

SUNSET LAKE ASSOCIATION  
SEPTEMBER 2, 1988  
ANNUAL MEETING  
AGENDA

CALL TO ORDER

DETERMINATION OF QUORUM

PRESIDENT'S REMARKS

APPROVAL OF MINUTES OF ANNUAL MEETING SEPTEMBER 4, 1987

PRESIDENT'S ADDRESS

APPROVAL OF BY LAW CHANGES AND ADDITIONS

COMMITTEE CHAIRMAN'S REPORTS:

BUILDING AND CONSTRUCTION:	GEORGE STRUTZ
ROAD MAINTENANCE & GROUNDS:	BART ROGERS
CONSERVATION & RECREATION:	WARD WALKER
FINANCE & PUBLIC RELATION:	BILL GRAY
FARM MANAGEMENT:	GEORGE LANE
SHORELINE & BOAT DOCK:	JOE KILLIAN
WATER QUALITY:	CLEM CHARLES
WATER SAFETY & SANITATION:	HENRY SHACKLEFORD

QUESTIONS & ANSWERS

APPROVAL OF 1989 BUDGET

REPORT ON DAM REPAIRS: CLEM CHARLES & HENRY SUTTON

ELECTION OF DIRECTORS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

SUNSET LAKE ASSOCIATION

Comparison of Annual Budget with Receipts and Disbursements  
For the Period from January 1, 1988 to July 31, 1988

	<u>Annual</u>	<u>Year</u>	<u>Over</u>
	<u>Budget</u>	<u>to</u>	<u>or (Under)</u>
		<u>Date</u>	<u>Budget</u>
<u>RECEIPTS:</u>			
General Assessments	\$ 34,500.00	\$32,571.10	\$ (1,928.90)
Building Permits	400.00	495.00	95.00
Fines and Penalties	350.00	171.16	(178.84)
Farm Income	2,300.00	3,075.21	775.21
Interest	4,000.00	1,869.40	(2,130.60)
Transfer and Lease Fees	1,200.00	935.00	(265.00)
Earned by Maintenance Man	500.00	15.00	(485.00)
Boat Permits (Year 2 of 2 Years)	1,000.00	289.00	(711.00)
Other Receipts	400.00	362.00	(38.00)
	<u>400.00</u>	<u>362.00</u>	<u>(38.00)</u>
Total Receipts	<u>\$ 44,650.00</u>	<u>\$39,782.87</u>	<u>\$ (4,867.13)</u>

DISBURSEMENTS:

Patrol & Maintenance Man's Salary	\$ 13,020.00	\$ 5,734.05	\$ (7,285.95)
Secretary's Salary	4,234.00	2,469.85	(1,764.15)
Legal and Accounting Fees	1,000.00	618.00	(382.00)
Office Rent	900.00	525.00	(375.00)
Postage & Printing & Office Expense	2,000.00	1,036.23	(963.77)
Lake Maintenance	4,346.00	9,813.69	5,467.69
Roads and Grounds Maintenance	3,525.00	1,785.22	(1,739.78)
Equipment Maintenance	1,500.00	1,812.94	312.94
Gasoline and Oil	2,230.00	707.56	(1,522.44)
Maintenance Expense & Supplies	200.00	341.21	141.21
Farm Expense	800.00	248.89	(551.11)
Fish Stocking	1,460.00	2,690.00	1,230.00
Equipment Reserve	800.00	-0-	(800.00)
Utilities	2,400.00	1,413.15	(986.85)
Insurance	2,400.00	1,261.53	(1,138.47)
Employment Taxes	1,395.00	801.73	(593.27)
Property Taxes	2,100.00	2,265.20	165.20
Miscellaneous, Interest, Mileage & Bond Redemption	150.00	377.00	227.00
	<u>150.00</u>	<u>377.00</u>	<u>227.00</u>
Total Disbursements	<u>\$ 44,460.00</u>	<u>\$33,901.25</u>	<u>\$ (10,558.75)</u>

SUNSET LAKE ASSOCIATION

RULES AND REGULATIONS

Addendums, Changes, and Additions as follows:

Adopted and effective: July 19, 1988

Section 3 (Building and Structures)

(b) "Building Code"

2. "All cabins or dwellings are required to consist of a minimum of 1,000 square feet living area (excluding screened-in porches, other porches, terraces, patios carports and/or attached garages)."
7. (Chimneys) "Construction brick or masonry from ground level (brick on edge not acceptable), P.V.C., metal and asbestos acceptable if approved by the underwriters code, through roof."

