



Property Owners Association Board Meeting Minutes

7 p.m. September 25, 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, Erik Manning, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Joshua Schumacher, James Taylor, Roy Wehling.

Absent: Frank Gremaud, Andy Leek, and Rick Welle – all excused.

Support: Carolyn Green and Taylor Schumacher from C. Green & Associates, Inc.

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

VISITOR COMMENTS – none

MINUTES – Carolyn Green presented minutes of the August 28 meeting. Josh Schumacher made a motion to approve the corrected minutes. Lori Scarlett seconded, and the motion passed unanimously.

FINANCIAL REPORT – Andrew Reznack, went through the financial reports from the August and shared supplemental comments from the treasurer who was unable to attend. Mike made a motion to approve the financials as presented. Toby Heddinghaus seconded, and the motion passed unanimously.

OLD BUSINESS – Capital Improvements.

Jim Taylor reported that Stutz Excavating is done with construction. A check for \$350,852.54 has been received for the grant reimbursement on the project.

REPORTS FROM THE STANDING COMMITTEES

Restrictions - Roy Wehling chair – A lakeside review to look for violations will be done this fall.

Silt & Erosion - James Taylor, chair

Stutz came out and widened the shoreline E4 to make more room at the marina. The stone on the shoreline under the docks was not removed, but Stutz did add riprap on areas they dug out.

Building and Architecture - Andy Leek, chair

Terry Reising reported on a site review for a wheelchair ramp. Josh Schumacher made a motion to approve the ramp, Toby Heddinghaus seconded, and the motion passed unanimously. Paperwork has not been submitted to the city or the association for the solar panels requested at the last board meeting.

Common Areas – Ryan Beevers, chair

Lori Scarlett is working on the Ward 5 grant funding request for pollinator gardens. Mike Carlson is leading the Ward 6 re-application process for paving stone steps. Ryan and Carolyn will work together to bid mowing this fall. Josh Schumacher reported marina assignments on E3 are underway. The marina at E4 is full but there are 2 slips still available on W1. The board asked legal to review the 2009 interpretation of the common area parkway boundaries. It was referred to the legal committee, Ryan Beevers and Jim Taylor agreed to assist.

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

Water lines on the spillway indicate the Lake is only 8-10" down.

The annual dam inspection has been completed. The committee will help update the emergency action plan annually and then add new board contact information in March.

Fish and Wildlife – Mike Mosella, chair

There will be 720 6-8” largemouth bass added to the lake Sept. 26.

Master Plan Implementation (MPI) – Toby Heddinghaus, chair

The MPI work group will begin meeting at 6 p.m. before scheduled board meetings. Their next work will be to put together a list of accomplishments, identify new goals for commons areas, and begin working on feasibility and funding for future dredging projects.

Meetings Elections and Social – Frank Gremaud, chair

The committee is looking into an October social event. Future activities being considered include a winter trivia night, a holiday event or house tour. A simple meet up for happy hour was recommended. The new resident reception has not been held since covid and there was interest in renewing that event as well.

OTHER - There was no additional information from the Communications, Legal, Safety, or Fireworks committees.

Management Report: Submitted by Carolyn Green

Progress from the last month, goals for October and regular tasks were summarized in a written report. The board members did not have any questions. Green reported no property insurance has been added on the new marinas. Andrew will reach out to the agent who gave him the quote.

Hearing no new business, the meeting was adjourned at 8:03 pm. The next two meetings will be **7 pm Monday, Nov. 6 and Dec. 11** with January returning to the regular meeting schedule.

Master Plan Implementation committee will meet at 6 p.m. on Nov. 6 and Dec. 11.