

# Sunset Lake Association

30505 East Lake Dr., Girard, IL 62640  
217-627-3339

## NOTICE OF ANNUAL MEETING

on  
October 15, 1998

The Annual Meeting of the membership of Sunset Lake Association will be held at the Community Center Hall, 30505 East Lake Dr., Girard, IL on Thursday, October 15, 1998 at 7:30 PM to receive reports from officers and committee chairpersons and to transact any business that may be properly presented.

The Board of Directors have updated the Bylaws by eliminating or rewording various sections that no longer apply, making it easier and shorter to read. The two (2) proposed changes are to raise the Class B memberships (3) to \$50.00 each, and to change the starting time of the Annual meeting from 7:30PM to 7:00 PM. One new proposal is to eliminate "Consolidation of Lots" for the purpose of reducing assessments.

Three (3) Directors will be elected for terms of three (3) years each. One Director will be elected to fulfill a vacated term of one year. Nominations will be made from the floor. If any member is interested in serving as a Director or has any questions, feel free to contact the office at 627-3339.

The Board of Directors have prepared and approved a proposed Operating Budget for the calendar year of 1999 to be voted on by the membership.

If you cannot be present at the Annual meeting, a proxy form is enclosed, which you may give to a Class "A" member who will be present to vote for you. You may mail the executed proxy to the Secretary, Sunset Lake Association, 30505 East Lake Dr., Girard, IL 62640, or proxies may also be turned in at the Annual meeting. In accordance to the Bylaws, a member can vote only one (1) proxy in addition to the member's own vote.

Registration for the meeting will start at 6:30 PM, and the meeting will start promptly at 7:30 PM. Coffee and cookies will be served. We hope to see you there.

Respectfully,

Board of Directors,  
Peggy L Volz, Secretary

Encl: Sunset News.Net, Proxy Form, Proposed 1999 Budget, Cash Position, A/R List, 1997 Annual Meeting Minutes, updated Bylaws.

**SUNSET LAKE ASSOCIATION**

**ANNUAL MEETING AGENDA**

**October 15, 1998, 7:00 PM**

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF THE MINUTES OF THE ANNUAL MEETING ON OCTOBER 16, 1997

PRESIDENT'S REMARKS

COMMITTEE CHAIRPERSON'S REPORTS

AQUATIC CONTROL, RECREATION & WATER SAFETY	- PETE McCOY
BUILDING & CONSTRUCTION	- ED SMITH
FARM MANAGEMENT	- JOHN EARLEY
LEGAL & INSURANCE	- AL TRETTER
ROADS & GROUNDS	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS	- KEN VOLZ
WATER QUALITY & SOIL CONSERVATION	- RAY REARDON
FINANCE	- BOB HANAUER

APPROVAL OF 1999 BUDGET

APPROVAL OF UPDATED BYLAWS

ELECTION OF DIRECTORS

ADJOURNMENT

# Sunset Lake Association

## CASH POSITION

Oct. 1, 1998

Cash on Hand (Petty Cash)	\$	100.00	
First National Bank	\$	802.00	
Checking	\$	45,719.69	
Money Market Fund - General	\$	10,998.93	
Money Market Fund & CD - Equip Reserve	\$	750.33	
Silt Fund			\$ 58,370.95
			\$ -800.00
First National Bank - Escrow Held			Total Revenue \$ 57,570.95

Estimated Expenses for Oct., Nov., Dec. 1998 \$ 41,330.00

## OVERDUE ACCOUNTS RECEIVABLE

### - No Voting Rights, or Lake Privileges

Daniel Lawson	Lot #(s) 96,96A	\$1,390.38
Ron & Pam Morrow	Lot #(s) 2	\$ 219.26
Jarrod Perce	Lot #(s) 116A	\$ 165.57
William Secrist	Lot #(s) 212	\$ 709.78
James Williams	Lot #(s) 95	\$ 319.97
Charles Wooten	Lot #(s) 231	\$ 514.60
	Total Overdue	\$3,319.56

## Proposed 1999 Budget

### Income:

General Assessments - 314 X \$250.00	\$78,500.00	
Building Permits	1000.00	
Fines & Penalties	900.00	
Interest	1500.00	
Transfer Fees	8000.00	
Boat Permits	3400.00	
Cable Franchise Fee	2200.00	
Earned by Maintenance Man	800.00	
Other Receipts	1200.00	
Farm	<del>8700.00</del>	3200.00
<b>Total Revenue</b>	<b>\$106,200.00</b>	

### Expenditures:

Lake Superintendent Salary	<del>\$23,200.00</del>	24,000.00
Secretary Salary	<del>10,800.00</del>	11,000.00
Legal & Accounting Fees	2000.00	
Community Center Mortgage	9400.00	
Office Expense	4000.00	
Lake & Shoreline	400.00	
Roads	9900.00	
Grounds	1200.00	
Equipment Expense/Supplies	2500.00	
Conservation & Water Shed	<del>3000.00</del>	2000.00
Gas & Oil	2300.00	
Fish Stocking	2000.00	
Utilities	6000.00	
Insurance	10000.00	
Employment Taxes	3500.00	
Property Taxes	4200.00	
Miscellaneous Expense	1200.00	
Equipment Reserve	5000.00	
Farm	<del>5600.00</del>	
<b>Total Expenditures</b>	<b>\$106,200.00</b>	