Section 7 (Swimming, Bathing, and Wading)

- (e) "Skin diving is prohibited in all portions of the reservoir except areas posted as skin diving areas. Rescue Squads are allowed to use the lake for rescue techniques with permission of the Board."

Section 8 (Water Skiing and Surf Board Riding)

- (a) "No motor boat shall have in tow or shall otherwise be assisting a person on water skis, aqua plane or similar contrivance from the period of 8:00 p.m. to Noon, except as noted in (f) below "Ski Hours"."
- (f) (Ski Hours) "Water skiing and speeds of more than 6 miles per hour will be permitted from 1:00 p.m. to 8:00 p.m. Wednesdays and Fridays; 11:00 a.m. to 8:00 p.m. Sundays; 8:00 a.m. to 8:00 p.m. on Memorial Day, Fourth of July, and Labor Day. If on occasion Memorial Day or the Fourth of July falls on Sunday and the legal celebration thereof is on Monday, the regular Memorial Day and Fourth of July hours of 8:00 a.m. to 8:00 p.m. will apply on the day of celebration."

Section 9 (Boating)

- (k) "Jet Skis are prohibited."
- (l) "It is unlawful for pontoon boats to pull or tow tubes, skiers, or any other flotation devices."

Section 12 (Operation of Boats)

- (b) "The Lake Patrol and/or any Board Member has the authority to stop all dangerous practices not covered by these regulations."
- (k) "Row boats and canoes and paddle boats not equipped with outboard motors shall carry a white light mounted on a suitable standard not less than twelve inches in height, said light to be of such brilliancy that it may easily be seen an approaching boat or craft for a distance of 800 feet, said light to be visible from all quarters at all times."
- (m) "All boats, paddle boats, row boats, canoes, or craft regardless of size, shall be equipped with at least one paddle or oar, one pump or bailers."

(UNDERLINING DENOTES NEW CHANGES AND ADDITIONS)

permitting any such dog to bark, trespass or create a disturbance or should destroy property, attack or injure any person, the owner is liable for damages sustained, and would be subject to penalties which may be assessed by the Board of Directors for violation as set forth in Section 36 of the Rules and Regulations of Sunset Lake Association. For all complaints, see Section 41(Complaints)"

Section 37."The Board shall have the authority to require each lessee to rip-rap any part of lessee's shoreline and to maintain the leasehold in a sanitary condition, decent, neat, free from noxious weeds, leaves and debris, and to maintain all the property which will include all buildings, boat docks and equipment, including playground equipment and other improvements for the safety and welfare for all residents and guests, thereon attractive in appearance and in good repair. After receiving written request from the Board to correct any deficiency, if the lessee fails to do so to the satisfaction of the Board within what the Board considers a reasonable time, but in no event longer than thirty (30) days, the Board shall have the authority to order the necessary work done at the expense of the lessee. If the Board pays anyone to complete the required work, lessee shall reimburse the Board within thirty (30) days of the mailing of a bill. If lessee fails to pay the Board in the time provided, the claim of the Board shall be a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on the balance due at the rate of eighteen percent (18%) per annum and all reasonable expenses of collection, including attorney's fees."

(a) (Mowing) "Lawns will be kept mowed under twelve inches (12"). If a lawn or lot has grass higher than twelve inches (12") tall, notice will be sent to the lessee and if not cut in the time frame given in the notice the same Board action will be taken as in first paragraph of Section 37."

(b) (Vehicles) "All unlicensed and inoperable vehicles shall be removed from the premises, and all charges or expenses incurred will be the responsibility of the lessee. The State statute defines an inoperable vehicle as one that, for at least seven (7) days, has its engine, wheels or other parts removed or damaged to the extent that the vehicle is incapable of being driven. Paragraph one of Section 37 regarding collection of payment from lessee applies."

