

**August 4, 2020 Meeting of Sunset Lake Association Board of Directors-APPROVED,  
September 1, 2020**

I. Call to Order, President Wilken- called to order, 7:00pm

II. Roll Call (Sec. Walkenbach)

President, Gary Wilken	P																
Vice Pres., Johnson	A																
Treasurer, Muschong	P																
Secretary, Walkenbach	P																
Jerry Winterland	P																
Randy Smith	P																
Harold Bly	P																
Joyce Munie	P																
Ron Rice	P																

III. President Wilken, call for changes or corrections to the agenda

- ACTION, close the agenda. Motion to close the agenda made by Joyce Munie, second by Ron Rice, motion passes

IV. Reports

a) July 7, 2020 Board Meeting- Secretary Walkenbach

- ACTION, approval of minutes. Motion to approve the July 7<sup>th</sup> Board Meeting Minutes made by Joyce Munie, second by President Wilken. Motion passes.

b) Treasurer's Report- Treasurer Muschong, see attachment A for breakout report for July. Treasurer Muschong report monies in the bank (all accounts) as of July 31, 2020 \$237,194.63. As a comparison when appointed in July 2019 our Money Market & Operating Checking was \$35,223.75 and now in 2020 it is \$92,195.26. As you remember we had our original bank (Jacksonville) bought out by CNB and then there were transition problems and the BOD decides to move our money to UCB. At the time our monies were transferred into five accounts and for the first time an account called Reserve Money Market (which was established in 2019 at \$95,455.92) Until now we were not sure what portion belonged in 2019 Operating Monies but the comparison between 2019 and 2020 finally gives us some insight. After having the scare last year that we were in the hole, we are doing fine and on solid ground. We still have some expenditures coming up which the BOD approved, so we'll continue to be conservative with our funds. Collection and Assessments: Three more assessments have been paid, one is making monthly payments per our agreement with that member. The remaining three are Lot 8 which is waiting on an appraisal and the assessment will be paid by the bank at the time of closing, if not before; Lot 49 is a foreclosure but has not seen any movement; and Lot 117 which is a legal issue. Hopefully we will have all matters cleared by the end of the year. Assessments collected to date equal \$159,000 (318 lots) plus \$100 partial payment. Boat Stickers/Golf Carts: as of July 31<sup>st</sup>, equal \$8,640. Office: Ruth Anne and I have worked out a schedule- deposits made on Monday by me or another Board Member, payables approved by two Executive Board Members, checks written on Thursday and signed by two executive Board Members and mailed on Friday. Also, deposits is finalized on Friday by Ruth Anne and I. This procedure is working for the most part by Executive Board Members need to pay attention and plan to come by

the Office by Thursday afternoon or Friday morning so we can keep the schedule. I am really pleased with how well the Office hours are working, Tuesday through Saturday. The Board really appreciates the adjustments our members have made. If anyone ever has questions or needs further information, please feel free to call me.

- ACKNOWLEDGMENT, President Wilken acknowledges report and files with Secretary. Motion by Joyce Munie, second by Harold Bly. Motion passes.

#### V. Old Business

a) Legal actions, President Wilken- Our new attorney, Byron Sims has been given authority to take over our legal cases pending for Lot 144 and Lot 117. Lot 144, we have instructed our attorney that we would like to settle out of court if possible, the member's attorney is out of the office on extended sick leave at this time so he will follow up. Lot 117, there is a status hearing set for September 3<sup>rd</sup>, we will have more information after that time. Attorney invoices pending: Sims- \$160; Denby- \$1,500 to \$2,200 we are working on clarification of their last invoice; and Reichart- \$5,250 for work completed in 2019 and recently invoiced, we are working on further clarification on this invoice as well.

b) Complaint from Lot 111 on Lot 112- fencing and peaceful enjoyment- Attorney Sims has reviewed the complaint and our SLA Rules & Regulations, the Board will be working in the coming weeks to resolve this matter.

- POSSIBLE ACTION ITEM- none taken

#### VI. Reports

a) President Report, President Wilken reported that we are working to get ready for the upcoming Annual Meeting in October, packets to members will be mailed around September 7<sup>th</sup>, the packets will include: agenda, 2021 proposed budget, 2019 draft minutes, a copy of the current Girard Fire Protection District Lease for approval by membership, Board candidate biography's, proposed By-Law changes and associated ballot for all votes and approvals.

b) Building and Grounds, Vice President Johnson- (Jerry Winterland), Ron Rice asked about a tree in the lake, SLA is not responsible for it and VP Johnson was letting the member know it is their responsibility to remove the tree from the lake. President Wilken reported that there has been a miscommunication concerning the oil and chipping of the roads and that he will reach out to North Otter Township. We need to finish North Lake Dr. and will then move to West Lake Dr.

c) Water and Land Safety, Harold Bly (Ron Rice)- Harold reported that the lake was sprayed for algae on August 3<sup>rd</sup> for the cost of \$2,000. Have given out a few fines and as far as he knows those have all been paid.

d) Building & Construction Permits, Jerry Winterland (Randy Smith)- Jerry reported the following permits: Lot 10 deck; Lot 44 boat lift; Lot 236 kayak ramp.

e) Finance, Insurance & Property Taxes Treasurer Muschong (Joyce Munie)- We have referred the question of whether or not to rent the Hall anytime soon to our Insurance Representatives, a decision will be made when we get a recommendation. Joyce reported that we will need to approve a proposed 2021 budget at

our September Board meeting and that we will hold a workshop to discuss in the next week or so, all are invited to participate.

f) Bylaws, Rules & Regulations/General NPF Corporation Joyce Munie (Harold Bly)- Previously discussed.

g) Sanitation, Ron Rice (Vice Pres. Johnson)- Ron reported that things are going well, he wasn't able to get out as much this past month due to personal obligations.

h) Lake & Watershed Management, Randy Smith (Secretary Walkenbach)- Work has begun on the farm field west of West Lake Dr.

i) Secretary's Report, Secretary Walkenbach- Working on the Annual Meeting packet and logistics. Will attend the Illinois Association Of Lake Communities tomorrow via ZOOM.

- POSSIBLE ACTION ITEM- regarding lease name change fees

Membership Transfers, Secretary Walkenbach

- Lot 249 Steve and Jean Russum to Pamela Gordon

Four transfers are pending

- ACTION, move to accept Committee Reports via Consent Agenda. So moved by Jerry Winterland, second by Joyce Munie. Motion passes

VII. New Business- none

VIII. Membership and Guest Recognition

Lot 78, Marty Crews- Someone stole or released the fish out of my fish basket on my property overnight this past weekend. Also, if we are going to talk about removing property boundary lines there are many instances of using bushes and trees to delineate property lines around the lake, even one concrete wall, that is even with the ground. President Wilken, we haven't been discussing property lines and bushes.

Lot 120 Dennis Denney- Was there a reminder on the 2020 Assessments to donate to the annual fireworks? Answer yes. Question why the account doesn't seem to have increased any. Treasurer Muschong will get with him to look at the account and see how much has been donated in 2020.

IX. Board Comments

Secretary Walkenbach- please reach out to family, friends and neighbors to run for the 2021 Board, we need some good candidates.

Randy Smith- I forgot to report out the Secchi transparencies collected by Charlie Edwards: Site 1- 43", Site 2- 43", Site 3- 34" A big thanks to Charlie for collecting this information!

Joyce Munie- the budget workshop will be in the next two weeks.

X. Adjourn- Motion to adjourn by Joyce Munie, second by Ron Rice. Motion passes, adjourned 7:39pm