# Alphabetical Membership List

Adamski, Fred & Mary Ann	#247	Dorworth, Ed & Phyllis	#99,99A
Alderson, Bob & Delores	#188,189	Downs, John	#167B
Archer, Era Marie & David	#35	Drake, Sam & Mitzi	#111
Babicky, Thomas & Irene	#201	DuBoise, James	#163
Baker, E. Wayne & Janice	#59A	Duke, Larry & Janet	#112
Barnes, Darren & Michele	#215A	Dunham, Bob & Shirley	#39,40
Barnes, David & Karla	#282	Earley, John & Jeanette	#8
Barnes, Gary & Becky	#175	Erickson, Tom & Joyce	#287
Beck, Dave & Ruth	#36,36A	Erley, Paul & Shirley	#89
Berry, Tom & Patsy	#245	Famum, Edna	#150,150A
Bettis, Hilda	#141	Farrington, Lorrie	#285
Bilinsky, Richard & Bette	#17	Federer, Karl & Marcia	#275
Blankenship, Lester & Suzann	#203	Fickas, Ray	#167,167A
Bloome, Loren & Maxine	#213A,213	Finney, Phillip & Karen	#162
Bormida, Ron	85	Fitzgerald, John & Mary	#37
Boyd, Ken & Janis	#269,270	Ford, Glenn	#156
Boyle, Robert & Anthony Zummo	#198	Ford, Nancy	#180
Brant, Jerry	#45	Foster, Robert & Carol	#194
Brawner, Jay & Mary	#281	Galvan, Gabriel & Marilyn	#122,123
Brockmeyer, Don, Yvonne, Patty	#179	Garbin, Charles & Grace	#274
Bryant, Virgil & Janet	#38	Gates, Fred & Charlene	#158
Burch, Charles & Roxine	#117	Gibbons, Frank & Shirley	#113
Burg, Ed & Bernadine	#101,101A	Gilchrist, Walter & Loretta	#200
Burgess, Don & Millie	#229,230	Glatz, Frank & Dorothy	#260
Busby, Dave & Nancy	#172	Goble, Jim	#83
Busby, Dave & Nancy	#49C	Gray, Warren & Dorothy	#209
Carpenter, Greg & Linda	#71-73	Gray, William & Suzanne	#226
Carroll, Mike & Laura	#7	Griener, Darrel & Collette	#41,41A
Charles, Clem & Terri	#9A	Groesch, Robert & Shelley	#126
Chase, Ben & Ruby	#109	Hagen, Fred & Shirley	#65,65A
Cheek, John	#100,100A	Hammond, Gary & Janet	#46
Clark, Chuck & Jeanette	#267,268	Hanauer, Bob & Annamae	#50
Clevenger, Joseph	#2A	Hansen, Ingrid	#29
Codron, Al & Margaret	#63	Harmison, Bernice	#30
Coleman, Ruth	#42	Harmon, Laurie	#77
Copp, Dave & Joyce	#5	Harris, Bill & Emma	#105,106
Cottingham, Tyrone & Carol	#78	Harrison, Phyllis	#64
Coultas, Lucille	#166B	Hart, June	#133,134
Cowden, Mike	#273	Hartley, Jim & JoAnn	#192
Cox, Bobby & Linda	#103	Harvey, LaVern & Laura Kimble	#242
Cox, Brad	#148	Haynes, Earl	#28
Crawford, Mary	#104	Hayward, Mark	#142
Crocks, John & Shelley	#22A	Hedrick, Walter & Helen	#30A
Cross, Joel & Kathleen	#246A	Heinz, Margaret	#174
Davies, Clara	#183	Helton, Bill & Lou	#227
Davis, Anna	#157	Hendricks, Elinor	#251
Davis, Bruce	#21,22	Herrin, John & Beverly	#127
Day, Keith	#120	Higginson, James	#67
Denney, Dennis & Eileen	#264	Higginson, Mike & Gayle	#143
Denton, Roy	#115,116	Hill, Robert & Patricia	#161
Dickerson, Dave & Schella	#238	Hines, Olyn & Lorraine	#68
Divjak, Jerry & Dee	#70A,70B	Hohimer, Bill & Maxine	#155
Dodge, Charles & Donna	#108	Hughes, Tom & Susan	#48
Dopp, Mary	#87,87A	Humphrey, Gregg & Melanie	#121,121A
Dorks, Don & Karla	#284	Hyatt, Jim & Yvonne	#124
Dorr, James & Margaret		Jacober, Walter	#79-81
		Jacoby, Russell & Eva	#184-187

James, Lloyd & Donna	#19
Jennings, Florence	#207
Jennings, Roger & Judy	#205,206
Johnson, Don & Barbara	#281
Jones, Charles E.	#102,102A,102B
Jones, Charles C. & Dorothy	#128
Jones, Randy & Mary	#132
Jones, Wendell & JoAnn	#210
Jones, William	#272
Kaufman, Jeff & Nancy	#178
Kaydus, Mike & Martha	#234,235
Kehrer, Denis & Judy	#9
Killian, Joseph & Lillian	#166
Kimble, Larry	#82
Kimmell, Scott & Patricia	#90
King, Mike & Deborah	#165
Klaves, Hazel	#14,15
Knudson, Bud & Judy	#20,20A
Kriisa, Veera	#11
Kruse, George & Carol	#252
Lane, George & Myra	#261
Lawson, Dan	#96,96A
Lazzaro, Ken & Marijane	#12
LeGrand, John & Cathy	#169
Leonard, John & Pam	#248
Lindsay, Mike & Sharon	#31
Loeser, Ken & Eden	#13
Lomelino, Mel	#197
Lomelino, Stan	#98
Long, Lou & Sue	#223
Luddeke, Edith	#60
Ludek, Joseph & Betty	#129
Luparell, John & Joanne	#166A
Luttrell, Ed & Marilyn	#271
Madiar, George & Alice	#66
Maguire, Richard & Betty	#137
Mahan, Scott & Linda	#27
Maquet, Wilbert & Betty	#193
March, Jared	#49A
Martin, Stephen	#144
Mattsson, John	#208
Mauk, Richard & Molly	#118
Mayes, Carl & Verna	#24
Mayes, John & Susan	#258,259
McAnamey, Howard & MariAna	#52,52A
McCoy, Peter & Paula	#131
McKinney, Clarence & Shelby	#136
McMurl, Harry & Marilyn	#119
Meeker, Robert & Judy	#215
Meeker, Tom & Dona	#199
Michelich, John & Helen	#254,254A
Millen, Kevin	#270A
Miller, Leo & Betty	#32
Miller, Vanetta	#58
Moreth, Vince	#263
Morrow, Ron & Pamela	#2
Mortimer, Russ & Betty	#10A