Section 41 (Complaints) " All complaints are requested to be submitted in writing and signed by the complainant and filed with the Board."

(NOTE: A new book of Rules and Regulations will be issued later)

SUNSET LAKE ASSOCIATION

SEPTEMBER 2, 1988

The annual meeting of members of Sunset Lake Association was held September 2, 1988 at the St. Partick's Church Hall, Center and Eight Streets, Girard, IL. The meeting was called to order at 7:30 p.m. by President John S. Earley.

President Earley announced that 124 Class "A" Members were present with 67 Class "A" Members represented by proxy making a total of 191 voting members represented.

Pres. Earley welcomed everyone and explained the order of the agenda. He also gave an overview of accomplishments from the last year. They included an agreement with Enstar Cablevision Co., re-investment of lake funds, repairs of spillway and dam, rip rap of all shoreline, publication of Lake maps with border advertising local merchants.

Secretary, Glenda Sutton read the September 4, 1987 annual meeting minutes.

A motion was made by Bob Slagle #55 and seconded by Earl Haynes #28 to approve the minutes as read. Motion carried.

Bill Gray was asked to explain the new By-Law changes and additions (copy attached) as proposed for approval by membership, as he was on the By Law reviewment committee.

Pres. Earley asked everyone to vote on these three (3) By Law addendums, changes and additions and explained it will take 127 votes to pass these proposals. Our Attorney, Stuart Dobbs, gave his opinion of the proposed changes as votes were being counted.

The following votes are the results: #1 - 112 yes, 74 no, did not pass; #2 - 140 yes, 48 no, passed; #3 - 157 yes, 31 no, passed.

Each committee chairman presented the following reports with questions and answers to follow after all reports are given.

Building and Construction: George Strutz reported on three new home permits and twenty-five other permits had been issued for improvements to docks, homes and garages.

Roads and Grounds: Bart Rogers commented on Bill Hohimer (Maintenance man) excellent performance on grounds maintenance. These jobs include snowplowing, weed and brush removal, road repairs, leaf raking and patrolling lake grounds and water. Bart noted that his job is easier because of Hohimer's good work.

Conservation and Recreation: Ward Walker reported he has continued the program initiated by the previous committee for fish stocking. The state biologists feel the present fish population is very good and at this time there is no need to add crappie or bass. He did stock 3,500 red ear fish though.

Finance and Public Relation: Bill Gray reported the committee had worked very hard in their task of reviewing and revising the rules and regulations and by laws. He did want to thank his wife, Suzanne, for starting a weekly newspaper column in our local paper and also reported on the agreement with Enstar Cable to allow installation of cable lines on the lake.

Farm Management: George Lane reported on a very profitable farm wheat crop this year and hoped next years would be just as good.



Shoreline and Boat Docks: Joe Killian reported that twenty-four (24) lease transfers were approved and the shorelines have been improved with rip rap for erosion control, but members whose shorelines are in violation are being assessed a monthly fine until violation is repaired.

Water Quality: Clem Charles thanked Bart Rogers for supervising the aquatic weed control activities for him during his illness, plus commended Henry Sutton, Ward Walker, and LaVern Harvey for their help in spraying lake.

Bart Rogers explained the spraying activities and also the type of spraying material used for weed control.

Water Safety and Sanitation: Henry Shackelford reported on seven new sanitation systems being approved and thanked the members for their safe actions on the lake.

Question: Ernest Erickson #3 asked if he could anchor his boat out in lake in order to swim by his boat because they don't have any water in their cove.

Pres. Earley suggested he present this to the Board of Directors regular meeting and they can possibly help him then.

LaVern Harvey questioned the new rule and regulation, Section 9, (1) which prohibits pontoon boats from pulling skiers and asked that the new rule be rescinded.

Pres. Earley responded that it was the Board's view to keep the rule as is stated because of the safety factors involved.

LaVern Harvey also asked about being reimburse money he had lost selling his camper trailer to abide by the Board's request that he remove this trailer from property. Pres Earley stated the matter would be reviewed by our attorney.

