



Lot Owners Association
Annual Informational Meeting
April 25, 2026

Dogwood Lake Lot Owners Association
Monthly Board Meeting &
Spring Informational Meeting

4/25/2026

Presented by
Dogwood Lake Board of Directors



- ❖ Call to Order
- ❖ Moment of silence for members who have passed



❖ Agenda

- ▶ Monthly Meeting
 - ▶ Introduction of Board Members
 - ▶ Treasurer's Report & Financial Position
 - ▶ Activities Update
 - ▶ Old Business
 - ▶ New Business
 - ▶ Suggestions & Complaints
- ▶ Spring Informational Meeting



❖ Introduction of Board Members

- ▶ President: Mike Miller president@dogwoodlakes.net
- ▶ Vice President: Marsha Meyer vicepresident@dogwoodlakes.net
- ▶ Treasurer: Sheri Metcalf treasurer@dogwoodlakes.net
- ▶ Secretary: Eadie Schillinger secretary@dogwoodlakes.net
- ▶ Lake Committee: Keith Antoff
 lakecommittee@dogwoodlakes.net
- ▶ Park Maintenance: Shane Metcalf maintenance@dogwoodlakes.net
- ▶ Environmental: Al Slusser environmental@dogwoodlakes.net
- ▶ Caretakers: Don Tayon and Michelle Zeitz caretaker@dogwoodlakes.net
- ▶ Activities: Marlene Slusser activities@dogwoodlakes.net

Use these established emails to contact board members or support

❖ Agenda

- ▶ Informational Meeting
 - ▶ Important Reminders
 - ▶ General Park Overview
 - ▶ Board Overview
 - ▶ Accomplishments for the year & Projects in work
 - ▶ Governing Documents - Overview & Changes
 - ▶ Communication & Meetings
 - ▶ Facebook, Text, Website
 - ▶ Monthly Meeting
 - ▶ Annual Meeting Overview
 - ▶ Review of 5-year plan

❖ Important Reminders:

- ▶ Speed limit through the park is always 10 mph
- ▶ No drivers under 16 unless accompanied by an adult
- ▶ Many lot improvements require permits from both Dogwood and Warren County. Review the Lot Improvement Policy.
- ▶ Lot Owners are responsible for their guests at all times and only immediate family is permitted in the park overnight without the owner present
- ▶ No prohibited items in dumpsters; please adhere to posted signs, break down boxes, no outside trash or trash piled on the ground
- ▶ No smoking, food or glass inside the pool fence; under 14 must be accompanied by an adult
- ▶ Swimming is in big lake only; no lifeguards on duty; swimming under 16 must be accompanied by an adult

❖ General Park Overview

- ▶ Incorporated as a non-profit organization in the State of Missouri in 1977
- ▶ 388 of 389 lots owned
- ▶ Governed by Covenants, By-Laws, Rules & Regulations as well as various supporting Procedures & Processes
 - ▶ These cover lot ownership, access, voting, meetings, lot improvements and use restrictions, etc.
 - ▶ Lot owners are encouraged to read and understand these documents thoroughly.
 - ▶ Any questions on these documents should be addressed to secretary@dogwoodlakes.net

❖ Board Overview - Consists of 4 Officers & 3 Committee Chairs

▶ Board Officers

▶ President - (Mike Miller- 2028)

▶ Duties:

- ▶ Set agendas and preside over meetings
- ▶ Set goals for management of DWL
- ▶ Manage caretaker contract
- ▶ Sign legal documents for DWL

▶ Vice President (Marsha Meyer - 2026)

▶ Duties:

- ▶ Act as substitute in President's absence
- ▶ Oversee Activities Committee
- ▶ Oversee Treasurer's accounting records
- ▶ Assist with fundraising efforts

❖ Board Overview - Cont.

