



DUNLAP LAKE

Property Owners Association Board Meeting Minutes

7 p.m. September 29, 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, Todd McClew, Robert Ribbing, Terry Reising, Andrew Reznack, James Taylor, Roy Wehling, Richard Welle.

Absent: Andy Leek, Mark Olson, Ben Richey, Lori Scarlett, Josh Schumacher – All excused

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

Visitors: Kim Cardas and Paul Jenkins

VISITOR COMMENTS – none

MINUTES – Rick Welle made a motion to approve the minutes of the August 25 meeting as corrected. Graham Johnson seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from CPM for August and loan status. Graham Johnson made a motion to approve, and Roy Wehling seconded. The motion passed unanimously. Financial reports are available to all residents on the management company portal www.portal.cpmgateway.com.

ACCT	RATE	DATE	PAYMENT	BALANCE DUE	MATURITY DATE	ORIGINAL AMT
SPILLWAY (7012)	3.99	09.23.25	\$5,000.00	\$389,949.51	03.23.27	\$492,000.00
ENGINEER (8559)	3.99	09.23.25	\$3,500.00	\$406,195.30	03.23.27	\$465,000.00
BASIN (1850)	7.5	09.18.25	\$8,900.00	\$824,961.46	02.14.28	\$1,103,790.60
TOTAL LOANS				\$1,621,106.27		\$2,060,790.60
Account Balances						
FIRST MID SAVINGS (8217)		08.23.25				\$132,240.45
FIRST MID MONEY MARKET (6232)		09.15.25				\$131,142.28
FIRST MID CD	4	07.28.25			#####	\$210,752.24
FIRST MID CD	3.85	07.28.25				\$70,000.00
CPM Operations		08.25.25				\$193,158.58
CPM Special Projects		08.25.25				\$33,518.17
CPM Debit Card		08.25.25				\$2,355.53
Bussey Bank		08.25.25				\$12,827.92
Total Liquid Assets						\$715,995.17

OLD BUSINESS – None

REPORTS FROM THE STANDING COMMITTEES

Safety - John Bode, chair.

The possibility of adding some solar lights to mark the silo or corners of the drop weir was discussed. Lights in general are discouraged but there may be something small that would work.

Silt & Erosion - James Taylor, chair.

Bids are in for demolition of the house at 840 East Lake and clearing the building supplies that have been dumped. Stutz bid \$18,650 and Bellon bid \$29,700. Jim Taylor made a motion move forward not to exceed \$20K. Terry Reising seconded, and the motion passed unanimously.

Rick Welle made a motion to increase the Silt and Erosion line item of the budget for this year only by \$8,650. Graham Johnson seconded, and the motion passed unanimously.

Stutz is also going to provide some estimates for inflow repairs and future excavation work.

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

There have been permits issued for solar panels and a fence, no variances required.

Common Areas – Ben Richey and Ryan Beevers, co-chairs, no report.

Dam Maintenance: Roy Wehling, chair.

The annual inspection has been completed. The inspectors recommended continuing to watch for vegetation growth on the front side of the dam, to caulk the back side of the spillway. Roy said he would test the spillway gate in November.

Fish and Wildlife – Todd McClew, chair.

Fishing derby went well. The committee will look for solutions to reduce the carp population.

Master Plan Implementation (MPI) – Robert Ribbing, chair.

Association documents are being pulled into teams, and the committee will look into a calendar.

Meetings Elections and Social – Frank Gremaud, chair.

The block party was rained out but the committee is looking at options for fall activities.

Restrictions – Graham Johnson, chair.

Graham Johnson is asking that the residents who built the stairs that have rotted out on common area W6 remove them. It was recommended the commons committee just have it done if the stairs are no longer connected to a house or the builders cannot be identified.

Nothing new to report from Executive or Legal committees.

Administrative 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 next meeting will be 7 pm Monday, Nov. 24, 2025.