

Board of Directors Meeting Minutes- March 7, 2023- DRAFT

I. Call to Order, John Kemp

II. Pledge of Allegiance

III. Roll Call

President John Kemp (2024)- Present

Vice President Joe Kovacs (2024)- Absent

Treasurer Sue Muschong (2023)- Present

Secretary Kim Gooding (2025)- Present

Board Member Jerry Winterland (2024)- Present

Board Member Brady Hahn (2025)- Present

Board Member Michelle Bearden (2023)- Present

Board Member Ed Richno (2023)- Present

Board Member Russ Baldwin (2025)- Present

IV. Call for changes or corrections to agenda

V. Membership and Guest Recognition

VI. Reports

a. President's Report: John Kemp

i. Lotus Wind Discussion- President Kemp reported that he would be meeting a company representative on Wednesday, March 8. The company wants a chance to answer any questions our members might have about their wind project.

ii. Discussion of the wildlife seen around the lake

iii. Wind damage to roof community building (Hanauer Hall), the hall lost some shingles during the recent storms, in going up to look at the damage it was found that there is no paper under the shingles on the east side of the building (President Kemp stated that he saw the paper in place on the back of the building when it was replaced). The lack of paper helps explain the water damage seen in the Hall. The roof is currently 15 years old so we are going to have to look hard at replacing it sooner rather than later.

- iv. The fireworks contract that was signed stipulated that if the company receives payment by the 1st of April we will receive eight percent more fireworks. Discussion ensued concerning what the actual language of the contract was. During the discussion Brady Hahn asked a side question concerning the ability of the Executive Officers to make a decision for the Board, he directed the question to Michelle Bearden as By-Laws/Rules and Regulations Chair, Michelle responded that it is in the By-Laws that allows the Executive Officers to make decisions that affect the running of the Association. Discussion of the fireworks contract continued, President Kemp excused himself from the meeting and pulled the contract from the files. The contract as signed stipulated that Sunset Lake Association would pay the entire contract amount, \$12,000, by April 18, 2023. Discussion ended, Treasurer Muschong will make certain a check is in the mail by April 1st.

- b. Grounds, Roads, Dam: John Kemp/Jerry Winterland/Brady Hahn
 - i. Attention to the East Lake turn around with additional road repair, Brady Hahn reported that Jeff Huffman, (maintenance man) has been busy working on the East Lake turn around and that it is looking much better.

 - ii. Daily dead/hit animal review along lake property. Several reports of dead deer and possums. Brady Hahn reported that he has seen several dead animals around that lake, including a dead deer near North Lake Dr., which he saw in the morning and it was gone by noon, Brady inquired as to whether or not Jeff Huffman drives around the lake checking out areas that need addressed. President Kemp responded that Jeff Huffman drives the lake roads daily, picking up sticks, dead animals, trash what have you that needs addressed. John did encourage members and Board members that if you see something sometimes its easier and more efficient to take care of it yourself if possible. If you hit a deer call the Sherriff they will get someone out to collect it and process it.

 - iii. Brady Hahn reported that Rivers and Lakes sent an email that they will be down in two weeks to start their inspection on the tower with regard to the shut off valves on the bottom of the tower (north sided, outside). This first visit will be just an inspection prior to bring down the dive crew once the inspection is completed.

- c. Water and Lake Safety: Ed Richno
 - i. Pond management of Duck weed. Product called Sonar RTU. I believe the association should have 2 gallons on hand for treatment of Duck

week. Cost is about \$98 per gallon, directions of use are on the Web page New Tech Bio. This is recommended by our fishery biologist Eric Ratcliff. The biologist also reported that grass carp will not eat duck week so they are not being considered for use.

- ii. We are on the list either this year or next for a Fish survey by IDNR. They will get to us when they can. The biologist covers 3 other counties since a recent retirement.
 - iii. The closest Fishery is 7 Fish Farms, Evansville Illinois. Phone number, 618-201-7686. They were recommended by IDNR. Several of the other fisheries have closed since COVID.
 - iv. The stand pipe for pond 2 needs to be probed, President Kemp said he would ask Jeff Huffman to do that and they need to look getting a basket for the stand pipe to keep it clear of blockages in the future.
- d. Building and Construction Permits: Jerry Winterland/Joe Kovacs
- i. Lot 47 new house, Lot 151 garage, Lot 264 shed and Lot 11 garage
- e. Finance Insurance and Property Taxes: Sue Muschong
- i. Finance- with approval from the Executive Board a \$25,000 12 month CD was purchased that will bear three percent interest leaving a balance of \$93,928 in our Operating Reserved Savings which bears .75 percent interest. Our other CD is for \$50,000 at 2.7 percent interest and is up in February, 2024.
 - ii. Budget- nothing to report
 - iii. Insurance- A member put in a claim to Cincinnati Insurance, SLA's insurance company. An adjuster came out and investigated the claim and reported that it was minor, we have not heard anything further at this time. Discussion followed concerning the incident, a member parked his boat/trailer next to SLA common ground and a branch fell from a tree on our property onto his boat and whether or not it was appropriate for a member to report a claim to SLA insurance. President Kemp reported that he and Jeff Huffman will be taking the tree down the following week.
 - iv. Property Taxes- We still have one member's property tax being held by a Tax Buyer. A certified letter was sent to the member asking for this to be taken care of within 30 days. The letter was received however the Tax

Buyer still owns the right to the lease. We will be going forward and requesting a title search of the property to identify existing liens and mortgages. Following that process we can ask our Attorney to start the process to pull the lease from the member if the matter hasn't been cleared up. The member has not tried talking with any Board Member concerning this issue.