Mottershaw, Jerry & Tom	#182
Mullen, Bob & Helen	#114
Munchalfen, John & JoAnn	#221
Murduck, Rod & Peggy	#3,4
Murphy, Lucile	#250,250A,250B
Neumann, Ernest & Rachel	#149
Obcamp, Jeanne	#49B
Owens, Richard & Shirley	#283
Paisley, Carol	#153
Patterson, Stan & Terri	#125
Payne, Charles & Joyce	#145,146
Perce, Jarrod	#116A
Perry, Jim & Marcia	#26
Pharris, Lucille	#168
Phillips, Ken & Sandy	#190
Pickett, Jim	#59
Pietsek, Carl & Arlene	#93
Pintar, John	#44
Pitchford, Roscoe	#160
Power, Jim & Patricia	#256
Ragan, Walter & Charlotte	#196
Ramsey, Charles & Mildred	#164
Reardon, Ray & Lori	#256A, 257
Reilly, Joseph	#211
Rice, Jim & Marian	#219
Rice, Ron & Mary	#237,237A
Richison, Ron & Penny	#159
Riegor, Mike & Karen	#239
Riley, Robert	#49
Roberts, Mark	#224
Roberts, Scott & Tamra	#216
Robson, George & Patty	#154,154A
Rogers, Al & Diane	#135,135A
Roseberry, Gene	#33
Royer, Larry & Carla	#249
Rule, Lee & Juanita	#222
Ruzic, Robert & Zelma	#170,171
Sandidge, Lorraine	#147
Sanson, Troy & Debra	#27
Scharfenberg, Dan & Annette	#240
Schmid, Charles & Janet	#228
Schwandner, John & Carol	#62
Scott, Clyde & Gladys	#84
Scott, Edith	#112A
Secrist, Bill & Sharon	#212
Sehring, Frances	#23
Seman, Les & Jodie	#16
Shackleford, Henry & Janet	#151,A & B
Shaffer, Robert	#61
Sharp, Allan & Delores	#204
Shirvis, Dan & Claudia	#110
Skiles, Jim & Norma	#255
Slagle, Robert	#55,57
Smith, Andrew	#202
Smith, Dave & Nancy	#43
Smith, Ed & Donna	#54
Smith, Henry & Peggy	#130

Smith, Vernon & Linda	#211A
Snell, Ed & Delores	#286
Sons, Robert & Teresa	#277
Spence, Jim & Carol	#176,177A,177
Spence, Lester & Helen	#262,262A
Standen, Nancy	#53
Stankoven, Steve & Mary	#173A
Stansberry, Ray & Karen	#265
Starkweather, Don & Alice	#91
Stead, Mary	#107
Stroops, Ken & Eden	#13
Strutz, George & Marie	#140
Strutz, Victor	#225
Sutsser, Terry & Raymonde	#86,88
Sutton, Hank & Karen	#195
Sweatman, Tom & Renee	#246
Sykes, Rachel	#69
Szymiski, Don & Margaret	#16A
Talla, Geraldine	#244
Tavernor, Bill	#276
Thomas, Frank & Rita	#181
Thompson, Bob & Jean	#220
Tomazic, Sharon	#173
Traficante, Cosimo	#6
Trapp, Robert	#97
Tretter, AL & Geraldine	#34
Tumbull, Tom & Betty	#138,139
Turner, Ardell	#25
VanDyke, Verlyn & Viola	#191
Vanlten, Arden & Betty	#94
Volz, Bud & Wanda	#232,233
Volz, Ken & Peggy	#9B
Walker, Ward & Loudene	#152
Waughop, Allen & Susan	#236
Weller, Elvin & Darlene	#223A
Weller, Ron	#241
Werry, David	#217
Westendorf, Mark	#56
Whitehead, Ricky & Patty	#218
Whitlow, Regina & Marven Wingo	#51
Wilkin, Pat & Debbie	#10
Williams, Bill & Carolyn	#74-76A
Williams, James	#95
Williamson, Daryle & Nancy	#18
Witt, Dallas & Darlene	#243
Woodrum, Billy & Patricia	#47
Woods, Lewis & Jacqueline	#204
Wooten, Charles	#231
Wyatt, Jim	#1
Yaris, Gary & Patty	#214
Young, Bertha	#266
Zerante, Vincent & Nell Jean	#253

## Membership By Lot Number

#1	Wyatt, Jim
#2	Morrow, Ron & Pamela
#2A	Codron, Al & Margaret
#3,4	Murduck, Rod & Peggy
#5	Cottingham, Tyrone & Carol
#6	Traficante, Cosimo
#7	Charles, Clem & Terri
#8	Earley, John & Jeanette
#9	Kehrer, Denis & Judy
#9A	Chase, Ben & Ruby
#9B	Volz, Ken & Peggy
#10	Wilkin, Pat & Debbie
#10A	Mortimer, Russ & Betty Jo
#11	Kriisa, Veera
#12	Lazzaro, Ken & Marjane
#13	Stroops, Ken & Eden
#14,15	Klaves, Hazel
#16	Seman, Les & Jodie
#16A	Szymiski, Don & Margaret
#17	Bilinsky, Richard & Bette
#18	Williamson, Daryle & Nancy
#19	James, Lloyd & Donna
#20,20A	Knudson, Bud & Judy
#21,22	Day, Keith
#22A	Cross, Joel & Kathy
#23	Sehring, Frances
#24	Mayes, Carl & Verna
#25	Turner, Art & Ruth
#26	Perry, Jim & Marcia
#27	Sanson, Troy & Debra
#28	Haynes, Earl
#29	Hansen, Ingrid
#30	Harrison, Bernice
#30A	Hedrick, Walt & Helen
#31	Lindsay, Mike & Sharon
#32	Miller, Leo & Betty
#33	Roseberry, Gene
#34	Tretter, Al & Geraldine
#35	Archer, Era Marie
#36,36A	Beck, Dave & Ruth
#37	Fitzgerald, John & Mary
#38	Bryant, Virgil & Janet
#39,40	Dunham, Robert & Shirley
#41,41A	Grider, Darrel & Collette
#42	Copp, Dave & Joyce
#43	Smith, David
#44	Pintar, John
#45	Brant, Jerry
#46	Hammond, Gary & Janet
#47	Woodrum, Billy
#48	Hughes, Thomas
#49	Riley, Robert
#49A	March, Jared
#49B	Obcamp, Jeanne
#49C	Carpenter, Gregory & Linda

