



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. April 28, 2025, at the Edwardsville Moose Lodge 7173 Marine Road

Call to order: The meeting was called to order with everyone present at 6:55 p.m.

Present: Board members- John Bode, Graham Johnson, Todd McClew, Mark Olson, Terry Reising, Robert Ribbing, Ben Richey, Andrew Reznack, James Taylor, and Richard Welle.

Absent: Frank Gremaud, Andy Leek, Lori Scarlett, Joshua Schumacher, Roy Wehling- excused

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

Visitors: Ken Lizotte

MINUTES – Minutes of the January and March meetings were presented. Graham Johnson made a motion to approve both with clarification of the board term in the March minutes. Jim Taylor seconded, and the motion passed unanimously

OLD BUSINESS – The association is still waiting on the summary of resident input on common area priorities from Heartlands Conservancy. Carolyn Green reported that Laura and John attended the commons area call to share priorities and said they will have the full report soon.

FINANCIAL REPORT – Richard Welle, treasurer, went through the March financials. He noted the budget numbers for 2025 are not showing up in the reports from CPM but those should be in place before the next report. A copy of the budget document will be added to the Board Communications folder in teams. Graham Johnson moved to accept the report included below. Jim Taylor seconded, and the motion passed unanimously.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	04.23.25	\$5,000.00	\$408,151.38	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	04.23.25	\$3,500.00	\$416,798.27	03.23.27	\$465,000.00
BASIN (1850)	7.75	4.14.25	\$8,900.00	\$844,316.82	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,669,266.47		\$2,060,790.60
Account Balances						
FIRST MID SAVINGS (8217)		04.23.25				\$89,735.09
FIRST MID MONEY MARKET (6232)	2.5	04.14.25				\$10,286.69
FIRST MID CD (9881)	3.92	02.28.25			06.02.2025	\$208,740.72
CPM Operations		03.31.25				\$193,538.13
CPM Special Projects		03.31.25				\$33,511.15
CPM Debit Card		03.31.25				\$4,082.10
Busey Bank		03.31.25				\$12,186.69
Total Liquid Assets						\$552,080.57

REPORTS

Silt & Erosion - James Taylor, chair.

Horner Shifrin have been out running some unscheduled lidar testing. Nothing else new to report.

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

The committee recommended the board approve two variances. Graham seconded the committee's recommendation and both passed unanimously.

- Owners of the lot at 158 Hollyhock need to build 25'10" from the back property line instead of 30'
- 653 East Lake needs to build an 8' x 25' boat dock instead of the normal configuration. Most of the dock will be over land.

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

There will be a workday on Barnett Common Area 2 on Sunday, May 18. Volunteers are needed to help clear the invasive honeysuckle off that area. One marina slot is open on the West Lake common area 1 marina.

Ken Lizotte, a visitor, asked the board to consider adding copper sulfate to the lake like the board did back in the 90s. He said the water was much clearer back then. Andrew suggested the safety committee report to the board if any issues showed up in water testing that would warrant adding chemicals to the lake.

Dam Maintenance: Roy Wehling, chair.

Robert Ribbing reported the committee is proceeding with the fence work and spraying riprap on the dam as presented at last month's meeting. Tri-County Farm Service has been selected as the vendor to deal with the riprap and they have assured the committee they will follow all safety regulations expected for the work.

Fish and Wildlife – Todd McClew, chair.

Todd McClew reported the fish count recommended 2,500 Crappie and 1,000 small bass and as many shad as possible be removed from the lake. Fishing limit signs will be replaced with new information. Catch and keep and socials including fish bakes and fish fries are encouraged until the count is down.

There has been a beaver reported on the lake. The resident who consulted a trapper was told the trapper believed the animal is entering the lake from culverts not living on association property. He recommended the resident install a 4-foot galvanized fence to protect important bushes

Meetings Elections and Social – Frank Gremaud, chair.

Fireworks will be Saturday, July 5 with July 6 as the rainout date.

Ken Lizotte quoted a sentence from Article 3, Section 1.e. of the restrictions and questioned the board's choice not to let visitors vote on new board members at the last election. Andrew Reznack explained the sentence quoted was for when a special meeting was called at the request of at least 20% of the membership. The first part of Article 3, Section 1. e. reads:

"If there is a vacancy on the Board, the remaining members of the Board may fill the vacancy by a two-thirds vote of the remaining Directors, until the next annual meeting of the membership or until 20% of the votes of the Association request a meeting called for purposes of filling a vacancy on the Board..." Robert Ribbing's appointment to the board will be voted on by the full membership at the next annual meeting.

Restrictions – Graham Johnson, chair.

The committee believes there is an oversized motor on the West Lake lot down by Franklin. Carolyn texted the owners of that lot and a house that has had their dock up on the parkway. Safety Committee is following up with a more formal letter documenting the violation.

All board members are asked to look at the folder with derelict dock definition documents in teams. Carolyn and Maureen will reach out to Holiday Shores to see if they have standards that might serve as an example.

Safety - John Bode, chair – water testing is planned prior to Memorial Day.

No Report – There was no report from Executive, Legal, Master Plan Implementation, or Meetings, Elections, and Social

Administrative Report: Submitted by Carolyn Green

Progress from the last month and goals for April were summarized in a written report. Priorities for May are:

1. Commons and mowing
2. Building/Boat permit requests
3. Insurance/Taxes

The board members did not have any additional questions.

New Business – Todd McClew asked the board to consider allowing residents to store boat on the property at 840 East Lake Drive. Several concerns were discussed, and no action was taken.

Adjournment: Graham made a motion and Rick Welle seconded to adjourn the meeting at 8:15 p.m. The last Monday of May is Memorial Day so the next meeting will be at 7 pm Monday, June 2, 2024, if the room is available then.