▶ Board Officers

▶ Secretary (Eadie Schillinger - 2028)

▶ Duties -

- ▶ Manage all record keeping, policy and procedural changes
- ▶ Manage elections
- ▶ Record and report meeting minutes
- ▶ Manage Suggestions & Complaints
- ▶ Manage website, text notifications & Facebook

▶ Treasurer (Sheri Metcalf - 2027)

▶ Duties:

- ▶ Manage all Dogwood payables and receivables
- ▶ Record and report on park budget, fundraisers, reserve account, carry over funds

❖ Board Committee Chairs

▶ Environmental Committee Chair (Al Slusser- 2026)

- ▶ Perform lot inspections and ensure compliance to Dogwood governing documents and environmental issues
- ▶ Approve Permits
- ▶ Manage sewer plant and contractor
- ▶ Coordinate with DNR for sewer plant regulations

❖ Board Committee Chairs cont.

▶ Lake Committee Chair (Keith Antoff- 2026)

- ▶ Monitor the condition of the lake and recommend improvements
- ▶ Determine when/if fish stocking is necessary
- ▶ Create underwater structures and place in position
- ▶ Arrange for volunteers for lake clean-up activities
- ▶ Testing lake water quality
- ▶ Vegetation Control
- ▶ Oversee maintenance of Dam. Prepare for and participate in DNR Dam Inspections and permit process
- ▶ Manage cameras and gate

❖ Board Committee Chairs cont.

▶ Maintenance Committee Chair (Shane Metcalf_ 2027)

- ▶ Develop a priority list for areas and facilities that need repair, replacement, etc.
- ▶ Develop plans for & manage projects including obtaining bids, pricing, and acquisition of materials
- ▶ Arrange for volunteers to assist with projects as needed
- ▶ Oversee maintenance of pool and water system
- ▶ Apply for well permit renewal, prepare for, and participate with the DNR during their inspection

❖ President

▶ Accomplishments

▶ Dana-

- ▶ Pool project
- ▶ Well pump replacement
- ▶ Report tracking projects
- ▶ Coordinating projects and meetings, etc.

▶ Mike-

- ▶ Reviewed Caretaker Contact with Eadie for submission to attorney and caretakers
- ▶ Installed dam lighting
- ▶ Attended MO Dept. of Conservation pond and lake workshop
- ▶ Conducted gate device audit
- ▶ Coordinated and assisted board members on projects: Bluejay Winterization, Sewer Plant, Security Cam Wi-Fi Extender, Trail Cams at Beach, Chemical Application in Lakes, Clubhouse Ceiling Fan installation, Beach Beautification planning



❖ Vice President

▶ Accomplishments

- ▶ Bathhouse renovations
- ▶ Add caretaker phone number to pool sign and front outdoor sign

❖ Secretary

▶ Accomplishments

- ▶ Maintained Website & Text List
- ▶ Completed New Lot Owner Hand-out
- ▶ Developed Master Key & Password list
- ▶ Reviewed process and fees for water line/sewer line repairs
- ▶ Revised Rules & Regulations & Lot Ownership and Access Policy
- ▶ Refurbished message board

▶ Projects in work

- ▶ Develop Cross Training Plan
- ▶ Covenants Update
- ▶ Assist Treasurer in developing documented processes
- ▶ Develop Lot Clean-up Lien Process

❖ Treasurer

▶ Accomplishments

- ▶ Increased our Reserve Fund (Money Market) by \$4,094.68
- ▶ December 2025 - All income from 2025 fines/fees were deposited into Reserves
- ▶ Sent \$52,044.20 to Collection Agency (unpaid dues, assessments, & fines)
 - ▶ Collection Agency has collected a total of \$3,329.35 (through March 2026)
 - ▶ \$2,164.11 Dogwood Income - \$1,165.24 Collection Agency Income

▶ Projects in work

- ▶ Documenting Treasurer's processes

- ❖ 2025 Year End Financial Status - \$27,877.85 Carried over to 2026
 - ▶ All 2025 balances in the separated funds were carried over into 2026:
 - ▶ Bath house Fund - \$263.31
 - ▶ Beach Beautification - \$5,214.50
 - ▶ Electric Fund-\$619.96
 - ▶ Gate Fund - \$1,372.49
 - ▶ Lake Fund - \$1,595.85
 - ▶ Pool Project - \$3,651.96
- ❖ Reminder - Special Assessments stay with the lot
- ❖ Annual dues are assigned to the current owner and are pro-rated for new lot owners from date of sale



❖ Lot Assessment Status (as of April 21, 2026)

