



## DUNLAP LAKE

### Property Owners Association Board Meeting Minutes 7 p.m. June 6, 2025, at the Edwardsville Moose Lodge 7173 Marine Road

**Call to order:** John Bode, board secretary, called the meeting to order at 7:00 p.m.

**Present:** Board members- John Bode, Graham Johnson, Todd McClew, Robert Ribbing, Terry Reising, Lori Scarlett, Joshua Schumacher, Richard Welle.

**Absent:** Frank Gremaud, Andy Leek, Mark Olson, Andrew Reznack, Ben Richey, James Taylor, Roy Wehling, – All excused

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

**Visitors:** Austin Edwards, Ann Gorman, Kent Lizotte, Paul Jenkins, Peg Flach, Taylor Schumacher.

**VISITOR COMMENTS** – Resident questions on the approval process for building permits were answered. Building permits are public information and available from DLPOA and the City. It was also reported that pontoons are tearing up some of the marina slots (see commons report).

**MINUTES** – The minutes of the April 28 meeting were approved as presented. Rick Welle made a motion to approve the minutes. Graham Johnson seconded, and the motion passed unanimously.

**FINANCIAL REPORT** – Richard Welle, treasurer, went through the financial reports from CPM, the professional manager. The CD is up for renewal. Josh Schumacher made a motion to approve the April financials. Graham Johnson seconded, and the motion passed unanimously. Financial reports are available to all residents at [www.portal.cpmgateway.com](http://www.portal.cpmgateway.com). Welle shared the loan status, and the summary of funds borrowed:

31-May-25						
ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	05.23.25	\$5,000.00	\$404,956.81	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	05.23.25	\$3,500.00	\$414,911.86	03.23.27	\$465,000.00
BASIN (1850)	7.75	05.14.25	\$8,900.00	\$841,745.22	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,661,613.89		\$2,060,790.60
Account Balances						
FIRST MID SAVINGS (8217)		06.02.25				\$101,237.83
FIRST MID MONEY MARKET (6232)	2.5	06.02.25				\$101,410.62
FIRST MID CD (9881)	3.92	06.02.25			06.02.2025	\$210,813.30
CPM Operations		05.30.25				\$65,818.35
CPM Special Projects		05.30.25				\$33,513.95
CPM Debit Card		05.30.25				\$4,082.46
Busey Bank		06.02.25				\$12,367.92
Total Liquid Assets						\$529,244.43

**OLD BUSINESS** – The Heartlands Report to the Master Plan Implementation Committee summarizing resident feedback on possible commons areas improvements was shared with the board meeting

materials. The Master Plan Implementation, Commons, and Fish & Wildlife committees will begin working on recommendations for priorities from the next steps.

The Commons committee addressed some of the concerns from residents around Barnett Common Area 2 for their first 2025 workday in May.

## **REPORTS FROM THE STANDING COMMITTEES**

### **Dam Maintenance:** Roy Wehling, chair.

Robert Ribbing reported the riprap at the dam has been treated. Carolyn Green has talked to three tree services about pricing to keep logs and debris cleared from around the spillway. Todd McClew and John Bode volunteered to see how much could be done before a tree service was needed. Board members are available for a pre-fireworks dam clean-up day Wed. July 2.

### **Fish and Wildlife** – Todd McClew, chair.

Todd McClew reported that 1,000 Hybrid Stripers were stocked on May 15. He used a do-it-yourself test kit but would like to see additional testing. Safety committee will work with this committee and Carolyn Green will check with a former resident in the Environmental Science department at SIUE. The Heartlands study will be reviewed for information on fish habitats.

Also, there is an informal fishing tournament that takes place on Thursday evenings. Anyone who wants to participate can call Todd.

### **Legal** – Joshua Schumacher, chair.

Josh Schumacher reported checking into reviewing late fees with the treasurer and the best way to proceed with residents who do not respond to letters about restriction violations.

### **Meetings Elections and Social** – Frank Gremaud, chair.

- Fireworks will be Saturday, July 5, rainout July 6. Todd McClew will rope off dam.
- Poker Run, July 19
- Block Party, September 20

### **Restrictions** – Graham Johnson, chair.

Graham Johnson has put please close the gate signs up and please clean up after pet signs and requested more. Someone has damaged post for the chain at E8. He requested trees or bushes be planted alongside so people can't just drive around the chain. There needs to be a sign to indicate that area is for residents only and there should be no vehicles there without permission.

### **Safety** - John Bode, chair.

John Bode reported Todd McClew was able to get a dock that had washed up on the spillway to the Barnett boat ramp. No one reported it missing in over 6 months so a team will try to set the dock up near to the boat ramp for emergencies and launch assistance.

Water testing was done before Memorial Weekend. The committee is looking into options with other vendors and will work with Fish & Wildlife to see if there are ways to combine tests.

### **Silt & Erosion** - James Taylor, chair.

Maureen Bode reported attending Clean Water, Bright Future Tour given by Heartlands Conservancy to showcase best management practice projects completed with IL319 funding to protect the regional watershed. Heartlands staff took EPA representatives, City officials, and others interested in stormwater management and stream bank stabilization on a tour of 5 sites including Dunlap Lake's new silt basin.

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

A single-family home at 158 Hollyhock and a dock at 653 E. Lake were approved in May.

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

On May 18 a team cleared invasive Honeysuckle at Barnett Common Area 2. The next workday will be Sunday, June 21 from 9-11.

**Administrative Report:** Submitted by Carolyn Green

Progress from the last month and goals for June were summarized in a written report. There were no questions. The accountant reports having turned over the taxes to CPM, but they have not been shared with the treasurer yet. Per the board, an umbrella policy will be added to the insurance policy.

**NEW BUSINESS** — none

**Adjournment:** Graham Johnson made a motion and Josh Schumacher seconded to adjourn the meeting at 7:49 p.m. The next meeting will be at 7 pm Monday, June 30, 2025