- v. Lot 144- The case that SLA had filed regarding Lot 144 has been officially closed by Macoupin County Court. We did reach out to the member via certified letter asking the member to sign that she will follow SLA By-laws and Rules and Regulations. Once we receive the signed statement by the member her SLA privileges will be reinstated. We know she received that letter but to date we have not heard back.

- f. By Laws, Rules and Regulations: Michelle Bearden
No agenda items

- g. Sanitation: John Kemp

- i. Recently Jerry Winterland and have done four lot inspections for transfers, of those three of the chlorine tubes couldn't be found. President Kemp reported that he contacted the three members, and they were able to expose the tubes and fill with chlorine. A three out of four failure rate though is not good and President Kemp will be sending out a reminder to members and plea for compliance. We do not want raw sewage getting into the lake. President Kemp will continue spot checking. A member asked about fining members who do not put their lot number on the chlorine tube as requested last year. A discussion followed with President Kemp concluding that at this time this is not a rule and will not be enforced as a rule. Additional discussion centered on SLA going after companies that are not fulfilling their contractual obligations to service septic systems. President Kemp determined that it is not SLA's obligation to address contractual deficiencies and our obligation is between SLA and the member.

- h. Administrator of Leases: Amy Walkenbach

- i. Lot 27 Sherry and George Lapinia to Janet Prather and Kevin Collins; Lot 23 Jeff and Vicky Young to Mike and Sandy Pinkston

- i. Treasurer's Report: Sus Muschong

- i. As of the end of February 198 assessments have been paid, which is on the high side for this time of year. Financially we are healthy.
- j. Dredging: Joe Kovacs
 - i. Financial approval for trials with the muck remover tables, President Kemp brought up the muck tablets for Joe Kovacs in his absence. Joe would like to test two products in two different areas of the lake, The Fickas cove which Brady Hahn will monitor and Joe Kovacs cove which he will monitor. Discussion followed, including Ed Richno warning that this product could cause algae blooms, but also suggested we already have algae blooms; Treasurer Muschong presented an article that states the products are designed for pond management and not lakes; President Kemp suggested we start an algae removal program using manual labor. ACTION: Approve a not to exceed \$1,000 for the purchase of two brand of muck removal tablets, motion passes.
- k. Fireworks and Fundraising 2023: Brady Hahn/Kim Gooding/Joe Kovacs
 - i. Update on Super Raffle ticket sales. Brady Hahn reported 104 tickets sold to date, sales have been brisk and looking good.
 - ii. Secretary Gooding reported the following events the committee has planned: 80's Trivia night April 15th. Probably have a silent auction and 50/50, planning is mostly complete; Memorial Day Poker Run 70's themed, May 27th We need docks to start lining up; Fishing tournament Father's Day weekend, June 17th; Fireworks, boat parade and raffle drawing, July 1st Is there any problem with asking a 1st responder to pull the raffle ticket?; Labor Day Poker Run Pirate themed, September 2nd This will actually be a land and water golf theme, looking for building a one hole (per dock) putt putt golf instead of a poker run; Fish fry at new pavilion, October 14th In the process of getting a lean-to pavilion with grills and tables approved and constructed to hold the fish fry. President Kemp has a few questions but will hold them until viii. is complete; Doc's would like to offer boxed lunches to pick up at the loading ramp on any weekends we choose. This wouldn't cost SLA anything, and maybe other establishments would like to follow suit. Following the announcements there were discussions about 1) what additional funds would go toward? 2) should events have a designated purpose? 3) where would the funds for the pavilion come from? 4) brainstorming ways to fund a pavilion since there is no current budget item for a pavilion; 5) how can the Executives make the decision to put savings into a CD and why? 6) Is it appropriate to have a business to come on our property, is there a

liability? 7) should there be a “hold harmless”? 8) will having a business on our property bring non-members in and would that be a liability? 9) how can we help make it more fun on the lake for the members? After much discussion Secretary Gooding excused herself from the meeting. Treasurer Muschong ended this agenda item by stating she had been asked to let the Board know that members, Wilken’s/Walker’s and Wake’s would like to have some type of neighborhood lunch that would act as a fund raiser and would like to some dates that might work. Brady Hahn suggested they call him directly.

VII. New business/Additional agenda discussion

- a. Financial approval for Pavilion by the Loading dock. We have bids on materials. Asking for \$5,000.00, No action taken

VIII. Board Comments- No

IX. Adjournment- President Kemp adjourned the meeting

Respectively Submitted, translated from audio recording, Amy Walkenbach