeting was adjourned at 8:55 pm. The next meeting will be 7 pm Monday, August 30.