



Property Owners Association Board Meeting Minutes

7 p.m. January 30, 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, Toby Heddinghaus, Andy Leek, Mike Mosella, Terry Reising, Andrew Reznack, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle. Absent: Doug Carney, Erik Manning, and Donna Polinske

Support: Carolyn Green, DLPOA Manager from C. Green & Associates, Inc.,

Visitor's Present: Peg Flach, Kim Kardas, and Maureen Bode.

ANSWERS TO VISITOR QUESTIONS

- **Right of first refusal for lots.** The association and adjacent neighbors do get an opportunity to purchase a vacant lot before it is sold. That does not apply to property with a home on it.
- **Spillway height.** The spillway is 510' above sea level, the same height as the drainage passage on the existing silo. The corps of engineers set that height as the normal pool to be safely contained by this dam.

MINUTES – Carolyn Green presented minutes of the December 12, 2022 meeting. Jim Taylor made a motion to approve the minutes. Joshua Schumacher seconded, and the motion passed unanimously. Then the board reviewed the minutes of the special meeting on January 3, 2023. Rick Welle made a motion to approve as corrected, Jim Taylor seconded, and the motion passed unanimously.

OLD BUSINESS – The Annual Meeting will be 7 p.m. Thurs. Feb. 16, 2023, at the Moose Lodge 7173 Marine Rd.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the month of December. He shared how much the association has in its three bank accounts. The last of the engineering bills, \$23,771, has been paid and \$4,200 was paid to Plocher Construction for a change order on the spillway construction for the fence. Lori Scarlett made a motion to approve the financials as presented. Toby Heddinghaus seconded, and the motion passed unanimously.

Welle shared the proposed budget for March 1, 2023, to Feb. 28, 2024. Anticipated operating income is \$182,348. The rest of the budget is the same as last year. There is \$155,945 in expected operations expenses but since the Association will be paying off the 840 East Lake property there will not be mortgage payments anymore.

Jim Taylor reported that there should be an additional \$189,000 in reserve income (everything over the \$500 base in the annual assessments). These funds will cover the loan payments this year. Next year's assessment increase will begin building the reserve funds back up. He noted the reserve budget figures handed out did include the reimbursement from the 319 grant because it is unclear when that money will come in.

REPORTS FROM THE STANDING COMMITTEES

Meetings Elections and Social - Joshua Schumacher, chair

The five members whose terms expire are Toby Heddinghaus, Jim Taylor, Rick Welle, Donna Polinske and Josh Schumacher. Doug Carney has asked that someone fill the last year of his term. The communication committee sent a newsletter out to the membership seeking nominations for new board members.

Restrictions - Roy Wehling chair

Roy Wehling needs the manager and safety committee's progress report on communications with residents.

Safety - John Bode, chair

John Bode reported that there have only been a few boat sticker applications. The association needs to talk to city about cleaning out culverts at Franklin and East Lake. This would also be a good time to get more logs out of the bottom of the lake. Jim and Carolyn will talk to Stutz and then Ryan and Carolyn will get additional bids as needed.

Silt & Erosion - James Taylor, chair

The association is in the process of executing a contract Stutz Excavating for depth restoration and the creation of a retention basin at the south end of the lake known as cove A. Next steps include:

- 1) Working with FirstMid Bank on a loan, they hope to have credit decision next week. They will make the loan on the condition the association pays off the existing loan for mortgage at 840 East Lake.
- 2) John O'Donnell at HeartLands is working with IEPA to get the plan design, BMP, and SWPP reviewed and approved for reimbursement.
- 3) There is a new director at IDNR who will be the one signing off on their permit now.
- 4) Horner Shifrin has everything for the City Land disturbance site permit.

It is hoped staging will be going on before annual meeting so the project can be completed in May.

Bids to build a dewatering were an additional million dollars. The board has decided there is not funding for that right now and is recommending saving that for a second stage and just restoring depth as much as is possible while the water is down.

Common Areas – Ryan Beevers, chair

Still working on docks for commons area E3. Multi-slip docks would maximize space. The committee has reached out to residents who want docks in that area for feedback. In a separate matter, Ryan Beevers met with John Whitney to learn more about his small format dredger. It could move dirt from small areas like E4 and E5.

Dam Maintenance: Roy Wehling, chair

Big tree on Dam. Need volunteers to remove. Gate is still open. Lake needs to be below 500.

Fireworks: Michael Watts, event coordinator – Saturday, July 2

Master Plan Implementation (MPI) work group –Toby Heddinghaus, chair

The MPI meeting was used to work on the dock options which were covered earlier.

There was no additional information from the Building, Communications, Fish and Wildlife or Legal committees.

Management Report: Submitted in advance by Carolyn Green. The C.Green & Associates team left the room so the board could discuss the 2023-24 management contract. Toby Heddinghaus made a motion to increase the monthly payment 5%. Lori Scarlett seconded the motion which passed unanimously.

There was no new business and the meeting was adjourned at 8:31 p.m. Board members are encouraged to attend the Annual Meeting at 7 p.m. February 16. The next scheduled board meeting is 7 p.m. Monday, March 27 at the Moose Lodge.