

Aug 2, 2022 Meeting of Sunset Lake Association B.O.D

I. Call to order, Joyce Munie start time 7:00pm

II. Pledge of Allegiance

III. Roll Call

Thane Johnson (2023)	A
Joyce Munie (2022)	P
Sue Muschong (2022)	P
John Kemp (2024)	P
Jerry Winterland (2024)	P
Michelle Bearden (2023)	P
Harold Bly (2022)	P
Ed Richno (2023)	P
Joe Kovacs (2024)	P

IV. Joyce Munie, call for changes or corrections to the agenda
No changes to report

V. Reports

ACTION - July 5, 2021 Board Meeting minutes
Approval of minutes--- Michelle Bearden
Seconded by --- Harold Bly ----- passes by voice vote

Treasurer's Report- Sue Muschong

- 1) Full July report is not completed. Sue will email the breakdowns for fireworks, general checking, and general money market by early next week
- 2) We no longer have a CD. The CD renewal was July 17th @ .35% for 12 months. Instead it was cashed in on July 22nd and deposited in our general retained money market which is at .35%. This will give the board time to decide on a new CD
- 3) We have a combined total of \$105,728 as of July 31st. We are on firm ground and under budget with our spending. As far as income we have collected all of our assessments except one
- 4) So during the next 5 months we do not collect much new income but there is enough money in both accounts that we will be fine and our bills will be paid. Ave monthly expenses @ \$12,500
- 5) Sue and Amy Walkenbach went to Lotus Wind's open house in Virden to learn about the wind turbines that are coming to northern Macoupin County. They will be installing some in the area behind North Lake. Sue has pamphlets if anyone is interested

ACTION - Approval of report--- John Kemp

Seconded by --- Jerry Winterland ---- Passes by voice vote

VIII. Reports

a) President's Report

- 1) Nothing to report

b) Grounds, Roads, & Dam: John Kemp / Jerry Winterland

- 1) Discussion on upcoming dam repairs
- 2) Lots that need attention - 2 members at fault have been notified
- 3) Removal of trees & shrubs from dam. Saturday at 9am is date to do this
- 4) Sept 14th- oil and chip roads on East lake & several off of Emmerson
- 5) Emergency Use only road finished. Thanks to Gary Kennedy, Larry Blankinship, Thane Johnson, John Kemp, and Joe Kovacs donating time to help clear trees.

c) Water and Land Safety: Harold Bly / Ed Richno

- 1) Markers needed for retention pond drains. To ask Mike if he has any
- 2) Drain cover for pond near John Kemp's house. O.L.E to bid the work
- 3) Lake shoreline has a tree that is uprooted and leaning on another tree near Dogwood Lane. Safety concern needs addressed with home owner. The resident is aware of this. Joyce to send an email
- 4) Lake patrol flags for boat/ boats. All BOD members now have a flag
- 5) Email sent out to all lake members on boating safety
- 6) Identify lake shore owned and maintained by the lake. We need an updated map on what is actual lake property.

d) Building & Construction Permits: Jerry Winterland / Joe Kovacs

- 1) Lot 132 - Room add on
- 2) Lot 59A - Shed
- 3) Lot 47 - Dock
- 4) Lot 112A - Demo

e) Finance, Insurance, & Property Taxes: Susan Muschong / Michelle Bearden

- 1) Final vote on the 2023 budget will be at the September meeting
- 2) Sue introduced Bill Streid. He will be helping with our lake page
- 3) Lot # 211 and where we are at with foreclosure process. The mortgage bank has served their foreclosure papers on the owners but our attorney has not been as successful in his attempts. The mortgage bank is aware of our lease and that we own the property. And whoever buys, it will need a title.
- 4) Lot 211's 2021 property tax (\$2,684.69) is due on 9/16. By SLA paying the tax it will keep a 3rd party out of equation and less expensive for us. Joyce Munie made a motion to pay lot 211's property tax by 9/16/22. Seconded by Ed Richno. Passed by voice vote.
Note: lot # 211 owes SLA over \$4000. As soon as Ruth Anne is back, I will update what they owe and send to the lawyer. We have no way of knowing how long it will take for us to be reimbursed.