Lee Rule pointed out a need to change rule and regulation Section 12 (Operation of Boats) (k) by excluding the words "paddle boats". He could not see why they would need a mounted white light for night use as they are not used during the night.

Pres. Earley stated that was already noted and would be change.

There was also request for a new sign at the East Lake Drive entrance. The member was reassured this would be taken care of quickly.

Bernard Brown #219 questioned Section 14 (Off Road Vehicles) ruling, did this keep handicap vehicles off roads.

Pres. Earley explained this ruling was for recreational vehicles only, there would be no problem with handicap vehicles on the lake roads.

Charles Ramsey #164 questioned the unpaid special assessments for 1987 and 1988. He thought there should be a list of delinquent members for everyone to see and asked if these people are being fined and sent notices.

Bill Gray (Finance Chairman) reported that notices are being sent with fines added to the past-due accounts and are working with members to get all accounts paid in full.

Bob Glatz #248, #260 asked questions concerning the budget, and about how the equipment reserve was divided for purchases.

Pres. Earley explained the year was only half over, therefore

it's difficult to know how the year will end. The equipment reserve was divided to give membership a futuristic idea of purchases to come.

Charles Ramsey #164 asked about the purchase of an old dump truck, was it a waste of money.

Pres. Earley stated they needed the truck for small hauling jobs instead of having to hire this work done and so far the truck is already paying for its self.

Mae Ess #128 thanked the Board of Directors for repairing the East Lake Drive Cove next to her property, she can fish now.

David Miller #270A asked if there was a resolution to insure the maintenance man that is hired must be a residence of the lake.

Pres. Earley stated he was not aware of this rule, but he reported there were 24 applicants and all applicants who lived at the lake were individually interviewed besides other applicants before someone was hired. He and the Board tried to hire the most qualified man and have been very satisfied with the new maintenance man's work. In fact, he is patrolling the lake area now.

David Miller #270A asked why patrolling had stopped for two months around the grounds.

Pres. Earley stated patrolling was being done with the help of the Board of Directors.

Hilda Bettis #141 suggested that the Board continue on with the adjenda as there are several more items to discuss.

Charles Ramsey #164 questioned why a telephone was necessary in the maintenance shed.

Pres. Earley explained that the telephone was very useful during snow removal time, contacting the office or for office to contact the shed.

Bill Gray (Finance Chairman) explained to the members the 1989 Proposed Budget which includes an added assessment of \$25.00 per Class "A" Membership to help cover expenses for the road repairs.

A motion was made by Bruce Weller and seconded by Weldon Stetter to approve the 1989 Budget as presented. Motion carried.

Clem Charles and Henry Sutton gave a report on the repairs that were being accomplished on the dam and spillway so far this year. Sutton reported concrete was replaced on spillway, rip rap was placed around the dam area, and several projects are still being checked through our engineers before starting. Sutton also gave list of future projects that will be needed to finish the work by next year.

Pres. Earley called for nominations for the office of Director for Sunset Lake Board. There are three (3) Directors to be elected for a term of three (3) consecutive years.

Ron Rice was nominated by Walter Clark and seconded by Charles Ramsey.

Carol Spence was nominated by Joe Killian and seconded by Jack Daugherty.

James Perry was nominated by Vanetta McDonald and seconded by William Miller.



Henry Sutton was nominated by Eldon Bettis and seconded by Robert Alderson.

Henry Shackelford was nominated by Hal Menser and seconded by DeWayne McKinzie.

A motion was made by Bob Slagle and seconded by Weldon Stetter to close nominations. Motion carried.

Pres. Earley asked each nominee to give a brief comment before voting began.

Pres. Earley announced the following results: Ron Rice, 152; James Perry, 124; Henry Sutton, 106; Henry Shackelford, 42; Carol Spence, 86.

The new Directors are as follows: Ron Rice, James Perry and Henry Sutton.

Pres. Earley thanked George Lane, Henry Shackelford and Clem Charles for all their work and service though out the years on the Board of Directors.

New Business: Jeanette Erickson #3 asked our attorney what their position was in the matter that the Sunset Lake By Laws state they have swimming and fishing rights on the lake, but their cove has filled in to allow only two feet of water or none at all.

