



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. June 30, 2025, 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, Frank Gremaud, Graham Johnson, Mark Olson, Todd McClew, Robert Ribbing, Terry Reising, Andrew Reznack, Ben Richey, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

Absent: Andy Leek, excused. Lori Scarlett.

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

Visitors: Paul Jenkins and Kent Lizotte

VISITOR COMMENTS – none

MINUTES – The minutes of the June 2 meeting were presented. Graham Johnson made a motion to approve the minutes. Joshua Schumacher seconded, and the motion passed unanimously.

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

Welle also shared the loan status, and a summary of funds borrowed. The board continues to look for options for refinancing. The current focus is the loan with a prime plus one interest rate.

| ACCT | RATE | DATE | PAYMENT | BALANCE DUE | MATURITY DATE | ORIGINAL AMT |
|-------------------------------|------|----------|------------|----------------|---------------|----------------|
| SPILLWAY (7012) | 3.99 | 06.23.25 | \$5,000.00 | \$401,209.33 | 03.23.27 | \$492,000.00 |
| ENGINEER (8559) | 3.99 | 06.23.25 | \$3,500.00 | \$412,696.42 | 03.23.27 | \$465,000.00 |
| BASIN (1850) | 7.75 | 06.16.25 | \$8,900.00 | \$836,889.52 | 02.14.28 | \$1,103,790.60 |
| TOTAL LOANS | | | | \$1,650,795.27 | | \$2,060,790.60 |
| Account Balances | | | | | | |
| FIRST MID SAVINGS (8217) | | 06.23.25 | | | | \$92,737.83 |
| FIRST MID MONEY MARKET (6232) | 2.5 | 06.16.25 | | | | \$92,510.62 |
| FIRST MID CD (9881) | 0.3 | 06.27.16 | | | 06.02.2025 | \$210,813.30 |
| CPM Operations | | 06.27.25 | | | | \$206,165.85 |
| CPM Special Projects | | 06.27.25 | | | | \$33,513.95 |
| CPM Debit Card | | 06.27.25 | | | | \$2,876.43 |
| Busey Bank | | 06.27.25 | | | | \$12,482.92 |
| Total Liquid Assets | | | | | | \$651,100.90 |

OLD BUSINESS – none

REPORTS FROM THE STANDING COMMITTEES

Master Plan Implementation – Robert Ribbing

Robert Ribbing reported reading Heartlands report. Rob, Andrew, Andy, and Carolyn should talk.

Meetings Elections, Social – Frank Gremaud, chair.

- Fireworks will be Saturday, July 5, Todd will put out the rope.
- Dam cleanup 11:30 the day after.
- Poker Run – July 19
- Block Party – Sept 20.

Restrictions – Graham Johnson, chair.

Graham Johnson asked the board to go back to the definition of a derelict dock. Carolyn Green will send what was presented last meeting to Andrew Reznack. She will also get bids on trees in the water from Franklin and get the metal detector to Johnson.

Safety - John Bode, chair.

John Bode reported water testing results were consistent. We are working with SIUE Environmental Sciences to do more testing in the future. There have been two requests for new boat stickers. Graham Johnson reported the chain has been left down at the boat ramp 7 times he's caught it and the sink hole in the road at W3 is getting worse. Chain on E8 needs reinforced.

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

A single-family home was approved at 653 E. Lake. Terry Reising said the committee recommended approval of a variance for a dock at 701 East Lake Drive. While it is further away from the shoreline, it is consistent with the docks nearby. There was also a request for variance to install sections of 6' privacy fence at 232 Thomas Terrace. That request was not approved.

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

Ben Richey reported the mowers are working to get all common areas cut and trimmed for the holiday weekend. Workdays have been held in May and June and July dates were discussed. A no trespass sign was added to W6 where residents have had concerns. The legal committee stressed all residents can call the police if they see something of concern.

Dam Maintenance: Roy Wehling, chair.

Roy Wehling reported that spraying the brush on the front of the dam has helped tremendously. There is a workday scheduled for 6 p.m. Wednesday, July 2 but he doesn't think it will take more than an hour. Getting rid of debris and logs off the silo are his biggest concerns. He will work with Carolyn Green on fallen trees in the woods down by Schwarz. He reported people have been jug fishing and leaving the noodles they use to float the rigs unattended.

Nothing new to report from Legal or Silt committee. Fish and Wildlife covered under Safety.

Administrative Report: Submitted by Carolyn Green

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

Adjournment: Hearing no new business the meeting was adjourned. The next meeting will be 7 p.m. Monday, July 28, 2024.