- ▶ 388 lots billed -- \$184,300
 - ▶ 355 Collected -- \$168,600
 - ▶ 33 Remaining -- \$15,700
 - ▶ Late Fees -- \$320.50 Collected

❖ Environmental Committee

▶ Tanks

- ▶ Tanks usually emptied on Friday
- ▶ Leave checks payable to Mission Septic in drop box to the right of clubhouse door
- ▶ Prices for 2026 - 350-gallon tank - \$75, 1000-gallon tank - \$150

▶ Reminder - Permits must be completed fully and approved for planned projects

- ▶ Reference DWL-POL-001 - Lot Improvement Policy for projects requiring a permit.
- ▶ May also need a permit from Warren County

❖ Environmental Committee

▶ Accomplishments

▶ Sewer Plant

- ❖ Hired Lakeside Environmental, new contractor for maintenance and testing
- ❖ Completed infiltration repair
- ❖ Repaired the bypass
- ❖ Replaced blower
- ❖ Working with DNR on sewer permit renewal

▶ Performed lot inspections and sent lot cleanup letters

❖ Environmental Committee

▶ Projects In work

▶ Continuing to work with Lakeside Environmental Service to

- ❖ Evaluate blowers/replacements/spares
- ❖ Perform Pipe repairs
- ❖ DNR testing
- ❖ Researching installation of Septic Tank
- ❖ Assemble storage shed for sewer supplies

▶ Lot inspections with letters to follow

❖ Lake Committee

▶ Accomplishments:

- ▶ Camera Security System & Gate moved from Maintenance to Lakes
 - ▶ New Cameras have been installed in the Clubhouse, the Gate and Dumpster
 - ▶ Bathhouse 3 Camera System installed
 - ▶ Installed new Wifi Router for the Gate and Dumpster Cameras
- ▶ Installed trail cams at beach area
- ▶ Installed two docks
- ▶ Added pond dye to Upper lake and Mosquito Pond
- ▶ Replaced Cable/Dam barriers & Installed Signs
- ▶ Applied algaecide treatments to the Upper Lake and Mosquito Pond
- ▶ Inspected the lake dams after several large rains this spring.
 - ▶ Upper Dam has an area that we need to keep an eye on

❖ Lake Committee

▶ Projects In Work:

- ▶ Install cameras at by Bathhouses 1 & 2
- ▶ Monitoring aeration
- ▶ Monitoring dam
- ▶ Dock upgrades (additional floats & ladder)
- ▶ Working with Activities for a fund raiser to stock smaller lakes

❖ Lake Committee

▶ 2026 Fishing & Swimming Regulations

- ▶ Swimming only in large lake, swimming is at your own risk, no lifeguard on duty, under 16 must have adult supervision, yield to fishermen
- ▶ No gas motors allowed in lake
- ▶ No baskets or other tackle left in lake
- ▶ No boats can be left in the lake or block common ground access
- ▶ No docks, habitat improvement or other changes to the lake permitted without Board approval

▶ 2026 Fishing Limits

- ▶ Bass under 14 inches - no limit
- ▶ Bass 15 inches or larger - catch and release only
- ▶ Catfish any size - limit 6 daily
- ▶ Crappie & bluegill - no limit
- ▶ Carp - no limit

❖ Park Maintenance

▶ Accomplishments:

- ▶ Replaced well pump and motor and installed fail-safe system
- ▶ Replace valves in malfunctioning filtration tanks
- ▶ Several waterline breaks repaired - water usage has dropped significantly
- ▶ Installed new door on bathhouse 1
- ▶ Installed new ceiling fans in clubhouse
- ▶ Installed new light in board office in clubhouse
- ▶ Graded roads, added gravel and speed bumps

❖ Park Maintenance

▶ Projects In Work

- ▶ Waterline on Bluejay
- ▶ Beach Beautification - Pavillion construction first part of May
- ▶ Locate and replace shut-off valves
- ▶ Map shut-offs & water lines through the park
- ▶ Grade and gravel roads
- ▶ Install flexible fixtures in pump house to prevent breakage
- ▶ Begin preparation for DNR inspection of water system in 2027

❖ Bluejay Water Line Plan (Draft)

