

February 07, 2023 Sunset Lake Association Minutes

I. Call to order, John Kemp

Start time 7:00

II. Pledge of allegiance

III. Roll Call

Position	Name	Term end	Present
President	John Kemp	2024	<input checked="" type="checkbox"/>
Vice President	Joe Kovacs	2024	<input checked="" type="checkbox"/>
Treasurer	Sue Muschong	2023	<input checked="" type="checkbox"/>
Secretary	Kim Gooding	2025	<input checked="" type="checkbox"/>
Board member	Jerry Winterland	2024	<input checked="" type="checkbox"/>
Board member	Brady Hahn	2025	<input checked="" type="checkbox"/>
Board member	Michelle Bearden	2023	<input checked="" type="checkbox"/>
Board member	Ed Richno	2023	<input checked="" type="checkbox"/>
Board member	Russ Baldwin	2023	<input checked="" type="checkbox"/>

IV. Previous Meeting Minute approval.

- A. Motion by John Kemp to approve Dec. 6th, 2022 minutes, 2nd by Sue Muschong and passed by voice vote.
- B.
- C.
- D.
- E.

V. Membership and Guest Recognition

- A. Marty Kruse Lot #78- loose buoy is floating around the lake.
- B. Dave Johnson Lot #49- there is a grey mustang consistently speeding through the area. John Kemp will be contacting the member.
- C. Thanks to Dave for spreading the grass seed.
- D.
- E.

VI. Reports

A. **Presidents Report: John Kemp**

- 1. Currently filling out Fireworks permit.
- 2. Lake Patrol flags to be placed on Board Members boats. Please issue verbal warnings first and send them to Russ Baldwin. If warranted call the Police.
- 3. Jeff Hoffman is still on light duty. Jeff and his son are allowed to use the lake boat.
- 4. We can't lower the lake gates to lower the lake again until they are fixed. Otherwise it would drain the lake. Gary Wilkens from Lakes and Rivers will be inspecting and give us a quote.
- 5.
- 6.
- 7.

B. **Grounds, Roads and Dam: John Kemp / Jerry Winterland / Brady Hahn**

- 1. Stakes have been put in the ground on the curve of East Lake Dr. (near Brady Hahns house.) To keep people from tearing up the ditch.
- 2. Priority #1- Fix leaks in dam. Per Gary Wilkens, for \$21,000.00 he will dive down inspect and fix the dam. Motion by Jerry Winterland to approve for \$21,750.00- \$30,000.00, 2nd by John Kemp and passed by voice vote.
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C. Water and Land Safety: Ed Richno

1. Ed received bid from Otter Lake Ent. to fix issues with pond 2. 40' dual wall poly, critter guard, trash rack and tee, \$540.00. Seed & straw \$50.00. Remove and replace tile through dry dam. Haul away old tile and debris. Seed and straw \$1200.00 = \$1790.00. Full crew available now. Motion to approve Ed Richno, 2nd John Kemp and approved by voice not to exceed \$2,000.00.

2. Ordered a dozen carp to eat grass (duck weed) in pond #??

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D. Building and Construction Permits: Jerry Winterland/ Joe Kovacs

1. Lot 131 garage
2. Lot 47 New house
3. Lot 264 Shed
4. Lot 11 garage

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- 6.
- 7.

E. Finance Insurance and Property Taxes: Susan Muschong / Michelle Bearden

1. I am pleased to report payment in full from the bank holding the mortgage on lot #211. They sent us a check in the amt. of \$14,085.66 which covers 2021 and 2022 assessments, 2020 and 2021 property taxes, court costs, atny fees, fines and interest.

2. Insurance first quarterly payment has been paid, \$2,268.00. Total for the year \$10,648.00 which includes the extra \$5.00 per installments. Last year we paid \$10,610.00 which means an increase this year of \$38.00. Carol Brand did look over the new policy and gave it a thumbs up. Thank you Carol.

3. We only have one member (Lot #272) who didn't pay their property tax and it was sold to a tax buyer in December. We have sent the member a letter that they are no longer a member in good standing, copy of their lease, our policy and gave them 30 days to get these taxes paid. If they don't pay their property tax and show John Kemp proof from the tax buyers, we will proceed to the next step of asking the title company look for mortgage and liens (this will be done at the members expense). If it still hasn't been cleared up, we will go to the final step which is turning it over to our attorney for foreclosure.

4. Budget for 2022- handed out to board members. Sue to put it on the web site in 2 weeks. Call her with any questions.

5.

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F. By Laws, Rules and Regulations: Michelle Bearden

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G. Sanitation: John Kemp

1. March spot checks on chlorine tabs

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H. Administrator of Leases: Amy Walenbach

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I. **Treasurer's Report: Sue Muschong**

1. Ruth Ann mailed out assessments on 1/13/2023. So far over 85 have been paid in January. One the best January's since 2019.
2. At the end of Dec. we had \$48,092.60 in operating savings acct. On Jan. 3rd I transferred (with John Kemp's approval) \$20,000.00 to our general reserved savings acct. (9794).
3. End of Jan. our operating checking and savings accounts have a combined total of \$72,390.00.
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- 10.

J. **Dredging: Joe Kovacs**

1. Joe, Deb and Ed discussed methods and risks to dredge coves. It would cost 20k- 70k an acre to dredge. This would destroy mussels etc.
2. First option- Going to test Muck Away pellets near the Fikas's cove. Safe for fish etc.
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- 4.
- 5.
- 6.
- 7.

VII. New business/Additional agenda discussion

- A. Boat registration form has been updated to capture all members contact information to update our contact list.
- B. Motion to approve Pontoon repairs by Jerry. 2nd Ed. (Board approved up to \$2500.00 for repairs) and motion approved by voice vote.
- C. Thanks to Debbie Thompson for helping with the registration forms.
- D.
- E.

VIII. Board Comments

- A.
- B.

C.

D.

E.

IX. Adjournment

End Time: 8:04