Stuart Dobbs, attorney, stated as he has just been appointed to represent the Association, he is unfamiliar with all the problems that exist on the lake, but will check with the Board on this matter.

Pres. Earley stated they have tried to get a dredging program started and are still working on this project, but right now they are finishing the dam and spillway project.

Ernest Erickson #3 suggested starting an assessment for this program now to get the money built up. He also questioned our settling ponds around lake why aren't we using them to help keep sediment out of lake.

Pres. Earley stated Bart Rogers and Henry Sutton have been attending meetings from the Lake Management Associations to acquire knowledge of programs on these sediment problems, in order for us to set up the best program available for our needs.

Bart Rogers stated from attending several meetings he has pamphlets on these programs and suggested a committee be set up of concerned members to start a Lake Improvement Management Program to get a long term plan organized and started.

A motion was made by Ruth Turner and seconded by William Miller to adjourned the meeting. Motion carried.

Adjourned 11:15 p.m.

*Glenda M. Sutton*

Secretary



BY LAWS ADDENDUMS, CHANGES AND ADDITIONS

1. Article II, Section 3 (Annual Meeting)

"The annual meeting of the members of the Association shall be held at a convenient location on the first Friday of November in each year at the hour of 7:30 P.M. for the purpose of electing directors and for transacting such other business as may come before the meeting. Should the day fixed fall on a legal holiday, such meeting shall be held on the next succeeding business day. If the election of directors shall not be held on the day designated herein for any annual meeting or at any adjournment thereof, the Board of Directors shall cause the election to be held at a meeting of the membership as soon thereafter as conveniently may be."

2. Article VI, Section 2 (Property Ownership)

"No person, man-wife combination (or other entity which may be approved as an exception by the Board) shall hold title to more than four (4) lots at Sunset Lake at any given time."

3. Article VI, Section 3 (Sale of lots not directly on Sunset Lake)

(a) "No additional new real estate may be incorporated into Sunset Lake Association for the purpose of generating new leases without being voted on and accepted by a two-thirds (2/3) vote of the total Class "A" Membership"

1988 BUDGET

REVENUE SOURCES	1985 BUDGET	1985 ACTUAL	1986 BUDGET	1986 ACTUAL	1987 BUDGET	1987 7 MONTHS	1987 PROJECTED	1988 PROPOSED
GENERAL ASSESSMENTS	34,500.00	34,520.85	34,500.00	34,570.44	34,500.00	33,190.50	34,000.00	34,500.00
BUILDING PERMITS	200.00	65.00	200.00	205.00	200.00	375.00	375.00	400.00
FINES & PENALTIES	250.00	311.96	350.00	301.76	350.00	125.10	250.00	350.00
FARM INCOME	3,500.00	2,884.38	3,000.00	2,495.78	1,500.00		1,500.00	2,300.00
INTEREST	4,500.00	7,034.43	6,000.00	4,662.10	4,000.00	2,915.10	4,000.00	4,000.00
TRANSFER & LEASE FEES	1,000.00	1,140.00	1,200.00	2,635.00	1,200.00	750.00	1,000.00	1,200.00
EARNED BY MAINTENANCE MAN	300.00	530.00	500.00	258.75	500.00		250.00	500.00
ADVANCE ROYALTY-COAL LEASE	880.00	880.00	880.00	880.00	880.00		880.00	880.00
BOAT PERMITS	2,000.00	3,608.00	1,000.00	303.00	3,600.00	4,692.00	4,700.00	1,000.00
OTHER RECEIPTS	200.00	723.91	400.00	271.49	400.00	154.00	400.00	400.00
TOTAL	47,330.00	51,698.53	48,030.00	46,583.32	47,130.00	42,201.70	47,355.00	45,530.00