- ▶ Identify Lots with spigots vs. hydrants - May 1
- ▶ Contact owners via formal communication - May 15
Intent to replace
- ▶ Consult with attorney on right of access if no response - May 15
- ▶ Get bids to install hydrants & shut-off on Bathhouse 2 - July 1
- ▶ Perform replacement on test lot to determine depth - August 1
- ▶ Begin Installation - TBD

❖ Caretakers (Don Tayon and Michelle Zeitz)

- ▶ Cell number: 636-251-2089
- ▶ Duties include general park maintenance and daily operation of the following:
 - ▶ Daily maintenance of water supply, including repairs, testing and reporting
 - ▶ Respond to any park emergencies and relay information as needed
 - ▶ Trim limbs and cut brush
 - ▶ Cut grass and trim
 - ▶ Grade and maintain roads, keep ditches clear for drainage
 - ▶ Maintain and clean pool, bathhouses and clubhouse
 - ▶ Assist with project bids and contractors
 - ▶ Misc projects as needed

❖ Caretakers, duties (cont.)

▶ Manage clubhouse operations and general administrative duties

- ▶ Maintain and clean clubhouse and clubhouse bathrooms
- ▶ Manage clubhouse till and product sales
- ▶ Manage member records and gate devices
- ▶ Manage day-to-day administrative tasks
- ▶ Manage and respond to Dogwood inquiries for lot sales and information
- ▶ Answer Dogwood phone during operating hours and cellphone during hours the clubhouse is closed
- ▶ Manage rentals of clubhouse and ensure compliance to rental rules
- ▶ Accept payments for lot dues and fines
- ▶ Receive and process paperwork for permits
- ▶ Receive and record lot sales and registered deeds

❖ Caretakers Accomplishments

- ▶ Rebuilt golf cart barriers and added benches by terrace
- ▶ Painted dormers on clubhouse
- ▶ Reworking drainage areas (keep leaves out of roadside ditches)
- ▶ Rebuilt firewood frame, currently full of split wood for use
- ▶ Donated and replaced clubhouse tables, purchased new chairs
- ▶ Replaced post barriers on dams, parking posts at playground
- ▶ Placed sign by dumpster

❖ Activities Committee (Marlene Slusser)

▶ Duties

- ▶ Record and report on Activities budget and spending
- ▶ Coordinate with Board on Activities donations
- ▶ Report monthly at Board Meetings
- ▶ Post and communicate scheduled activities

▶ Funding from 2025 Activities used to purchase

- ▶ 3 industrial grade outdoor trashcans
- ▶ Patio chairs to replace the ones outside the Clubhouse,
- ▶ Ladder for the dock near the beach
- ▶ \$600 Home Depot gift card for materials to update electric in the cornhole area
- ▶ Restocked consumables in the Clubhouse kitchen
- ▶ Shelving in the storage closet in the Clubhouse

❖ Planned activities for 2026

▶ April

- ▶ April 18 | 12:30-2 PM. *Easter Egg Hunt & Kids Crafts (Free Event)*
- ▶ April 25 | 8 PM. *Meet & Greet - S'mores Night*

▶ May

- ▶ May 3 | 9-11 AM. *Mom's Morning Off*
- ▶ May 16 | 9 AM. *Campground Clean-Up Day*
- ▶ May 23-24 | Various Times. *Memorial Day Weekend Kickoff (Parade, Poker Run, BBQ, Cornhole)*

▶ June

- ▶ June 6 | 8 PM. *Meet & Greet + Bonfire Movie (Free Event)*
- ▶ June 13 | 6-11 AM. *Fishing Tournament & Father's Day Breakfast*
- ▶ June 27 | TBD. *BBQ Competition & Strawberry Shortcake*

❖ Planned activities for 2026, cont.

