

Annual Membership Meeting of Sunset Lake Association

October 19, 2019 10:00a.m.

I. Call to Order- President Wilken, Meeting called to order at 10:00am

II. Pledge of Allegiance- Vice President Johnson

III. ACTION- Dennis Denny moves to approve 2018 Annual Meeting Minutes with a change to the vote on Section 3 c), change from “fails” to “passes”, second by Harold Bly. Motion passes.

IV. President's Remarks- President Wilken, “The Board of Directors would like to thank you all for your support and for your attendance at this meeting. It has been a very eventful 12 months since our last Annual Meeting. We were presented with a wide array of issues, concerns and challenges. I would like to present a short summary of where we are today and what we hope to accomplish in the future. 1) The

Audit was presented at last years Annual Meeting and we have been working to improve on the book keeping, accounting, procedural and security issues that were recommended in the report. One issue was revolving the number of lots versus the number of annual assessments issued. After much time and effort it was determined that 19 of the lots identified as “multiple” lots had valid approvals to remain as single assessments. Memorandums of Agreements were developed and signed by both the leaseholder and the Board to document the findings so that in the future it will be easier to understand and transfer. The final results are that there are 321 annual assessments for the lake. A second issue is the lease for the Firehouse. We have been working with the SLA accounting firm and attorney as well as the Girard Fire Protection District to reach a mutually acceptable resolution. 2) Staffing for Sunset Lake in 2019 has changed. Mike Bigley is the maintenance man. Mike is doing a great job. He kept up with all the common area mowing this year and we did not need to hire any summer help to assist. Mike is working five hours per day. Ruth Anne Love is working Monday thru Friday from 8 to 12 and is handling the book keeping duties. Rockie Pierce is working from 11 to 4 Monday thru Friday as well as 8 to 12 on Saturdays and handling receptionist and general office duties. The office is open for more hours each week and at less cost than in previous years. 3) Phase one of the dam and spillway work has been completed by Vector Construction. The engineer from Green & Bradford completed final inspection on October 17 and indicated that the Contractor needs to rework some of the patches, no cost to SLA. Work should be completed this fall. The contract

amount was \$101,716. Because the scope of work was modified the final cost was \$83,392.34. They began being lowered on October 7th. On October 8th we were requested by the Macoupin County Highway Department to reduce our discharge due to a bridge replacement project downstream below the Otter Lake dam. The lake is currently about two feet lower. We anticipate in another week it should be down another 1.5 to two feet. On October 28, we may be able to increase the flow so we can get to the target of six feet below normal pool by early November. We have met with the contractor that will be doing the dredging work and hope to have a firm proposal from him for review and approval at the November 5th BOD Meeting. Work should hopefully be completed by the end of December.

4) The oil & chipping of roads along Emmerson Airline and most of North Lake roads were completed a few weeks ago, thanks to Mark Severns. Mark was able to get almost all of the roads resurfaced the past two years, instead of the three year cycle that was used in the past. Next year we will complete the remainder of the North Lake roads and then return to the West Lake.