	1985 BUDGET	1985 ACTUAL	1986 BUDGET	1986 ACTUAL	1987 BUDGET	1987 7 MONTHS	1987 PROJECTED	1988 PROPOSED
OPERATING EXPENDITURES								
PATROL-MAINTENANCE MAN'S SALARY	13,019.67	12,901.73	13,020.00	10,900.00	11,655.00	6,798.75	11,655.00	12,240.00
SECRETARY'S SALARY	3,403.83	3,403.83	3,600.00	3,600.00	3,780.00	2,205.00	3,780.00	3,970.00
LEGAL FEES	1,000.00	605.00	500.00	495.00	500.00	1,884.40	2,000.00	1,000.00
OFFICE RENT	780.00	780.00	780.00	745.00	900.00	525.00	900.00	900.00
POSTAGE, PRINTING & OFFICE EXPENSE	800.00	1,774.99	600.00	1,516.97	600.00	1,699.46	1,800.00	2,000.00
LAKE MAINTENANCE	2,000.00	2,287.17	2,000.00	3,599.09	3,000.00	2,262.12	2,500.00	2,000.00
ABUATINDL SPRAY								
COPPER SULPHATE								
EQUIPMENT MAINTENANCE	1,500.00	935.51	1,000.00	4,936.31	1,000.00	1,376.54	1,500.00	2,000.00
MAINTENANCE SUPPLIES		98.09		310.48		171.52	200.00	200.00
SASOLINE & OIL	1,800.00	2,188.35	1,800.00	3,180.30	2,800.00	1,914.49	2,800.00	2,500.00
FARM EXPENSE	800.00	1,811.19	700.00	1,070.71	700.00	642.57	642.57	800.00
EQUIPMENT RESERVE	950.00	950.00	950.00	950.00	950.00		950.00	950.00
UTILITIES	1,800.00	2,121.42	2,000.00	2,315.17	2,900.00	1,328.68	2,300.00	2,400.00
EMPLOYMENT TAXES	1,310.00	1,435.71	1,350.00	1,347.59	1,230.00	835.73	1,432.68	1,395.00
PROPERTY TAXES	1,900.00	1,836.14	1,900.00	1,957.09	2,000.00	2,069.52	2,069.52	2,100.00
ROADS & GROUNDS	14,000.00	415.44	14,000.00	13,619.95	12,000.00	2,107.93	2,200.00	4,125.00
INSURANCE	1,300.00	3,131.71	2,400.00	1,936.09	2,400.00	1,492.00	2,400.00	2,400.00
BOAT EXPENSE	100.00	96.45	100.00	837.56	100.00	22.75	50.00	50.00
MILEAGE	50.00	22.80	50.00	25.80	50.00	1.80	25.00	25.00
MISC & BOND REDEMPTION	100.00	399.65	100.00	69.08	100.00	45.00	46.00	150.00
FISH STOCKING	600.00	600.00	600.00	1,225.00	600.00	1,250.00	1,250.00	1,600.00
TOTAL	47,213.50	37,685.18	47,450.00	54,537.01	46,365.00	28,634.16	40,500.77	45,530.00
INCOME	47,330.00	51,698.00	48,030.00	46,585.32	47,130.00	42,291.79	47,355.00	45,530.00
EXPENSES	47,213.50	37,685.18	47,450.00	54,537.01	46,365.00	28,634.16	40,500.77	45,530.00
TOTAL	116.50	14,012.82	580.00	( 7,973.69 )	765.00	13,567.63	6,854.23	0.00

( ) INDICATES-TAKEN FROM RESERVE



SUNSET LAKE ASSOCIATION  
SPECIAL ASSESSMENT FUND  
(Repair on Dam and Spillway)  
August 31, 1988

ASSESSMENT:

1987 (June - December)	\$ 17,540.00	
1988 (January - August)	<u>32,526.00</u>	
		\$ 50,066.00

INTEREST:

1987	\$ 134.34	
1988	<u>679.63</u>	
		<u>813.97</u>

Total Assessments \$ 50,879.97

EXPENSES:

1987	\$ 24,688.85	
1988	<u>10,902.73</u>	
		<u>\$-35,591.58</u>

Total Balance \$ 15,288.39

UNPAID ASSESSMENT:

1987	\$ 740.00	
1988	<u>2,460.00</u>	
		\$ 3,200.00

ASSESSMENT:

1989 (January - June)	\$ 17,280.00	
		<u>\$ 17,280.00</u>
Total		<u>\$ 35,768.39</u>