- 5) Sue also asked about the old boat & trailer on 211's property if we could ask the mortgage company to have it removed. He said he would contact the bank and ask them.
- 6) Also asked about lot # 144. If nothing ever happens will the court eventually close the case. He said we could ask him in 2 years and if it is still open we could get it closed. So patience is what is required
- 7) Discussion on 2023 income and expenses. Still needs some fine tuning so Michelle will be doing this so the board can approve it at the September meeting. Once approved, it will be added to the annual meeting packet that will be mailed out in September.
- 8) Also discussion on fireworks fundraising. We only have \$2196.00 as of July 31st. The bill for 2023 will be @ \$15,000. Last year by the end of the year we had a little over \$10,000 raised and it took January donations to reach the \$12,000 goal. The 30 some volunteers that have helped withn the fundraising are tired & as a board member I know I am. It should not fall on the board or the same volunteers to donate time and money. So with the help of Debbie Thompson, Michelle & Sue decided to send out a survey to see how our members felt about a special assessment for fireworks. Debbie explained the survey & our conclusion. A motion will be made and voted on so we know how to complete the budget.

f) By-Laws, Rules, & Regulations: Michelle Bearden / Harold Bly

- 1) Michelle has been working on Rules & Regulations clean up. Mostly lake related has been worked on. Copy of changes given to BOD members for them to review.

g) Sanitation: Joe Kovacs / Thane Johnson

- 1) Discussion with Thane on Mike checking chlorine tubes in his spare time Also discussion on Mike adding chlorine tablets and sending the bill to the homeowner. This would have to be voted on. We need to make sure tubes have tablets or there could be a major consequence for the lake if untreated sewer water is released into the lake.

h) Lake & Watershed Management: Ed Richno / Joyce Munie

- 1) Everything was covered earlier under Water and Land Safety

i) Administrator of Leases: Amy Walkenbach

Lot transfers for July meeting (not reported at last months meeting)

- 1) Lots 266,267, & 268 : Michael & Dorothy Colbrook to Jay & Erin Fairful
- 2) Lot 83 : John & Toni Musgrove to David Ray & Donald Ray
- 3) Lot 6 : Renee Sisk to Mark Montgomery

Lot transfer for August meeting

- 1) Lot 57 : Nancy Govert to Paula Hubbard

j) Fireworks & Fundraising Remaining Schedule for 2022

- 1) Sue Muschong and Debbie Thompson explaining the survey results

We will be voting on which funding method the Board chooses
A confidence vote to proceed with a ' Special Fireworks Assessment' to be
voted on in the annual meeting packet. Voice call was 'Yes' but the final vote
for approval will be made in September when the budget is approved

Labor Day Fishing Tournament - Saturday Sept 3

Fall Poker Run - Saturday Sept 17

Christmas Walk - Saturday Dec 3 - Andrea Kovacs to lead this

Community breakfast hosted by Curt Stowers- TBD

ACTION, approval of Committee Reports ---

Approval of minutes -- Michelle Bearden

Seconded by -- Jerry Winterland --- Voice vote passes

IV. New Business / Additional agenda discussion

X. Membership and Guest recognition

- 1) Dave Johnson lot 49 discussion on duckweed in retention pond behind his property. He explained that the duckweed situation is out of control and he feels that the board did not act quick enough to stop the spread
- 2) John Early lot 141 discussion with the board on his lake fine.

XI. Board Comments

- 1) Joyce Munie comment on needing new board members
- 2) Sue said Bios need to be submitted to office before September
- 3) Michelle- please encourage anyone who might be interested in the board

XII. Adjourn time : 8:20pm