



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. November 29, 2021, via Zoom Call

Call to order: Michael Watts, board president, called the zoom meeting to order at 7:00 p.m.

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

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

Visitor's Present: Graham Johnson, Jo Niebur, Peg Flach, Emily McNew, Mike Costigan, Julie Riesling, Taylor Schumacher, Mike Carlson, and Terry Ackerman.

VISITOR COMMENTS – Development of Park properties

President Michael Watts gave an update on proposed developments on Park Drive:

- 1) **Park Drive and Marine Road** - At the last meeting, this board voted to allow three variances from Association restrictions for the development of four properties on Park Drive the developer, Pfund Construction, has named Charles Cove. These variances were approved contingent on the development having an underground water detention basin and creating a HOA for maintenance. Since that time, Pfund Construction has moved away from that plan and is working with the county to reconfigure property lines and divide the land into three quarter-acre lots with one home on each lot.
- 2) **115 Park Drive** – On October 26, 2021, DLPOA issued a building permit for construction of a single house at 115 Park Drive. Dunlap Lake resident Jack Miller filed a FOIA request for information. He reported to the board and members present that the response from the City indicated that the construction was ongoing on for a month without a permit. The building was inspected twice during that time.

MINUTES – Carolyn Green presented minutes of the October 25, 2021 meeting. Rick Welle made a motion to approve the minutes. Roy Wehling seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the previous month. Jim Taylor made a motion to approve the financials as presented. Toby Heddinghaus seconded, and the motion passed unanimously. The 2022-23 budget will be discussed at the next meeting.

COMMITTEE REPORTS

Meetings, elections, social: Andrew Reznack, chair

The Annual Meeting will be held in February at the Moose Lodge, pandemic permitting.

Restrictions: Roy Wehling, chair

Letters have been sent out on trees. The newsletter will address blowing leaves and putting pool water into the lake. There is a new dock by the boat ramp that looks like it is 5' wide. Andy and Lee need to go look at it.

Safety: Ryan Beevers, chair

Went out to check the buoys on underwater bridge. They can be tightened up a little bit, but it does need to remain visible in high water. The buoys are chained to blocks. There are steel posts by 144 West Lake that may need to be dealt with as well.

Silt & Erosion: Jim Taylor, chair

Jim Taylor suggested the board get started on design and engineering to get capital projects 'shovel ready,' which might help win outside support. The first steps will be a topographical site survey, to identify necessary permits, and to initiate applications with regulatory agencies. Horner & Shifrin has provided a proposal to do that billing hourly with a total cost not to exceed \$25,000. He made a motion to accept the proposal from Horner & Shifrin with the work to be paid for out of reserve funds. Treasurer Rick Welle seconded, and the motion passed unanimously.

Taylor also reported that the Building, Silt, and Safety committee chairs have been looking into a resident's request to put sand or pea gravel on the shoreline and down into the water. To do this would require approval from the Corps of Engineers. The shoreline is association-owned land maintained by individual homeowners. The board members had too many concerns about maintenance and problems that might occur putting sand and pea gravel into the lake to be willing to make the application.

Building and Architecture: Andy Leek, chair

A permit is being issued for new construction on East Lake. The project meets all the restrictions.

Common Areas – Lee Frea, chair

A scope of work is being developed for commons sites and debris clean up. Jones and sons will get a bid for trash pickup. The budget still has \$2,300 available for lake debris cleanup. There may be grant money available next year for commons to do more significant improvements.

Communications –Toby Heddinghaus, chair

The newsletter mentioned not blowing leaves or emptying pool into the lake. Residents can mulch leaves or follow City code for disposal, which is to bag and have them picked up.

Dam Maintenance: Michael Watts, chair

Meetings continue with the engineers and IDNR. The permit process was started more than 3 months ago. IDNR is reviewing the most recent round of design changes. Their approval is the last step from IL. The City is waiting for IDNR approval. Mike Watts reported they are still hoping to do the spillway replacement this winter.

Master Plan Implementation –Toby Heddinghaus, chair

As the association waits for grant approval and permits for capital improvements, the MPI committee is working on the next step of the master plan, better access for off-lake residents. Input on resident priorities will be a major component of this year's annual meeting.

No Report - There was nothing new to report from fish and wildlife, legal or meetings, elections and social.

Management Report - a written management report was Submitted by Carolyn Green

NEW BUSINESS – HeartLand work Master Plan Implementation – Laura Lyon

- Madison County's IL 319 Grant has been accepted by the state, but not awarded. If awarded, there could be \$400,000 of silt basin expenses reimbursed if the project is completed on time.
- She is working on gathering resident input on priorities for next steps of the master plan including better access for off-lake residents. Everything will be presented to the membership at annual meeting.

Lyons answered questions for the board members and then left so the board could discuss contracting with HeartLands again in 2022. It was pointed out HeartLand's assistance applying for grants and the IL low interest loans has proven very valuable. An IL EPA loan at 1%. could save the association close to \$750,000 in interest alone. Rick Welle made a motion to approve signing a contract with HeartLands for another year. Lori Scarlett seconded, and the motion passed unanimously.

ADJOURNMENT: The next meeting will be 7 pm Monday, January 31, 2022 via zoom.