#50	Hanauer, Bob & Annamae	#115,116	Dickerson, David & Schella
#51	Whitlow, Regina & Marven Wingo	#116A	Perce, Jarrod
#52,52A	McAnamey, Howard & Mariana	#117	Burch, Charles & Roxine
#53	Standen, Nancy	#118	Mauk, Richard & Molly
#54	Smith, Ed & Donna	#119	McMurt, Harry & Marilyn
#55,57	Slagle, Bob & Doris	#120	Denney, Dennis & Eileen
#56	Westendorf, Mark	#121,121A	Humphrey, Gregg & Melanie
#58	Miller, Vanetta	#122,123	Galvan, Gabriel & Marilyn
#59	Pickett, James	#124	Hyatt, Jim & Von
#59A	Baker, Wayne & Janice	#125	Patterson, Stan & Terri
#60	Luddeke, Edith	#126	Groesch, Bob & Shelly Stevens
#61	Shaffer, Robert	#127	Herrin, John & Beverly
#62	Schwandner, John & Carol	#128	Jones, Charles C. & Dorothy
#63	Coleman, Ruth	#129	Ludek, Joseph & Betty
#64	Harrison, Phyllis	#130	Smith, Henry & Peggy
#65,65A	Hagen, Fred & Shirley	#131	McCoy, Pete & Paula
#66	Madiar, George & Alice	#132	Jones, Randy & Mary
#67	Higginson, Jim & Dorothy	#133,134	Hart, June
#68	Hines, Olyn & Lorraine	#135,135A	Rogers, Jay & Diana
#69	Sykes, Rachel	#136	McKinney, Clarence & Shelby
#70A & B	Dodge, Charles & Donna	#137	Maguire, Richard & Betty
#71-73	Carroll, Mike & Laura	#138,139	Tumbull, Thomas & Betty
#74-76A	Williams, Bill & Carolyn	#140	Strutz, George & Marie
#77	Harmon, Laurie	#141	Bettis, Hilda
#78	Coultas, James	#142	Hayward, Mark
#79-81	Jacobson, Walter	#143	Higginson, Mike & Gayle
#82	Kimble, Larry	#144	Martin, Stephen
#83	Goble, James	#145,146	Payne, Charles & Joyce
#84	Scott, Clyde & Gladys	#147	Sandidge, Lorraine
#85	Bornida, Ron	#148	Crawford, Mary
#86,88	Sutsser, Terry & Raymonde	#149	Neumann, Ernest & Rachel
#87,87A	Dorks, Don & Karla	#150,150A	Farnam, Edna
#89	Eley, Paul & Shirley	#151,151A&B	Shackleford, Henry & Janet
#90	Kimmell, Scott & Patricia	#152	Walker, Ward & Louleen
#91	Starkweather, Don & Alice	#153	Paisley, Carol
#93	Pietsek, Carl & Arlene	#154,154A	Robson, George & Patty
#94	Vanliten, Arden & Betty	#155	Hohimer, Bill & Maxine
#95	Williams, Jim	#156	Ford, Glenn & Sarah
#96,96A	Lawson, Daniel	#157	Davis, Bruce
#97	Trapp, Robert	#158	Gates, Fred & Charlene
#98	Lomelino, Stan	#159	Richison, Ron & Penny
#99,99A	Dorworth, Ed & Phyllis	#160	Pitchford, Roscoe & Geraldine
#100,100A	Clark, Chuck & Jeanette	#161	Hill, Robert & Patricia
#101,101A	Burg, Ed & Bernadine	#162	Finney, Philip & Karen
#102,102A&B	Jones, Charles	#163	DuBois, Jim & Emma
#103	Cox, Brad	#164	Ramsey, Charles & Mildred
#104	Crocks, John & Shelly	#165	King, Mike & Deborah
#105,106	Harris, Bill & Emma	#166	Killian, Joseph & Lillian
#107	Stead, Mary	#166A	Luparell, John & Joanne
#108	Dopp, Mary	#166B	Cowden, Mike
#109	Cheek, John	#167,167A	Fickas, Ray & Eva
#110	Shirvis, Dan & Claudia	#167B	Downs, John
#111	Drake, Sam & Mitzi	#168	Pharris, Lucille
#112	Duke, Larry & Janet	#169	LeGrand, John & Cathy
#112A	Scott, Edith	#170,171	Ruzic, Robert & Zelma
#113	Gibbons, Frank & Shirley	#172	Busby, Dave & Nancy
#114	Mullen, Robert & Helen	#173	Tomazic, Sharon



#173A	Stankoven, Steve & Mary	#236	Waghop, Allen & Sue
#174	Heinz, Margaret	#237,237A	Rice, Ron & M. Jean
#175	Barnes, Gary & Becky	#238	Divjak, Jerry & Dee
#176-177A	Spence, Jim & Carol	#239	Riegor, Mike & Karen
#178	Kaufman, Jeff & Nancy	#240	Scharfenberg, Dan & Annette
#179	Brodkmeyer, Don, Yvonne, Patty	#241	Weller, Ron & Evelyn
#180	Nancy Ford	#242	Harvey, Lavern & Laura Kimble
#181	Thomas, Francis & Rita	#243	Witt, Dallas & Darlene
#182	Mottershaw, Jerry & Tom	#244	Talla, Geraldine
#183	Davis, Anna	#245	Berry, Tom & Patsy
#184-187	Jacoby, Russell	#246	Sweatman, Tom & Renee
#188-189	Alderson, Bob & Delores	#246A	Shewmaker, Clara
#190	Phillips, Ken & Sandy	#247	Adamski, Fred & Mary Ann
#191	VanDyke, Verlyn & Viola	#248	Leonard, John & Pamela
#192	Hartley, James & JoAnn	#249	Royer, Larry & Carla
#193	Maquet, Wilbert	#250,250A & B	Murphy, Lucille
#194	Foster, Robert & Carole	#251	Hendricks, Elinor
#195	Sutton, Hank & Karen	#252	Kruse, George & Carol
#196	Ragan, Walter & Charlotte	#253	Zerante, Vince & Nell Jean
#197	Lomelino, Mel	#254,254A	Michelich, John & Helen
#198	Boyle, Robert & Anthony Zummo	#255	Skiles, James & Norma
#199	Meeker, Tom & Dona	#256	Power, James & Patricia
#200	Gilchrist, Walt & Loretta	#256A,257	Reardon, Ray & Lori
#201	Babicky, Tom & Mariam	#258,259	Mayes, John & Susan
#202	Smith, Andrew	#260	Glatz, Frank & Dorothy
#203	Blankenship, Lester & Suzann	#261	Lane, George & Myra
#204	Sharp, Allan & Delores	#262,262A	Spence, Lester & Helen
#205,206	Jennings, Roger & Judy	#263	Moreth, Vince
#207	Jennings, Florence	#264	Denton, Roy & Cheryl
#208	Mattsson, John	#265	Stansberry, Ray & Karen
#209	Gray, Warren & Dorothy	#266	Young, Bertha
#210	Jones, Wendell & JoAnn	#267,268	Clevenger, Joseph
#211	Reilly, Joseph	#269,270	Boyd, Ken & Janis
#211A	Smith, Vernon & Linda	#270A	Millen, Kevin
#212	Secrist, William & Sharon	#271	Luttrell, Ed & Marilyn
#213,213A	Bloome, Loren & Maxine	#272	Jones, William
#214	Yaris, Gary & Patty	#273	Cox, Bobby & Linda
#215	Meeker, Robert & Judy	#274	Garbin, Charles & Grace
#215A	Barnes, Darren & Michele	#275	Federer, Karl & Marcia
#216	Roberts, Scott & Tamra	#276	Tavernor, Bill
#217	Werry, David	#277	Sons, Robert & Teresa
#218	Whitehead, Ricky & Patty	#281	Johnson, Don & Barbara
#219	Rice, Jim & Mariam	#282	Barnes, Dave & Karla
#220	Thompson, Robert & Jean	#283	Owens, Richard & Shirley
#221	Munchalfen, John & JoAnn	#284	Dorr, James & Margaret
#222	Rule, Lee & Juanita	#285	Farrington, Lorrie
#223	Long, Louis & Sue	#286	Snell, Ed & Delores
#223A	Weller, Elvin & Darlene	#287	Erickson, Tom & Joyce
#224	Roberts, Mark		
#225	Strutz, Victor		
#226	Gray, William & Suzanne		
#227	Helton, Bill & Lou		
#228	Schmid, Charles & Janet		
#229,230	Burgess, Don & Millie		
#231	Wooten, Charles & Mary		
#232,233	Volz, Bud & Wanda		
#234,235	Kaydus, Mike & Martha		

