



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes

7 p.m. July 31, 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, Erik Manning, Terry Reising, Andrew Reznack, James Taylor, Roy Wehling, and Richard Welle.

**Absent:** Frank Gremaud, Mike Mosella, Ben Richey, Lori Scarlett, Joshua Schumacher – all excused

**Support:** Carolyn Green, from C. Green & Associates, Inc

**Visitor's Present:** Maureen Bode, Mike Costigan, Peg Flach, Pick LeBlanc, Dale Miller, Kim Kardas, Graham Johnson, Janet Urbanic, Tim Hotson, Rich Hartnagel, Nolan Clarke, Bruce Felay. No comments from visitors.

**MINUTES** – Carolyn Green presented minutes of the June 26, 2023 meeting. Rick Welle made a motion to approve the minutes. Erik Manning seconded, and the motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from the previous month and shared a monthly loan progress spreadsheet. The fifth payment to Stutz Excavation has been approved. We can now apply for reimbursement for the grant funding. Roy Wehling made a motion to approve the financials as presented. Jim Taylor seconded, and the motion passed unanimously.

**OLD BUSINESS** – Jim Taylor reported we are at 99% completion and Horner Shifrin Engineering and Heartlands Conservancy have confirmed we can apply for reimbursement. There is a list of final work to be done in Sept. (ruts, grass, etc) and there will be a final bill from both Stutz and Horner Shifrin in October.

Excavation on extra coves has been billed. They are now waiting for galvanized piping. It should be arriving midweek. They are planning to work on docks in this order: E4, E3, then W1. E4 is going to need more cleanout. Shoreline will be straightened out so we can expect them on-site for a couple weeks. Stutz planning to resurface West Lake. Board members have reached out to the city to see if are able to do a guard rail.

There are no plans to lower the lake next year. The next scheduled lowering is 2026 (Bylaws all for the lake to be lowered in years that end in 1 or 6). Right now, the focus is paying off loans. The silt committee will work to plan what's next, there are some interesting options for seeing where the silt lays.

### REPORTS FROM THE STANDING COMMITTEES

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

There was a dock application on W3 for two houses on West Lake. It is a unique setup for a problem area. The MPI committee said this location would be very low on the list of options for a future marina or location of need for maximizing the number of docks on a commons area so they have no problems with the plans submitted.

**Safety** - John Bode, chair reported sticker application requests increasing. Crane mats will be picked up and pulled to boat ramp.

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

- Recommends approval of a variance for a 4 seasons room at 147 Hollyhock to replace a deck - approved.
- Recommends approval of a variance for a dock behind the house at 1409 Gerber Rd. - dock

Representatives of commons and building will need to go back out to 357 West Lake to see if there is a better option that does not take shoreline away for future docks.

**Common Areas** – Ryan Beevers, chair

- A lot of limbs down in the storms. Rick Welle will clear large limbs at 840 East Lake Drive, but the gravel washing out on the driveway continues to be problematic.
- There is no word from the city about the ENERGI grants.
- Volunteers went out to pull weeds in the lakebed. Three places identified by people responding to an article in the newsletter offering help to people who could not do it themselves were addressed.
- A spreadsheet of people who have paid for a marina slip and people who have indicated interested was shared.

**Dam Maintenance:** Michael Watts and Roy Wehling, co-chairs

Cleanup day went well. Weeds are thick. The volunteers removed a couple trees out and the contractors will do the rest. Options for posts to block off the entrance to the spillway from Schwarz are under consideration.

**Fireworks:** Josh Schumacher and Mike Watts, event coordinators – The fireworks are still on for Saturday, Sept. 2. Cancelling the event due to the dense vegetation and low water level was suggested but it was asked that there be a little more time for rain. The next meeting is the Monday before the event and that might be too late to cancel with the vendor and for residents who have parties planned. The Executive Committee was given authority to make the decision to cancel.

There was nothing new to report from Communications; Fish & Wildlife, Legal; Meetings, Elections & Social, restrictions.

**Management Report:** Submitted by Carolyn Green

Progress from the last month, goals for August and regular tasks were summarized in a written report. The board members did not have any questions. The group discussed bids for insurance, but more information is

**ADJOURNMENT:** Hearing no new business the meeting was adjourned at 8:30 pm. The next meeting will be 7 pm Monday, August 28, 2023