▶ July

- ▶ July 3-5 | Various Times. *250th Independence Day Celebration*
- ▶ July 18 | TBD. *Family Fun Day*
- ▶ July 25 | 8 PM. *Ladies Night Pool Party*

▶ August

- ▶ August 8 | 5-9 PM. *Dinner & Poker Tournament*
- ▶ August 29 | TBD. *Sourdough Bread Class*

▶ September

- ▶ Sept 5-7 | TBD. *Labor Day Weekend Events*
- ▶ September 12 | 11 AM. *Apple Picking Meet-Up*
- ▶ September 26 | 5 PM & 8 PM. *Fish Fry & S'mores Movie Night*

❖ Planned activities for 2026

▶ October

- ▶ October 3 | TBD. *Trivia Night or Bingo*
- ▶ October 10 | 5 PM. *Chili Cook-Off & Scary Movie Night*
- ▶ October 17 | 5 PM+. *Halloween Bash & Activities*

▶ November

- ▶ November 7 | TBD. *Thanksgiving Dinner*
- ▶ November 11 | TBD. *Veterans Day Recognition (Online Event)*

▶ December

- ▶ December 5 | TBD. *Holiday Cookie Decorating (Free Event)*
- ▶ December 31 | TBD. *New Year's Eve Celebration*

❖ Governing Document Overview

- ▶ Declaration of Covenants of Dogwood Lake
- ▶ By-Laws of Dogwood Lake Lot Owners Association
- ▶ Dogwood Lake Campground Rules & Regulations
- ▶ Policies - defined to implement & enforce preceding documents
 - ▶ DWL-POL-001 - Lot Improvement Policy
 - ▶ DWL-POL-002 - Lot Ownership and Campground Access Policy
 - ▶ DWL-POL-003- Board of Directors Responsibilities
 - ▶ Not numbered - Guest Policy (will be DWL-POL-004 upon next revision)
 - ▶ DWL-POL-005 - Utility Connection
- ▶ Procedures - define how policies are are implemented
 - ▶ DWL-PRO-002 - Maintenance of Water System
 - ▶ DWL-PRO-004 - Violations & Assessing Fines
 - ▶ DWL-PRO-006 - Activities
 - ▶ DWL-PRO-009 - Elections - Board of Directors & Proposals

❖ Dogwood Website (Eadie Schillinger)

- ▶ Best source of documentation and forms
- ▶ The address of our website is www.dogwoodlakes.net
- ▶ Primary purpose for maintaining the website is to provide useful information for current lot owners & potential buyers
 - ▶ Announcements
 - ▶ Policies and Forms
 - ▶ Meeting Minutes
 - ▶ Recommended Services
 - ▶ Park Updates
 - ▶ Description of Dogwood Lake
 - ▶ Amenities
 - ▶ Lots for sale - send information to webadmin@dogwoodlakes.net

❖ Dogwood Facebook Page (Eadie Schillinger)

- ▶ Dogwood Lake Campground And Owners Association
 - ▶ Lot owners and immediate family members may join
 - ▶ Must answer the questions to be approved

❖ Text Notifications (Eadie Schillinger)

- ▶ Notifications are sent for things such as inclement weather, water-shut offs, gate issues, etc.
 - ▶ To be added, send your name, lot number and mobile number to secretary@dogwoodlakes.net

Please do not respond to the text messages

❖ Monthly Board Meetings

- ▶ Best opportunity for lot owners to stay abreast of ongoing projects and status throughout the park
- ▶ Meetings are normally held the second Sunday of every month at 9:30 a.m.
- ▶ Consider Teams for monthly meetings; all monthly meetings are accessible to all owners along with the Facebook live streaming.
- ▶ Meeting minutes are recorded and accessible on DWL Website and Lot Owners Microsoft Team site
 - ▶ For access to Teams, send an email to treasurer@dogwoodlakes.net
- ▶ Due to Facebook & size limitations meeting videos are no longer saved - FB live videos are automatically deleted after 30 days



- ❖ August Annual Meeting - Saturday August 29th, 10:00 a.m.
 - ▶ Three Board Positions will be open
 - ▶ Call for nominations will be made, nominees must be members in good standing.
 - ▶ Lot owners may make proposals in advance
 - ▶ Complex projects or proposals will need research with costs and be provided to the Board in advance of the August Annual meeting -- Send to secretary@dogwoodlakes.net
 - ▶ Proposals & Nominations may be made from the floor during the meeting.
 - ▶ Proposals do not have to be in writing but must be clearly stated before the vote.
 - ▶ Nominees made from the floor must be present to accept the nomination
 - ▶ Absentee & Proxy Voting will be allowed - absentee voting will not be anonymous



❖ August Annual Meeting - Saturday August 29th, 10:00 a.m.

