



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes 7 p.m. March 31, 2025, at the Edwardsville Moose Lodge 7173 Marine Road

**Call to order:** The meeting was called to order at 7:00 p.m.

**Present:** Board members- John Bode, Frank Gremaud, Graham Johnson, Andy Leek, Mark Olson, Terry Reising, Ben Richey, Josh Schumacher, Lori Scarlett, Roy Wehling. Andrew Reznack and Richard Welle attended via video phone call.

**Absent:** Toby Heddinghaus, James Taylor – both excused

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

**Visitors:** Janet Urbanek, Robert Ribbing, Paul Jenkins, Ken Lizotte

**VISITOR COMMENTS** – none

**OLD BUSINESS** – none

#### NEW BUSINESS

One board seat was open, left unfilled at the annual meeting in February. Janet Urbanek and Robert Ribbing, were both present as volunteers to fill the open position. They introduced themselves and the board members cast a paper ballot to fill the vacancy. Robert Ribbing was selected to serve until the next annual meeting.

The board then selected officers. Josh Schumacher made a motion to cast a ballot by acclamation for the slate. Graham Johnson seconded. This year's officers will be:

President – Andrew Reznack

VP – James Taylor

Treasurer – Richard Welle

Secretary – John Bode

Committee chairs were selected as noted in the reports section of these minutes.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the February financials from CPM and a spreadsheet of loans with more current figures. Total liquid assets \$613,575. He will be moving 100,000 from operations to the FirstMid special projects report.

Roy Wehling made a motion to approve the February financials. Graham Johnson seconded, and the motion passed unanimously.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	03.24.25	\$5,000.00	\$411,964.76	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	03.24.25	\$3,500.00	\$418,860.95	03.23.27	\$465,000.00
BASIN (1850)	7.75	03.24.25	\$8,900.00	\$847,587.17	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,678,412.88		\$2,060,790.60

						Account Balances
FIRST MID SAVINGS (8217)		03.24.25				\$115,226.29
FIRST MID MONEY MARKET (6232)	2.5	03.14.25				\$28,020.53
FIRST MID CD (9881)	3.92	02.28.25			06.02.2025	\$208,740.72
CPM Operations		02.28.25				\$211,834.61
CPM Special Projects		02.28.25				\$33,509.73
CPM Debit Card		02.28.25				\$4,105.88
Busey Bank		02.27.26				\$12,137.92
Total Liquid Assets						\$613,575.68

**COMMITTEE REPORTS** – With the change in leadership, only a few short reports were made.

- **Building and Architecture** - Andy Leek and Terry Reising, co-chairs.
- **Common Areas** – Ben Richey and Ryan Beevers, co-chairs
- **Dam Maintenance:** Roy Wehling, chair.
  - He will be spending \$950 for fence and around 940 to spray riprap on the dam.
- **Fish and Wildlife** – Todd McClew, chair.
- **Legal** – Joshua Schumacher, chair
- **Master Plan Implementation (MPI)** – Andy Leek and Robert Ribbing will serve on the committee. No chair has been elected.
- **Meetings Elections and Social** – Frank Gremaud, chair.
  - Fireworks will be Saturday, July 6, rainout July 7
- **Restrictions** – Graham Johnson, chair.
- **Safety** - John Bode, chair.
  - There is an oversized motor on the West Lake lot. He will send a letter.
- **Silt & Erosion** - James Taylor, chair.

**Management Report:** Submitted by Carolyn Green

Progress from the last month and goals for April were summarized in a written report. The board members did not have any additional questions.

**Adjournment:** The meeting was adjourned at 7:50. The next meeting will be 7 pm Monday, April 28, 2024.