



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. October 25, 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, Donna Polinske, Andrew Reznack, Joshua Schumacher, James Taylor, Michael Watts, Roy Wehling, Richard Welle. **Absent:** Lori Scarlett

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: Jo Niebur, Karen Aplin, Jack Miller, Peg Flach, Jane Boone

VISITOR CONCERNS:

Several of the visitors present were interested in proposed development on Park Drive so the board started with the building committee report. President Michael Watts explained that the Planned Unit Development (PUD) process is the current system the City of Edwardsville uses to monitor multi-home developments. If the current codes been in place when North Shore or Ora Jane Way were built, they would probably have had to go through the PUD process.

Two separate building permit applications have been received. Building Committee Chair Andy Leek shared drawings that Pfund Construction submitted at the end of Sept. and answered questions about water retention, whether the houses met square foot minimums, and the safety of the driveway entrances. It was noted that the County can change the lot boundaries. It was unknown why a foundation had been poured before the permit was issued.

On behalf of the building committee, Leek recommended:

- Approving a building permit for a new single-family dwelling at 115 Park Drive with a variance for less than 1,200 square feet on the first floor to accommodate special issues on the lot.
- Approving a letter of support with three variances from association restrictions for the four single-family homes proposed on Park Drive which the builder is calling Charles Cove. These were:
 - A setback of 22.8 feet from the corner of Building 1 to Marine Road (less than 30 feet).
 - A setback of 21.73 feet from the corner of Building 4 to 111 Park Drive (less than 30 feet).
 - Less than 1,200 square feet on the bottom floor per drawings submitted September 27, 2021.

A condition of approval on the Charles Cove project is that there be underground water retention and a HOA be created to maintain them. Governing documents for this HOA must be reviewed by the DLPOA attorney to assure that the buyers will have to care for the street and the water retention basin. Lee Frea seconded. Both motions passed. There were two votes in opposition the house at 115 Park and one vote in opposition of variances for Charles Cove.

MINUTES – Carolyn Green presented minutes of the Sept. 27, 2021 meeting. Roy Wehling made a motion to approve the minutes. Toby Heddinghaus seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from September. He pointed out there was \$135,000 transferred to capital reserves. Residents were given extra time to pay the new fees, but CPM will be charging late fees to anyone who has not paid or set up a payment plan by November 1. Joshua Schumacher made a motion to approve the financials as presented. Jim Taylor seconded, and the motion passed unanimously.

COMMITTEE REPORTS

Restrictions: Roy Wehling chair

The committee is continuing to follow up with docks and shoreline that are in disrepair. They will follow up with several owners who have still not submitted building permit applications.

Silt & Erosion: Jim Taylor, chair

Laura reported that the state has asked if DLPOA has started the permit process for building a catch basin at the south end. A meeting will be set up with Horner Shifrin Engineering and Jim will ask Tyson Zobrist at Army Corps of Engineer about the permitting process is currently. Heartlands will be hiring a drone to do photography to assist in watershed planning with 319 grants.

Building and Architecture: Andy Leek, chair

The City of Edwardsville has moved the Park Drive PUD from the land use to the planning committee. The next review will be Nov. 15.

Common Areas – Lee Frea, chair

The Commons Committee met Oct. 19 and discussed the process of deciding priorities for commons area projects and the options for building marinas in high demand areas. Laura Lyon has been charged with overseeing the process. Work is starting on the beautification project using the City grant funds awarded at B2.

Commons will be working closely with the implementations committee to reorganize commons areas for greater access. There will be a walk-through of all the commons shoreline next Saturday at 9 a.m. and there will be a meeting with the neighbors at Barnett 4 meeting to discuss wall repair, access issues and drainage by the lift station.

Several residents have asked that they be allowed to add a little library in triangle where Barnett, Cottage and Thomas Terrace meet. Lee will ask that they give memorandum of understanding that the association can remove it at any point. City right of way issues need to be checked and there was a question about content.

Communications –Toby Heddinghaus

Toby noted there will be lot of text to craft on to communicate what came through tonight. The committee will be meeting again next week.

Dam Maintenance: Michael Watts, chair

IDNR has asked that the engineers make spillway straighter, the initial design was curved. Plans went back to IDNR, but they are in the middle of inspections and do not expect to back to this until November. The City wants to see IDNR approval before deciding. The longest lead item in the construction is the metal gate. That has been purchased and should ship soon.

Fish and Wildlife: Doug Carney, chair

There were 1,000 channel catfish stocked and 1,000 walleye will be added soon.

Master Plan Implementation (MPI) – Toby Heddinghaus, chair

Small group work sessions continue to support Heartland's work getting better access for residents who live off-lake.

There was nothing new to report from Legal, Safety, or the Meetings/Elections/Social committee

Management Report: A printed report was submitted by Carolyn Green, and she took any questions.

Seeing no new business, the meeting was adjourned. The next meeting will be 7 pm Monday, Nov. 29 via zoom.