▶ Election Timeline

- ▶ June 1, 2026 - Announcement of Election
 - ▶ Call for nominations & proposals
 - ▶ List of all qualified voters posted in clubhouse (Name & Lot Numbers)
- ▶ July 10 - Proposals & nominations are due to be included on the ballot.
- ▶ Between July 10 & July 25 - Announcement package will be prepared and mailed
 - ▶ Sent to address or email address on file
- ▶ August 27 - Absentee Ballots due, either by mail or deposited in ballot box in clubhouse.

❖ 5-Year Plan

▶ 2024

- ▶ ~~Blower Replacement~~ - Sewer Motor Replacement & Rebuild- \$6,000
- ▶ Bar Screen for sewer plant -- \$2,000 - Sourcing issue, moved to 2025
- ▶ Lake Aeration - \$6000 - Completed early with donations

▶ 2025

- ▶ Pool Repairs — ~~\$30,000~~ ~~\$40,000~~ \$50,000 (special assessment)
- ▶ Sewer Pipe Replacement \$10,000 - \$15,000 -- \$5,000 Estimate from Mission Septic - Moved to 2026
- ▶ ~~Sewer Plant Motor~~ ~~\$1,200~~ Sewer plant blower ~~\$6000~~ **\$8100** (\$4,149 carry-over and clubhouse electric funds)
- ▶ ~~Lake Aeration~~ ~~\$6,000*~~ (Completed in 2024 with donations!)
- ▶ Bar Screen for sewer plant -- \$2,000 - Sourcing issue, moved to 2026
- ▶ Repair Water Shut Off Valves -- ~~\$750~~ \$1000 - move to 2026
- ▶ ~~Clubhouse Electric~~ ~~\$6,700~~ ~~\$7,000~~ ~~\$7,500~~ Not necessary, money used for blower for sewer plant
- ▶ Dock replacement - **\$6,000** (\$2000 plus \$3,257 carryover)

❖ 5-Year Plan (cont.)

➤ 2026

- ▶ Water Line on Blue Jay - \$20,000 - draft plan developed
- ▶ Water Line Shut-off Valves (cont.) - ~~\$750~~-\$1,000
- ▶ 2 Water Line Flush Hydrants - \$6,000
- ▶ Beach Beautification - Phase 1 (donations & fundraising)
- ▶ ~~Bar Screen for sewer plant --- \$2,000 --- Sourcing issue~~
- ▶ Septic holding tank (in place of bar screen) - tbd - working with contractor on price
- ▶ Sewer Pipe Replacement \$10,000 - \$15,000 - Moved from 2026

➤ 2027

- ▶ Guard Rails - \$36,470 (special assessment)
 - ▶ Will need rebid

❖ 5-Year Plan (cont.)

▶ 2028

- ▶ Beach Beautification (Phase 2) -- \$10,000
- ▶ ~~Wi-Fi Improvements -- \$6,000~~
- ▶ Parking Lot Resurface - est. \$30,000 (special assessment)
 - ▶ Will need to obtain bids)

▶ 2029 & Beyond - In planning stages

❖ **Beyond 2028 Ideas (in no particular order)**

- ❖ Bathhouse soffits/fascia
- ❖ Replace Privacy fence at Pool
- ❖ Replace Mule
- ❖ Gate System Update
- ❖ Replace Mower
- ❖ Replace Split rail fence
- ❖ Mini excavator
- ❖ Water system upgrades, analyze potential alternative Water Source - Montgomery County
- ❖ Improve drainage along roads
- ❖ Resurface roads
- ❖ New flooring in clubhouse
- ❖ Replace front sign
- ❖ Dog waste trash cans and bag dispensers
- ❖ Dog run/park
- ❖ Pickleball Court
- ❖ Community garden
- ❖ Dumpster area refresh

❖ Questions from the Floor

- ▶ Lot owners must come up and use microphone, stating name and lot number
 - ▶ General questions or comments are limited to three minutes of floor time and lot owners will not be called upon a second time until all others have exercised their option to speak
- ❖ Next monthly meeting Sunday June 14th at 9:30 a.m.
- ❖ Adjourn