



DUNLAP LAKE

Property Owners Association Board Meeting Minutes 7 p.m. August 25, 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, Andy Leek, Mark Olson, Todd McClew, Robert Ribbing, Terry Reising, Andrew Reznack, Ben Richey, Joshua Schumacher, James Taylor, Roy Wehling, Richard Welle.

Absent: Lori Scarlett – excused

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

Visitors: Paul Jenkins and Kim Kardas

VISITOR COMMENTS – none

MINUTES – The minutes of the July 28, 2025, meeting were presented. Graham Johnson made a motion to approve the minutes as presented. Jim Taylor seconded, and the motion passed unanimously.

FINANCIAL REPORT – Richard Welle, treasurer, went through the financial reports from CPM. The association will be moving \$70,000 into a CD and \$130,00 will be split evenly between the two accounts at FirstMid. Graham Johnson made a motion to approve the financials. Jim Taylor seconded, and the motion passed unanimously. Financial reports are available to all residents on the management company portal www.portal.cpmgateway.com. Welle shared the loan status, and the summary of funds borrowed:

| 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) | | 08.23.25 | | | | \$75,745.86 |
| FIRST MID MONEY MARKET (6232) | 2.5 | 08.23.25 | | | | \$74,973.53 |
| FIRST MID CD (1580) | 4 | 08.25.25 | | | January 2026 | \$210,813.30 |
| CPM Operations | | 08.25.25 | | | | \$367,506.63 |
| CPM Special Projects | | 08.25.25 | | | | \$33,516.75 |
| CPM Debit Card | | 08.25.25 | | | | \$2,616.78 |
| Busey Bank | | 08.25.25 | | | | \$12,712.92 |
| Total Liquid Assets | | | | | | \$777,885.77 |

OLD BUSINESS – None

REPORTS FROM THE STANDING COMMITTEES

Restrictions – Graham Johnson, chair.

Graham sent a list to Carolyn Green. Discussion of enforcement of trespassers and possible update of guest policy.

Safety - John Bode, chair.

Water testing done, staying within range.

Silt & Erosion - James Taylor, chair.

Jim reported that the Executive Committee met and discussed researching options for digging out some coves when the lake is lowered in fall 2026.

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

No permits issued.

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

Focusing on one commons area a month to set up a workday. Look at September to set date.

Check with City of Edwardsville to determine if trees are on City easement or Association common areas.

There are open docks at W1 and E3.

Dam Maintenance: Roy Wehling, chair

Dam inspection planned. Roy will ask about trees and best options. Will probably come out in Sept. Fence on backside of spillway needs repaired. Logs and brush on top of silo need to be removed. The brush growing on the culverts at East Lake and Gerber needs to be cleaned up.

Fish and Wildlife – Todd McClew, chair.

Fishing Derby planned for Saturday, August 30th.

Legal – Joshua Schumacher, chair

MPI – Robert Ribbing, Chair. The committee will be looking at previous list to set priorities.

Meetings Elections and Social – Frank Gremaud, chair.

Block Party Sept 20 Lanny and Julie 6-9, start 5:30 p.m.

Executive – Money must be moved as it comes in. Part of operations money going into CD so it is available if needed next year. In a year to 18 months, when 3.99% loans expire there will be decisions to be made. Graham asked about using 840 or E8 to make money i.e. boat storage.

Discussion of bids to tear down house at 840 E Lake.

Administrative Report: Submitted by Carolyn Green

Progress from last month and goals for April were summarized in a written report.

The board members did not have any additional questions.

NEW BUSINESS - none

Adjournment: Hearing no new business a motion was made to adjourn the meeting by Graham Johnson and seconded by Jim Taylor. The motion passed unanimously, and the meeting was adjourned at 7:58pm. The next meeting will be Monday, September 29, 2025, at 7:00PM.