# SUNSET LAKE ASSOCIATION

## ANNUAL MEETING

OCTOBER 16, 1997

The Annual Membership meeting was held on Thursday, October 16, 1997 at St. Patrick's Meeting Hall, Girard and started at 7:30 P.M. with all Board Directors present, except Dave Beck.

President Lou Long stated that a quorum had been reached with 73 members present, plus 38 members represented by proxy, making a total of 111 Class "A" members eligible to vote. Pres. Lou Long stated that there were several new members present and asked them to stand and identify themselves: #94 Arden & Betty Vanliten, #32 Leo & Betty Miller, #87,87A Don & Karla Dorks, #247 Fred & Mary Adamski, #82,85 Ron Bormida, #120 Dennis & Eileen Denney, #127 John & Beverly Herrin, #99,99A Ed & Phyllis Dorworth, #273 Bobby & Linda Cox. Pres. Lou Long thanked #24 Carl & Verna Mayes for planting flowers at the North lake entrance and at the junction of Circle and Pine, & also thanked #205,206 Judy Jennings for the flowers at Oak Ln.

**The Minutes of the 1996 Annual Meeting** were approved. The motion to accept the Minutes of the 1996 Annual meeting was made by #162 Philip Finney, and seconded by #219 Jim Rice. The motion carried.

**Under President's remarks**, Lou Long pointed out that the SLA gavel says 1954 which makes us 43 years old, and we don't have our own office yet. We have been renting since 1965, or 32 years. He said that SLA has reached a point where we need to build our own home. We have volunteer contractors in our Association. We have reviewed our costs and it won't raise assessments. We are ready to start a building tomorrow if the membership votes for it tonight. Ron Rice #237,237A, commented that he felt the building should be bigger than the proposed drawing of 42' X 48'. He suggested 42' X 60'. Lou Long said that Bob Hanauer has done 99% of the research on costs & estimates, so Lou deferred to Vice Pres. Bob Hanauer.

**Under Vice Pres.'s Presentation on Building a New Office by the Shed-** Bob Hanauer said since the size of the building has already been brought up, he will address that issue first. He said that 42' X 48' is all we can afford without raising assessments. It will seat 100-125, and there are 84 here tonight. So we can have the Annual Meetings in the new building. Ron Rice #237,237A asked if it will be handi-capped accessible. Bob Hanauer answered yes. #241 Ron Weller said it needs to be bigger by 50% and to have a Special Assessment of \$25.00 for 3 years to pay for it. Bob Hanauer said he would vote against any increase in assessments, and that the building can be added onto easily in the future if it is necessary to the south or west as it is drawn up now. Fred Gates #158, asked if it was financed and at what bank and rate. Bob Hanauer answered that it will be financed at First National Bank at 8 1/4% on a 5-year balloon (not 8 1/2% as originally quoted). Fred Gates said that over 15 years we will pay \$88,000. Bob Hanauer said if we wait until we have saved enough money, the cost of labor and materials will go up, and we have no idea if we would have the skilled volunteer labor that we have now. The office in town could go up in rent, plus it smells like sewer gas, cats fall through the ceiling, and it costs us \$144 per month for heat & electric. Fred Gates voiced his concern about the cost of the building verses the uses of it. He suggested building just an office right now, because the hall won't be used that much. Bob Hanauer said that it is large enough for the membership to have car parties, showers, family get-togethers, etc., and that it will be used by the membership. Fred Gates suggested raising assessments by \$25.00 in 1998 so financing would not be necessary and reduce the size of the building. #32, Betty Miller asked if the new building could be rented out to make money to help pay for it. She said she would like to rent it for Painting classes. Bob Hanauer said he would like the Red Cross to come out and teach CPR, and as far as renting for classes, the Board hadn't talked about it yet. He added that the cost of insurance would have to be considered. Marilyn McMurl, #119, asked if every member gets a key, and Bob answered no, a member will have to get the key from the Secretary. She asked if there would be a cleaning deposit. Bob answered that so far, there will be no deposit, but members will have to sign an agreement to clean it up and pay for any damage. Marilyn said that if the Secretary is only in for a couple of hours a day then how do you get a key or use the hall on the spur of the moment. Bob corrected her by saying that the Secretary is in the office 5-6 hours a day, 5 days a week, and it is up to the members to get a key. Marilyn said there should be a key for every member to have access at any time, and there should be a full kitchen. John Earley, #8 interjected that we will address these kinds of issues as we go, but for right now, lets concentrate on getting a building up first. John continued by saying, the issue now is can we afford it and the Board answer is yes. And he continued that we hope that members do hang out at the hall. Furnishings were brought up and John Earley said we already have some, and the Building Fund will pay for some furnishings now, but we hope there will be donations as well. We will have to purchase what we need as we can afford. Marilyn McMurl, #119, asked how we can guarantee we will get 10 Transfers of real estate per year, and guarantee no raise in assessments. She continued that we should just build an office first. Bob Hanauer answered that since 1992 the average number of transfers a year is 31! At this time, we have already had 20 Transfers this year, with 4 more to close in Oct., and 10 pending. The lowest number of Transfers in one year was 2. John Earley, #8, interjected to comment on the size of the building. The main cost of the building is the office