5) Legal issues have consumed a significant amount of time this past year. We were working with two banks on foreclosures. One of those has been sold and the other one may be close to a transfer. We are still working to resolve unpaid fines and assessments on Lots 117 and 144. A demand from a previous leaseholder on Lot 165 was made in January. The SLA Board approved a settlement offer through our attorney on August 12 but have heard no response yet. The possible misallocation of funds regarding Sunset Lake payments is still under investigation. Letters were sent to Bob Sons and three other people that may have information regarding the funds in question. No response has been received from any of the four. Our attorney will meet with the BOD in an open meeting in November or December to outline the next steps, potential outcome and possible costs. The Illinois Department of Human Rights has dismissed the case files by former employee Jim Wilson. We are hopeful that this ends the several avenues of complaints regarding his dismissal. The proposed 2020 Budget has been sent to each of you and will be presented for approval. Proposed Bylaw changes will also be voted for approval. Both the Budget and the Bylaw changes are being presented to help clarify actual income and expenses and to resolve or clarify conflicts in the Bylaws. Thanks to Sue Muschong and Joyce Munie for countless hours of work on these issues. Both Building Permits and lease transfers have been busy this year. So far in 2019 37 building permits have been issued and four are pending. Twelve lease transfers have been completed and three are pending. I believe this points to a vibrant and desirable future for the lake. We are going to receive your non-binding opinions on future lake lowering and dredging as well as fireworks and fund raising/special events. Results of the survey will be sent to all members in November. Dennis Denney has taken over the leadership of special events. For the funding of the fireworks. This has been a huge task, especially the Bingo. We have seen pockets of support for some activities and little to none on others. The purpose of the events are not only to raise funds for the fireworks but also for building new friendships and community. It is discouraging sometimes regarding the lack of support. Funding the fireworks outside the Association Assessments is lots of work. If no one cares or wants to help maybe we should determine if we really want to keep the fireworks tradition alive. But we deeply appreciate Dennis' leadership along with his

Bingo crew including his wife, the Blenck's, the Blankenship's, the Brand's and Ellen Harlow. Dennis was appointed this year to replace Bill Urban who resigned in early 2019. Dennis has decided not to run for re-election. We thank you Dennis and Bill for your time and expertise. We also had two other resignations this year. Deb Martin in July and Mark Severns in October. Both of these individuals did an outstanding job during a very difficult time in 2018 and 2019. We would not be where we are as an Association without their time and commitment. Because of Mark's resignation after the Annual Meeting Packets were sent out, we have five vacancies instead of four. We have eight outstanding candidates on the ballot. The top three vote getters will receive the 3-year terms, the fourth highest will receive the remaining 1-year term vacated by Bill Urban/Dennis Denny. I am considering naming the fifth highest vote getter to fill Mark's position at the November 5th BOD meeting. Finally, I would like to thank the entire Board for all their hard work. Especially Secretary Amy for handling the meeting minutes, lease transfers, new member orientations, correcting my mistakes, and taking over the Sanitation Committee. Treasurer Sue will be presenting information regarding the Budget, her team has done an outstanding job. Annette, Debbie, Colean and Joyce have worked to rectify the 2018 and 2019 income and expenditures. This has taken them 10s if not 100s of hours. Both Sue and Joyce are running for election and it is my sincere hope they will remain on the Board. I want to thank the membership that elected me last year. It has been a wild and often stressful ride. I send out my best wishes to the new President who will be elected at the November 5, BOD meeting. I will be here to support you and to give you my closet full of files. A previous commitment requires that I leave this meeting now to get on down the road. Good luck with the rest of the meeting and I will see you in a week or so. Vice President Thane Johnson will now finish the Agenda. Should I receive any proxy votes I request they be given to Thane for verification. Thanks Thane."

V. Finance Report- Treasurer Muschong, Thanks to Joyce and the team for helping with the Budget development.

a) 2020 Budget presentation- See attachment

VI. Old Business- none

VII. New Business- Final call for membership ballots to be cast. Eighty-one ballots cast, forty-four proxies cast, meeting a quorum of 125 members.

a) Election of 2020 SLA Board of Directors. Results:

Three-year term: Susan Muschong, Joyce Munie and Harold Bly

One year term: Jerry Winterland

b) Proposed By-Law changes

- Article II- Membership Section 1 C.- APPROVED (106-6)

- Article III- Meetings Section 1, Section 2, Section 3, Section 6- APPROVED (116-5)
- Article IV- Board of Directors Section 2, Section 5, Section 8 A. & B., Article V- Officers of the Association – APPROVED (104-14)

c) Approval of 2020 Budget- APPROVED, 99 yes- 12 no

VII. Adjourn- Motion to adjourn by Secretary Walkenbach, second by Joyce Munie, adjourned 11:26am

Respectfully Submitted

Amy Walkenbach, Secretary

DRAFT