



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. July 28, 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- Graham Johnson, Andy Leek, Todd McClew, Mark Olson, Terry Reising, Andrew Reznack, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

Absent: John Bode, Frank Gremaud, Rob Ribbing, Ben Richey, Lori Scarlett – All excused

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

Visitors: Kim Kardas

VISITOR COMMENTS – none

MINUTES – The minutes of the June 30 meeting were presented. Graham Johnson made a motion to approve the minutes with one correction. James Taylor seconded, and the motion passed unanimously. The board reviewed minutes of the July 14 special meeting next. Richard Welle made a motion to approve the minutes with the addition of noting the two people who attended online. Graham Johnson seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from CPM, the management company, and then went through the loan balances. Graham Johnson made a motion to approve. James Taylor seconded, and the motion passed unanimously. Financial reports are available to all residents at www.portal.cpmgateway.com.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	07.23.25	\$5,000.00	\$397,451.41	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	07.23.25	\$3,500.00	\$410,474.98	03.23.27	\$465,000.00
BASIN (1850)	7.75	07.16.25	\$8,900.00	\$834,013.31	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,641,939.70		\$2,060,790.60
						Account Balances
FIRST MID SAVINGS (8217)		07.23.25				\$84,242.03
FIRST MID MONEY MARKET (6232)	2.5	07.16.25				\$83,726.11
FIRST MID CD (9881)		07.28.16			06.02.2025	\$210,813.30
CPM Operations		07.28.25				\$362,796.27
CPM Special Projects		07.28.25				\$33,515.33
CPM Debit Card		07.28.25				\$2,622.75
Busey Bank		07.28.25				\$12,597.92
Total Liquid Assets						\$790,313.71

OLD BUSINESS – Action item to ask MPI to list open lots and value to the lake

REPORTS FROM THE STANDING COMMITTEES

Meetings Elections and Social –Block party will be September 20.

Restrictions – Graham Johnson, chair.

Graham Johnson asked that the association send a letter and consider fines for a black boat with no sticker and possibly an oversized motor. It is currently on the unnumbered lot on West Lake where there have been similar violations.

The definition of a derelict dock was discussed. A newsletter article will be created to notify residents to make plans to repair docks and shoreline when the lake is lowered in the fall of 2026

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

The fence plans at 232 Thomas Terrace that was denied a variance are under revision. The board agreed that if the revision meets the parameters discussed the building committee can approve that permit.

Dam Maintenance: Roy Wehling, chair.

The shoreline on the front of the dam was sprayed again. Two clumps of trees fell down towards the dam from woods along Schwartz. Looking into a trapper to catch whatever animal dug a burrow straight down in the top of the dam.

Fish and Wildlife – Todd McClew, chair.

Kids fishing derby will be held the on Saturday of Labor Day weekend. Muskrats have been sited at Common area E4. Todd will get the traps from Andrew if that becomes a problem. It was mentioned there seems to be an abundance of turtles and carp this year. Todd McClew will explore the concerns.

Legal – Joshua Schumacher, chair.

The attorney has sent a letter to 304 Barnett about an oversized dock. The attorney will be asked to send a letter to the residents with the unstickered boat if that is seen in the water again. If the violations are not dealt with Association will work with the attorney on penalties.

Master Plan – The committee will meet at 6:15 p.m. at the Moose prior to August board meeting.

Nothing new to report from Commons, Silt & Erosion, Safety committee or the administrator.

NEW BUSINESS – Graham Johnson asked the board to consider doing something to make money with the property at 840 East Lake Drive. One option could be boat storage spaces with a canopy. Solar panels were mentioned. Zoning considerations and impact on 501(c)7 non-profit status were brought up. No action was taken. Carolyn Green was asked to collect information from when the Association had 501(c)3 status.

Adjournment: The meeting was adjourned at 7:58. The next meeting will be 7 pm Monday, August 25, 2025.