

## July 7, 2020 Minutes of Sunset Lake Association Board of Directors- FINAL

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

### II. Roll Call (Sec. Walkenbach)

President, Gary Wilken	P																	
Vice Pres., Johnson	P																	
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 by VP Johnson, second by Joyce Munie, motion passes

### IV. Reports

#### a) June 2, 2020 Board Meeting- Secretary Walkenbach

- ACTION, approval of minutes. Motion to approve minutes by VP Johnson, second by Jerry Winterland, motion passes

b) Treasurer's Report- Treasurer Muschong, Presented the Treasurer's documents (See attachment A, July Treasurer's Report), As you can see our operating funds are healthy. Assessments Recap, we have collected \$158,550 with 317 lots paid in full, one lot is making payments due to COVID 19 issues. Outstanding Assessments total \$2,450 for Lot 8 (to be paid in full upon transfer), Lot 49 (foreclosure), Lot 58, Lot 117 (legal restitution) and Lot 10A (making payments). Stickers total to date is \$8,420; Ruth Anne has done an excellent job keeping a record of all stickers sold. Last year we had a problem verifying the sticker count but because of her efforts we have been able to account for all the stickers. I am really pleased that this year has gone so well even with COVID 19 and want to thank all members for their patience, understanding and cooperation during this time. Further noted by Secretary Walkenbach, unless the Board disagrees a Certified Letter will be sent to Lot 58 requesting payment of 2020 Assessments; there was no disagreement so this will happen in the next day or two.

- ACKNOWLEDGMENT, President Wilken acknowledges report and files with Secretary

### V. Old Business

a) Legal actions, President Wilken- President Wilken discussed a recent letter from our new Attorney, Byron Sims with the firm Ruyle and Sims. The letter reviewed our current cases that are before Macoupin County for resolution; Lot 117 for unpaid fines and assessments; Lot 144 for unpaid fines; Lot 49 foreclosure; Lot 8 foreclosure. These cases will need to be released by Denby and Associates and the new Attorney will follow up on where they are in the court process assuming we give the go ahead. The recommendation we will provide him is that we would like to resolve Lot 144 out of court if possible and to proceed with Lot 117 in court. Lot 8

will likely resolve itself and Lot 49 seems to be resolved for the time being though we may need additional counsel at a later time. President Wilken also discussed a conversation he had with Mr. Sims regarding SLA as a defendant in foreclosures and how we could get out of that as a blanket statement for future foreclosures. Off the cuff Mr. Sims didn't think that was possible. We will follow up on this idea at a later date.

b) Property Tax update, Secretary Walkenbach- Reported that the SLA paid property taxes have all been reimbursed to SLA. We as a Board will need to consider how we will react to unpaid property taxes at the end of this year.

## VI. Reports

a) President Report, President Wilken- Not much to report under this report, all my report is part of other reports but I want everyone to know this Board is working very hard and is coordinating well amongst ourselves.

b) Building and Grounds, Vice President Johnson

- ACTION, approve the expenditure of \$1,200 for the removal of a dead oak tree in the SLA Common Ground off West Lake Dr to come out of the Grounds Budget. Motion by President Wilken, second by Joyce Munie. Discussion followed. Motion passes.

c) Water and Land Safety, Harold Bly (Ron Rice)- Harold reported that he is looking at doing a spot treatment for algae instead of the whole lake which would bring the cost down to about \$1,800 to \$2,000. He has given some warnings and there is a new sign on the west arm to warn boaters that towables are not allowed to turn around past that point. A discussion followed concerning flood lights on Lot 61, the Board has received several complaints about them, particularly the safety issue with regard blinding boaters at night as they go around the corner from darkness to flood light. Ron Rice said he will discuss the issue with the member as it probably can be rectified.

d) Building & Construction Permits, Jerry Winterland (Randy Smith)- Jerry reported building permits for Lot 34, dog run and Lot 250 for a shed.

- ACTION, suspend the building permit for Lots 102, 102A and 102B for nonpayment of 2020 Assessment fees- No Action Taken

e) Finance, Insurance & Property Taxes Treasurer Muschong (Joyce Munie)- Property tax issue already discussed. No other actions to report.

- ACTION, Let the Certificate of Deposit (CD) which is expiring roll over for 12 months at an interest rate of .55 percent. Motion made by Treasurer Muschong, second by VP Johnson. Motion passes.

f) Bylaws, Rules & Regulations/General NPF Corporation Joyce Munie (Harold Bly)- Joyce reported that Secretary Walkenbach is working on the General NPF issue and compiling documents. Also reported that there were 11 boats in the July 4<sup>th</sup> boat parade and it was won by Lot 100, Arlen and Susan Sieg, congratulations. Everyone had fun and it was a success!

g) Sanitation, Ron Rice (Vice Pres. Johnson)- Ron reported that he is getting calls concerning septic issues, he's happy to help and is encouraged people are asking. The chlorine buckets are selling well and we can get restocked in one day.

h) Lake & Watershed Management, Randy Smith (Secretary Walkenbach)- Randy reported that Charlie Edwards tested the lake last month and the transparencies were: Site 1, 42"; Site 2, 36"; and Site 3, 27".

i) Secretary's Report, Secretary Walkenbach- Reported that the Annual Meeting is coming upon us in October and three Board Positions will be on the ballot, Ron Rice, VP Johnson and Randy Smith's terms will all be ending. Think about self nominating yourself as the Board needs a good ballot to present to our members. We received a thank you card for Board Members, Treasurer Muschong, Harold Bly and VP Thane Johnson who retrieved a wayward boat last month. Additionally reported that she filed the Annual Report for the Association with Secretary of State as required.

Membership Transfers, Secretary Walkenbach

Lot 282 Dave and Karla Barnes to Terry Kingery and Wendi Wensing

#### VII. New Business

a) Sunset Lake Association Property Taxes- Treasurer Muschong

- ACTION, approve payment of the first and second installment of SLA Property Taxes to Macoupin County for a total of #3,735.06; first installment of \$1,867.53 due on or before July 20, 2020 and second installment in the same amount due on or before September 21, 2020. This compares to the 2018 taxes which were \$3,607.08. Motion made by Treasurer Muschong, second by Joyce Munie, motion passes.

b) Lot 111 Complaint, Ron Rice

- ACTION, Lot 111 complained to the Board that Lot 112 has violated Section 31 A., "peaceful enjoyment" and Section 38 5. "no fencing" in the Sunset Lake Association Rules and Regulations. Voting to approve the Board's agreement that these rules have been violated. Motion made by Ron Rice second by Randy Smith. Discussion follows. Ron Rice rescinds motion. Ron Rice makes a motion to ask our Attorney to review SLA Rules & Regulations and make a recommendation as to whether the complaint is valid with regard to Section 31 A and Section 38 5.; Second by Randy Smith. Motion to request Attorney review is passed.

#### VIII. Membership and Guest Recognition

Lot 221, Brian Murphy- Wondering if there is any desire by the Board to change the motor limit size? I am looking at a new boat and know this was discussed last year. President Wilken responded that no, the Board is not currently considering a change.

#### IX. Board Comments

None

X. Adjourn, Secretary Walkenbach moves to adjourn, second by Joyce Munie. Motion passes, adjourned at 8:09pm

Respectfully Submitted,  
Amy Walkenbach, Secretary