2 bathrooms, a septic system, heating and plumbing, etc. The hall is the cheapest part of the building and adds very little to the total cost. Ed Burg, #101,101A agreed with John's assessment of the cost distribution of the building. #119, Marilyn McMurl said that assessments were raised last year for the roads, so why don't we use the 10 Transfers Fees and the money set aside for the Building Fund to lower assessments. Bob Hanauer said the members would only save \$1.01 per month. Ron Bormida #82,85 asked about liquor at the hall. Marilyn McMurl said that we would have to buy Dram Shop insurance, which is very expensive. Mary Ann Adamski, #247, said that if you want to have a party with liquor, then go to your insurance agent to cover 1 night. Al Tretter, #34, said that we will have coverage for whatever necessities we would incur. Ken Phillips, #190 said it would be the same as taking alcohol on a boat on the lake. Sue Long #223 commented that the important issue is that it would give all the members a chance to get to know each other and become more of a community. Jim Perry #26 commented that at the Air Base where he works, they pay \$2800.00 for one night for beer only. Marilyn McMurl, #119, said that if you provide liquor, you must have Dram Shop. Al Tretter, #34, guaranteed that there would be coverage for whatever our needs. Bob Hanauer said that our community is not in Girard, it is here on the lake, and we need a Community Center to get to know each other. Ed Smith, #54, said that the Secretary is available in the office 5 days a week in the morning to pick up the key and the building could be used by the members to walk and exercise when the weather is bad, and provide the opportunity for the members to get to know each other. #234,235 Mike Kaydus said that Terry Clark said the materials would cost more than \$2500.00 for a septic system. Bob Hanauer answered that Don Starkweather, a contractor for 15 years, will put in the septic system for \$2500.00 with the free use of Burgess' backhoe, and he added that the parking lot will cost \$1500.00, which was not included. Ed Snell #286, commented that this lake was started with a dam in 1954, so let's start with a building we can afford and go from there. Ed Snell #286, made the motion to accept the Board's proposed building & #223 Sue Long seconded it.

Lou Long told the members to use Ballot #1 to vote for or against the new building. Dennis Denney acted as the impartial observer and helped count the ballots. There were 90- YES votes and 23- NO votes. The motion to build a Community Center passed.

**Under Aquatic Control, Recreation & Water Safety Committee**, Chairperson Pete McCoy reported happily there were no accidents on the lake this past year. The goose problem was better this year since the Dept. of Agriculture came out and dipped eggs, plus many people put up fences as suggested in the newsletter and the geese couldn't get up to the corn on the East side, so they moved out. He reported trapping around 12 beaver and 50 muskrats. The Conservation Dept. shocked the lake in the spring and the report will be here in March. Pete asked them about the weeds and they said not to put any lake weeds in because it could get out of control. He also asked about the mussels and was told they are one of the best things in the lake, because the Red Ears eat them. That is why we have Red Ears up to 2 pounds. He said not to put any Striped Bass back in the lake because they will overtake the Blue Gills. The Conservationist said this is the best Walleye lake he'd seen and he recommended stocking Walleye and Channel Catfish, so that is mostly what was ordered to stock the lake with this year. Pete McCoy thanked Jim Higginson, and those who donated, for collecting \$700.00 in donations for Walleye and Catfish, so Pete matched it with another \$700.00 and ordered 750 Walleye and 615 Catfish. They will be small next year, though. The question was asked if he will stock the lake every year, and Pete answered yes. Croppies have a 4-year life span and grow 2-3 inches per year, and there are plenty in the lake now. It was suggested that if a year is skipped, then there will be gaps.

**Under the Building & Construction Committee**, Chairperson Bob Hanauer reported that this had been a very busy "shed" year on the lake. Building Permits were issued for: twelve (12) sheds, five (5) decks, 1 boat house, 3 garages, 11 docks and 8 house additions, plus new home permits were issued to: #276 Bill Taverner, #282 Dave & Karla Barnes, #267,268 Joe Clevenger, and to #265 Ray & Karen Stansbury.

**Under Farm Management**, Chairperson John Earley explained that in the early 1990's, the farm was no-till planted on a rotating basis in wheat & beans. Then the Silt Pond was built in 1994 to hold the dredged material from the lake. In August and September 1997, it went through the final transition of restoring the area back to farm ground when the Silt Pond was leveled. Wheat was drilled in this 30 acre tract after 2 trips with the brush disk, 2 trips with the tandem disk, and 2 trips with the land leveler. After the shower we got last week, the wheat and grass is coming up nicely. The ground consists of white timber soil, black silt, and yellow clay, next year we need to test the soil for lime and fertilizer. It will take 2-3 years to restore the soil.

John Earley explained that along East Lake Drive, we established a buffer strip of grass to prevent silt from coming back into the lake. We cash rented 5 acres from Gary Hays last year and it successfully stopped the silt run-off along that section. So recently we came to an agreement with Dale Walk to cash rent 4 acres to finish on up East Lake Dr. and continue north to Hays Road with a buffer strip, which was planted in grass.

Along the North Lake Dr. entrance and on the northwest side, Ed Snell's property, is in a 10-year set side program planted with prairie grass, which will greatly reduce the siltation in those areas. On the west side south of Coultas Dr., 20 acres was purchased by Walter Wallace, a no-till rotation farmer, which will reduce the siltation there. On the 20 acres south of that, down to Emersson, we must have the

owners cooperation on that. The question was asked why the Association farms any ground? John Earley explained that the center of Circle Dr. cannot be sold as lots because in the By-Laws it forbids any development which does not have access to the lake. So, we try to make some profit from the ground we have, rather than just mow grass there. For the next 2-3 years we intend to custom farm with Bill Hohimer and John Earley supervising. We don't just Cash Rent the ground because we want to control what is done and when. Much of the recent work was done by Bill Hohimer and John Earley with borrowed or rented equipment, but the wheat will be harvested by a farmer we hire. The question was asked why not plant hay there? John answered that in the future, that is a possibility, but large production of hay must have a market and there aren't that many cattle around here for the local farmers to even need it. So, we would need to find a market for it first. Selling it to horse breeders was suggested.

