



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. Oct. 28, 2024, 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- John Bode, Toby Heddinghaus, Graham Johnson, Andy Leek, Erik Manning, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Joshua Schumacher, Roy Wehling, Richard Welle.

Absent:– Frank Gremaud, Mike Mosella, and Jim Taylor - all excused.

Support: Carolyn Green and Maureen Bode from C. Green & Associates, Inc.

Visitors: Charles Scarlett, Russ Darbon and Paul Jenkins

VISITOR COMMENTS and OLD BUSINESS – none

MINUTES – The minutes of the Sept. 30 meeting were presented. Graham Johnson made a motion to approve the minutes as corrected. Roy Wehling seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from the CPM, the professional manager. The last installments to Stutz and Plocher for capital improvements have been paid. A CD is coming due and will need to be reinvested. Graham Johnson made a motion to approve the September financials as presented. Terry Reising seconded, and the motion passed unanimously. Financial reports are available to all residents on the management company portal www.portal.cpmgateway.com. Rick also shared the current loan status and the summary of funds borrowed.

				DUE	DATE	
SPILLWAY (7012)	3.99	10.23.24	\$5,000.00	\$429,898.79	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	10.23.24	\$3,500.00	\$429,253.81	03.23.27	\$465,000.00
BASIN (1850)	8.25	10.15.24	\$8,900.00	\$863,954.48	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,723,107.08		\$2,060,790.60
						Account Balances
FIRST MID SAVINGS (8217)		10.25.24				\$190,698.96
FIRST MID MONEY MARKET (6232)	2.5	10.25.24				\$13,471.76
FIRST MID CD (9881)	4.5	10.25.24			11.24.24	\$204,436.16
CPM Operations		10.25.24				\$221,376.28
CPM Special Projects		10.25.24				\$33,502.80
CPM Debit Card		10.25.24				\$6,979.59
Busey Bank		10.25.24				\$11,562.92
Total Liquid Assets		10.25.24				\$682,028.47

COMMITTEE REPORTS

Restrictions — Graham Johnson, chair.

Graham Johnson requested two signs. One to reattach the chain at the boat ramp and one to clean up after pets on Commons areas. It was agreed no dumping and residents only signs should also be ordered for 840 East Lake Drive.

Safety - John Bode, chair.

John Bode reported that boat sticker requests have slowed. He agrees with the need for signs. And would like to add a reminder in the newsletter for residents to secure/reattach the chain at the boat ramp when finished putting in or taking out boats.

Silt & Erosion - James Taylor, chair.

Andrew Reznack reported that Jim Taylor is working with SES to clarify results on the sonar mapping.

Building and Architecture - Andy Leek and Terry Reising, co-chairs.

Andy Leek asked the group if variances were going to be needed for docks in the new silt basin. It was agreed docks on a resident's parkway does not require a variance. Anyone building a dock in the silt basin does need to know they may have to remove it anytime maintenance is required on the basin.

Common Areas — Ben Richey and Ryan Beevers, co-chairs

Ben Richey reported they are working on options for cleaning up brush pile at 840 East Lake. He has gone around the lake to check for large debris in lake on the Commons areas. A debris pickup date will be announced in the newsletter. Carolyn and Maureen will get the contact info of any resident needing assistance to Ben.

Marinas will be stained next week weather permitting.

Dam Maintenance: Roy Wehling, co-chairs.

The Dam Inspection Report has been signed and returned to engineers. The engineers return it to IDNR.

Master Plan Implementation (MPI) — Toby Heddinghaus, chair.

Toby Heddinghaus and Carolyn Green met with Laura Lyon this morning. She will give the association an estimate to review the commons masterplan and be at the annual meeting. After the next meeting, Toby will post/share the plans and give people time to comment before the January meeting. Andrew Reznack also suggested there might be an opportunity in the process for Heartlands to make suggestions about prioritizing projects.

Onsite coordinator's report: Submitted by Carolyn Green

Progress from the last month and goals for November were summarized in a written report. The board members did not have any additional questions. Carolyn reported CPM's willingness to coordinate the Association's response to the FinCEN requirements and the board agreed to pay their fee to get it done.

Adjournment: Hearing no new business the meeting was adjourned. The next meetings will be:

- Monday, December 9. This will replace the last Monday of the month meetings in November and December.
- January 27
- February 24 — Annual Meeting with the full membership