

MINUTES OF THE SUNSET LAKE ASSOCIATION BOARD OF DIRECTORS MEETING: 8/1/2023

- I. Call to order by Vice President Joe Kovac (in the absence of President John Kemp) at 7:00pm
- II. Pledge of Allegiance
- III. Board of Directors Roll Call by Russ Baldwin

John Kemp-Absent
Joe Kovacs-Present
Sue Muschong-Present
Brady Hahn-Absent
Jerry Winterland-Present
Gary Wilken-Present
Michelle Bearden-Present
Ed Richno-Present
Russell Baldwin-Present

- IV. Approval of Minutes: Minutes of 7/11/23 presented and discussed: Motion made to approve proposed minutes presented, Motion Seconded and Vote called and Motion carried unanimously. Discussion about need to approve May meeting minutes to be carried forward to next Board Meeting, no minutes having been submitted for approval.
- V. Membership Recognition: Joe Kovacs asked if any members wanted to bring anything before the board and if so, ask to be recognized, step to the podium, state name and lot number. Joe recognized Jeanette Earley, Lot 141, who stated that she was administrator of SSL Facebook (FB) page for SSL members which was not a sanctioned or official FB page of lake or Board of Directors; Jeanette stated that she did not remove any comments made on FB page regarding fireworks and that she had learned that that were procedures to remove statements or comments from FB by contacting FB directly, but it took time and effort to do so—in any event she did not remove anything from page; Jeanette requested copy of written Complaint made about removal of comments so that she could understand the specifics of complaint made; Jeanette raised second issue that in her opinion, former employee/maintenance person Jeff Huffman should not have been allowed to address Board and membership at last meeting. Joe Kovacs recognized member Dave Johnson, lot 49, and Johnson stated again his concerns about traffic exceeding speed limit on his street and need of Board to move forward with speed bumps program as stated by Board previously and that too much time is being spent on FB issues. Johnson expressed his concern of why Secretary of Board was not here for last two meetings and asked whether this was related to other issues, but thought the Secretary should be here. General discussion about speed bumps and Johnson expressing that pilot program should move forward and this issue should be voted on without any further delays. Kovacs recognized lot 35 owner Norm Brand and Brand stated his opinion that Board should control FaceBook

page and discussion ensued regarding previous FB page and fact that the FB page started for Board is no longer being maintained. Brand raised second issue about his displeasure that we lost Maintenance man who was the best we have had, since Bill Holheimer left position. Brand indicated that the Board should try to work things out and get Jeff Huffman back. Brand further suggested that we have an audit of lake finances again to confirm where money has been spent, to protect everyone, including the Board and discussion ensued. Kovacs recognized Marty Crews, lot 78, and Crews wanted confirmation that his email address provided in boat permit application would not be disclosed; Sue Muschong addressed issue and confirmed that no emails would be disclosed unless members indicated that it was allowed to be disclosed. Crews further stated that he had wanted to ask Brady Hahn at this meeting for a full history of how he negotiated fireworks contract for the last fireworks show, but with Brady not being here, he is now asking the Board to mandate from Brady Hahn a full history of how the fireworks contract was negotiated and details of discussions had with various vendors, as there appear to be inconsistencies in facts presented and this should be reviewed. Crews further stated that he had no problem with non-SSL members, such as former maintenance man, addressing Board at Board meeting, as other non-SSL members have been allowed to address Board in the past on numerous occasions.

VI. COMMITTEE REPORTS:

Grounds: Gary Wilkens spoke about availability of speed bumps. Gary stated that speed bumps have been discussed for placement on North Lake and what signs are required and we need prices on signs determined. Discussed having pilot program moving forward, once prices for signs confirmed and approved. Pilot program for placement of speed bumps at or near lots 41, 49, 72 and 83. Gary Wilken made Motion for Board to approve moving forward with the installation of 3 temporary speed bumps on a trial basis on Northlake Drive, once prices obtained for signs and signs obtained and authorizing spending up to \$500.00 for signs. Motion seconded and motion approved. Question raised about who would install speed bumps. Oil and Chipping on West Lake scheduled for Sept 15.