**Under Legal & Insurance**, Chairperson Al Tretter reported that Legal expenses cost \$104.23 to wind up an old case and \$513.39 to collect \$3300.00 in overdue accounts so far, totaling \$618.31 this year. We are still trying to collect more in overdue accounts. On Insurance expenses, Commercial Auto, Property Liability, and our Umbrella policy is with American States through the Wrightsman-Musso Insurance Agency. Our Bond is with Western States. We have spent \$5335.00 so far. We still have Inland Marine and Workman's Comp. to pay for around \$4000.00. Our total insurance expenditures for the year will be around \$9000.00. Al said we still don't know how much our Work. Comp., audit will be. But, we reduced our insurance expenditures from \$12,500.00 to around \$11,000.00 for the coming year. We have a Worker's Comp. claim pending.

**Under Roads & Grounds Maintenance**, Chairperson George Madiar wanted to thank Fred Gates for getting an additional \$15.00/year per assessment for the next 3 years, passed last year to do almost all the roads with one coat this year. The roads went 6 years with no maintenance. Some roads will need re-oiling and chipped again do to big trucks tearing them up. Some of the roads were widened or will be next year as well. We will need three new culverts put in next year, plus the North Drive bridge needs a 30" culvert replaced next year, and the water & telephone lines run on top of it, so they will have to be cut during construction and repaired. George gave Bill Hohimer credit for working very hard for the members doing roads, driveway, cutting dead trees, mowing, snow removal, and timber clean up on the West side. Bill also sold the Silt fence from around the Retention pond and the dump truck for us. Lou Long added that after Bill talked with the new Road Commissioner, North Lake Dr. down to Circle Dr. was done by the Township at an approximate cost of \$3000 for the first time, and the township gave us 2 culverts for that road. Lou Long added that the township will give us a large drainage pipe to use under the bridge on North Dr. which saves us about \$800.

**Under Sanitation, Shoreline & Boat Docks**, Chairman Dave Beck was absent, but Lou Long reported that Dave is checking for chlorine tablets in every system on the lake. This is the only way we can preserve our lake by taking measures to make sure it is free of septic bacteria.

**Under Water Quality, Soil Conservation & Restoration**, Ray Reardon reported on the repair on the northwest dry dam on Ed Snell's property. The old dry dam had failed in 2 places, so while the heavy equipment was at the Retention Pond, we had them rebuild the 2 breached areas in the dam and level it out nicely for just over \$2600. A nice job was done by John Miller & Sons. Ray also wanted to thank Ed Snell for his cooperation and help, as well as, for re-seeding the area for us. Ray added that this will stop a lot of siltation from coming into the lake in that area.

On Water Quality, we again participated in the Volunteer Lake Management Program and he thanked Paul & Shirley Erley, Pete McCoy and Lou Long for gathering the samples to send in. Ray said that the Chlorophyll Report isn't back yet, but he reported on what he had. On nitrogen, we averaged .06 mil. per liter and below 1.0 is excellent, on phosphorous we averaged .048 and less than .05 is good, and for total suspended solids, we averaged 5 and less than 5 is reasonably clear. The total average is .19 mil per liter and less than .15 is good. So over all, Ray reported that the water quality has been very good this year.

**Under Finance**, Chairperson Sharon Lindsay said this was her last night on the Board and thanked the membership for electing her, and she said she tried to do the very best job she could for the membership. She reported that Accounts Receivables is the lowest its been in many years and the Board is still working to reduce it even more. The Silt Fund for the next 3 years has approximately \$36,000.00 coming in yet to pay off the loan for leveling of the retention pond. She addressed the Budget and asked for questions. She was asked what the Cable Franchise Fee was? Sharon answered that it is a fee paid to SLA every year, like a municipality which varies every year, like a royalty fee. Bob Hanauer #50 made the motion to accept the Budget for 1999 and #190 Ken Phillips seconded it. It passed unanimously by acclamation.

**The election of three Directors of the Board** followed. Pres. Lou Long reported that Sharon Lindsay is not running for re-election, but that Al Tretter and Lou Long are. The nominations were as follows: Bob Hanauer #50 nominated Lou Long #223 and Al Tretter, #34 seconded. Pete McCoy, #131, nominated Al Tretter #34, and Fred Gates #158 seconded it. Sharon Lindsay #284 nominated Marilyn McMurl #119, which declined. George Madiar #66, nominated Ed Smith #54, and Ken Volz #9B, seconded the nomination. Frank Gibbons #113 made the motion to close the nominations, and Marvin Wingo #51 seconded it.

Smith #54 was elected by acclamation.

**Under New Business**, Ron Bormida #82,85 suggested having an Annual meeting twice a year. Lou Long suggested coming to the monthly meetings on the first Tuesday of the month at 7:00PM at the office.

Dennis Denney, #120, asked to add Saturday as a fast day for skiing from the 4th of July until Labor Day. Lou Long said we must please 3 groups of members: those who ski, or fish, and those who do neither. #119, Marilyn McMurl said to give 2-3 hours on Saturdays or extra evening hours. John Earley, #8, who has been on the Board for 12 years, said this issue has come up numerous times and he personally agrees that the skiers should have more time. He said that more restrictions discourages people from moving here. #23 Fran Sehring said she likes canoeing in the quiet on Saturday. #158 Fred Gates said that fishing can be done any-time. Marilyn McMurl #119 wanted equal time for skiers. #127 Jack Herrin suggested a compromise of 11AM to 4PM on Saturday for skiers, because you can fish before or after those times. #131 Paula McCoy said people don't sit outside or go on the lake because they're addicted to their TV. #223 Sue Long said she loves to fish in the quite on Saturday. #204, Lewis Woods said if skiers get Sunday, then the fishermen get Saturday. #258,259 John Mayes said that skiing on Sat. would be better than on Sunday, because visitors can come on Saturday to ski and not worry about being home at a certain time, but on Sunday they must leave by 4:00PM to go home and get ready for Monday work or school. It leaves little time for guests and full time workers to enjoy the lake. He made the motion to change Friday to a slow day for fishing, and Saturday from 12:00 Noon until 8:00PM for skiing. #247 Fred Adamski seconded the motion. The ballot vote was YES-37 and NO-63. The motion failed to pass.

