



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. January 27, 2025, at Edwardsville Moose Lodge 7173 Marine Road

Call to order: Andrew Reznack, board president, called the meeting to order at 7:01 p.m.

Present: Board members- Frank Gremaud, Graham Johnson, Erik Manning, Mike Mosella, Terry Reising, Andrew Reznack, Ben Richey, Lori Scarlett, Josh Schumacher, James Taylor, and Richard Welle.

Absent: John Bode, Roy Wehling, Toby Heddinghaus, and Andy Leek – All excused.

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

Visitors: Kent Lizotte and Peg Flach.

VISITOR COMMENTS – Peg Flach suggested the association make donations to the Moose organization for all the support they give the Association.

MINUTES – The minutes of the December 9, 2024, meeting were presented. Graham Johnson made a motion to approve the minutes. Jim Taylor seconded, and the motion passed unanimously.

OLD BUSINESS – Carolyn Green said CPM has reported that all board members are registered for FinCen, the new federal program that is required. The board requested she confirm with CPM that all everything is in order to assure that no fines will be issued. Carolyn Green and Ben Richey will work on what is needed to review the association's insurance before it renews in May.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from CPM, the professional manager. Graham Johnson made a motion to approve the December 2024 financials. Erik Manning seconded, and the motion passed unanimously. Financial reports are available to all residents on the management company's portal www.portal.cpmgateway.com.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	12.23.24	\$5,000.00	\$423,959.90	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	12.23.24	\$3,500.00	\$426,322.39	03.23.27	\$465,000.00
BASIN (1850)	7.75	12.23.24	\$8,900.00	\$853,505.03	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,703,787.32		\$2,060,790.60
						Account Balances
FIRST MID SAVINGS (8217)		01.22.25				\$182,215.08
FIRST MID MONEY MARKET (6232)	2.5	01.22.25				\$4,613.42
FIRST MID CD (9881)	3.92	01.22.25			06.02.2025	\$206,732.91
CPM Operations		12.31.24				\$214,411.06
CPM Special Projects		12.31.24				\$33,507.02
CPM Debit Card		12.31.24				\$6,808.83
Busey Bank		12.31.24				\$11,792.93
Total Liquid Assets		12.09.24				\$660,081.25

Rick Welle then presented a draft of the 2025 annual budget that will be presented at the annual meeting.

COMMITTEE REPORTS

Safety - John Bode, chair. No report

Silt & Erosion - James Taylor, chair. No report

Building and Architecture - Andy Leek and Terry Reising, co-chairs. No report

Commons Areas – Ben Richey and Ryan Beevers, co-chairs

Kent Lizotte sent a letter about Barnett Common Area 2. The Master Implementation committee has an interactive presentation at the Annual Meeting to allow all residents to make suggestions and voice concerns regarding Commons Areas. The feedback will be used to help set priorities moving forward. The commons committee recommended sticking with the current mowing contractors. There has only been a slight increase in price. CPM is supposed to have payment notices for marina slips sent out soon.

Dam Maintenance: Roy Wehling, co-chairs.

Roy Wehling reported there have been people sledding and four wheelers on the back side of the dam. He suggested that a notice be placed in the newsletter to remind residents that no one should be on the dam and to report trespassers if seen.

Fish and Wildlife – Mike Mosella, chair.

No report – mentioned there were some people in South End ice fishing.

Legal – Joshua Schumacher, chair. No report

Master Plan Implementation (MPI) – Toby Heddinghaus, chair. No report

Meetings Elections and Social – Frank Gremaud, chair. – Five board members terms are expiring. Two residents have expressed interest in joining the board.

Restrictions – Graham Johnson, chair. No report

Onsite coordinator's report: Submitted by Carolyn Green

Progress from the last month and goals for February were summarized in a written report. The board members did not have any questions. The association has moved to a Microsoft platform, any committee that would like to use Microsoft Teams should let Carolyn Green know. The Association has moved to Site Ground for web hosting – The transition was lengthy, but the website and emails are active again.

NEW BUSINESS

Annual Meeting 2025 – Monday, February 24 at 7:00 pm at Edwardsville Moose Lodge

Andrew Reznack reported that the executive committee is continuing to research next steps for capital improvements and options for refinancing the current debt. A PowerPoint with details on where the association currently stands will be presented at the Annual Meeting.

There will be a New Resident Gathering taking place at 6 p.m., just prior to the Annual Meeting. The next board meeting will be 7 p.m. Monday, March 31, 2025, at the Edwardsville Moose Lodge.

Adjournment: A motion was made to adjourn the meeting at 8:21 pm by Graham Johnson. Rick Welle seconded, and the motion passed unanimously.