Tower Inspection Report: Gary Wilken had follow up discussion with tower repair company. Company proposed new access ladder be installed and repair of outlets. Concrete bottom to be inspected and power washed and above work within the original proposal of \$21,000. Report attached as Exhibit to minutes. Total expenditure around the \$21,000 quote.

Water Safety: Ed Richno reported that report on fish and lake condition from government was very good and price for restocking this year was going to be \$3000 as budgeted. Motion to approve spending \$3000 for fish restocking made and seconded and Motion passed unanimously. Richno said lake survey by State was scheduled for Spring 2024; SSL to be analyzed again and should proceed as planned.

Building and Construction permits: Jerry Winterland reported Lot 158 applied for permit for dock, lot 99 applied for permit for dog run and lot 16A applied for variance to SSL rules to allow dock to be extended 2 ft beyond normal length allowed and that this needed to be approved by Board. Discussion ensued and established that additional length should not interfere with anyone and is not in middle of any cove. Motion made to allow variance of 2 additional feet of length to dock for lot 16A, motion seconded and voted called—Motion

passed unanimously. Sue Muschong asked that something be put in owner of lot 16A's file confirming this for future reference.

Treasurer report: Real estate taxes are due for SSL's common property and that taxes have gone down this year by about \$200. Total taxes due are \$4672.58 and request made for motion to pay this (as budgeted previously). Motion made to pay taxes in amount of \$4672.58 made and seconded and motion passed unanimously. Second item presented by Muschong discussed about success of sticker information sheet required for members getting their boat stickers. SSL has 277 members and 222 members gave information this year when buying boat stickers. Great success from info sheet. As of July, 149 reported living at lake full time. Discussed that privacy of information obtained will be maintained and Ruth Ann will reach out to 55 members that did not buy stickers for lake information to be updated. Info will be sent out to all. Annual meeting coming up on Oct 21st and four Board Members positions will be open. Package to member will go out on Oct 2. Muschong discussed remaining on as adviser to new Treasurer to be appointed by Board following Annual Meeting, through end of year. Discussion of Muschong remaining as Treasury Administrator, as she will not be running for Board position again. Fund raising total raised for fireworks through donations: \$15,250 for 2024 fireworks. Additional funds of \$2672.00 designated for docks and landing and one donation not specified. Michelle Beardon reported that initial draft of proposed budget had been discussed at workshop and details of budget information presented. Budget to be further discussed and will be presented to membership for approval. Some revisions will likely need to be made. May be appropriate to forgo fish stocking in 2024 and add funds to grounds/roads. Discussed need for new mower (\$15-17,000) and at least \$10,000 for roof repair on office. Question raised about amount of SSL savings account and what it was used for and discussion ensued, including examples of savings account use, such as replacing a vehicle in the future, but that membership would have to approve these kinds of expenditures. Line items in budget discussed and how they are allocated. Discussion had about working toward balanced budget for presentation to members and will need to be approved by membership at annual meeting.

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Leases: none

Dredging: Product being using for muck removal is not working very well, but plan is to continue using what product we have and see final result—no great success yet.

Fund raising: No information available

New Business: Board has started receiving resumes from "on-line" job posting service for maintenance position.

Motion to adjourn meeting made and seconded; vote called, motion carried and meeting adjourned at 8:56pm.

8/1/23

Lake & Dam Report

Gary Wilken reported that in follow-up discussions with Lakes & Rivers Contracting, Inc. after the completion of the exterior tower dive inspection and the interior tower dry inspection that they offered the following:

Following:

L&R will furnish and install a new exterior access ladder and adjust one gate wedge that should slow down the small leak of the large intake gate. Once the water has been stopped and the interior of the tower drained they will pump out the remainder of the water inside the tower below the outlet pipes. They will check the concrete bottom for any debris and then power wash the valves to clean any marine growth from at least the valve guides.

They believe they can complete the above stated work for approximately the original \$20,750 contract proposal. Their current cost to date is approximately \$10,500. The work will be completed in late August or early September. Work needed in 2024 will be reviewed and cost proposed next year.