Frank Gibbons #113, made the motion to adjourn the meeting, seconded by Paul Erley, #89. The motion was passed to adjourn at 9:30 PM.

Peggy Volz,  
Secretary

# ORGANIZATIONAL BOARD MEETING

October 16, 1997

Lou Long called the meeting to order at 9:45 PM with the following Board Members present: Lou Long, #223

Robert Hanauer, #50  
Ray Reardon, #256A & 257  
Edward Smith #54  
John Earley, #8  
Al Tretter, #34  
Pete MCCoy, #131  
George Madiar, #66  
Peggy Volz, #9B

Lou Long #223 made the motion that Peggy Volz #9B, be re-hired as Secretary, and Bob Hanauer #50, seconded the motion. It carried by consensus. George Madiar #66 made the motion that Bill Hohimer #155, be re-hired as Lake Superintendent and Bob Hanauer seconded it. The motion carried by consensus. Bob Hanauer #50, made the motion to re-elect Lou Long #223, as President and Pete McCoy #131 seconded it. The motion carried by consensus. Lou Long made the motion to re-elect Bob Hanauer #50, as Vice President, and Ray Reardon #256A,257 seconded it. The motion carried by consensus. Bob Hanauer made the motion to elect George Madiar as Treasurer, and Lou Long seconded it. The motion carried by consensus.

It was agreed that Bob Hanauer is authorized to accept the best bids on the new building. John Earley said that members should get preferential treatment. Bob Hanauer reported the following:

Plumbing is free of labor charges & is offered by a member, Pat Wilkins #10  
AC/Heating - Burgess & Son has the lowest bid, and is letting us use a backhoe for free and Don Starkweather has a trencher for free use in putting in the septic system.  
Framing - Kevin Burg (#101, 101A Ed Burg's nephew) \$3500.00  
Electric - John Mayes #258,259 -materials only  
Septic - Don Starkweather #91-materials only  
Concrete - \$3800.00 cheapest bid (handled by Ed Burg)

Bob Hanauer reported that we are \$6000.00 under Budget (\$50,000) right now. He asked if he could be the new Chairman of Finance and Ed Smith would be Chairman of Building & Construction. It was approved by consensus.

Bob Hanauer #50 made the motion to adjourn and George Madiar #66 seconded it. The motion carried by consensus. The meeting adjourned at 10:20PM.

Peggy Volz,  
Secretary

## BY-LAWS OF SUNSET LAKE ASSOCIATION

### ARTICLE I

#### NAME, PURPOSE & SEAL

**SECTION 1.** The name of this Corporation shall be SUNSET LAKE ASSOCIATION and its principal office shall be located at the Community Center.

**SECTION 2.** The purpose of the Sunset Lake Association is to create and preserve a recreational and residential facility for the benefit of the Association members.

**SECTION 3.** The Seal of the Sunset Lake Association shall be circular in form and around the rim and middle there shall be inscribed the words: "Sunset Lake Association, Girard, Illinois."

### ARTICLE II

#### MEMBERSHIP

**SECTION 1. A. Class "A" Membership** shall be open only to those who have executed a valid lease with the Sunset Lake Association, and;

1. Only Class A members shall be entitled to vote at Annual and Special meetings of the membership and shall be entitled to one vote per each Membership;

2. Members and their guests shall be entitled to all privileges of the lake as may be determined by the Board; and

3. Shall be entitled to hold office in the Sunset Lake Association.

**B. Class "B" Membership** is closed and all outstanding memberships are non-transferable.

1. Existing membership and their guests shall be entitled only to boating and fishing privileges, subject to regulations as the Board may enact.;

2. Class "B" members shall have no vote except on the subject of assessments of Class "B" memberships.

**C. Assessment of Members.** Class "A" members may be assessed by the Board of Directors in an amount deemed necessary for the operation of Sunset Lake Association for maintenance of Corporate property, roads, shoreline, lake and any other expenses for the good of the Association. These shall be budgeted by the Board of Directors, submitted to and approved by a two-thirds (2/3) vote of the members present at a special or annual meeting in person or by proxy after due notice is given as provided in the By-Laws. Class "B" members shall be assessed by the Board of Directors \$50.00 per year.

These assessments may not be changed by the Board of Directors.

**D. Transfer of Membership.** Class "A" Membership may be transferred by a majority vote of the Board of Directors present at any meeting at which said application is considered.

**SECTION 2. Power to create New Memberships.** The Board of Directors may establish a new membership to accompany a newly executed lease if none is available for transfer.

### ARTICLE III

#### MEETINGS

**SECTION 1. Annual Meeting.** The annual meeting of the members of the Association shall be held at a convenient location on the Third Thursday of the month of October each year at 7:00 PM for the purpose of electing directors, passage of a budget, and for transacting other business as may come before the meeting.

**SECTION 2. Special Meetings.** Special Meetings of the members of the Association may be called by the President, by the Board of Directors, or by not less than one-fifth (1/5) of the membership of the Association.

**SECTION 3. Notice of Meetings to Members.** Written notice stating the place, date and hour of the meeting, and in case of a special meeting, the purpose(s) for which the meeting is called, shall be mailed not less than seven (7) days nor more than twenty (20) days before the date of the meeting to each member. The



Secretary shall include with the letter for the annual meeting a copy of the financial statement of the Association and a copy of the Board of Directors' proposed budget for the ensuing year.

**SECTION 4. Quorum.** At any membership meeting a quorum for the transaction of business shall be deemed to be present when fifteen percent (15%) of the votes entitled to be cast are present. Voting by written proxy shall be permitted provided that such written proxy is filed with the Secretary of the Association by the time of roll call of the members at the meeting or prior thereof.

**SECTION 5. Proxies.** Members wishing to vote by proxy must give their proxy to a member who is not committed to vote any other proxy, since members attending any Regular or Special meeting may vote only one proxy in addition to such member's own vote, and proxy votes may not outnumber the votes of members present.

#### **ARTICLE IV**

##### **BOARD OF DIRECTORS**

**SECTION 1. Power of the Board.** The business and affairs of the corporation shall be conducted and managed by its Board of Directors.

**SECTION 2. Establishment of Rules.** The Board of Directors shall have the power to establish rules as deemed necessary or advisable, and may amend or repeal any rule(s). No new rule(s) or amended rule(s), shall be enforced without giving written notice to all members of the Association.

**SECTION 3. Board Duties.** The Board of Directors shall have the duty, to direct the terms and conditions of the use of the lake and any property of the Association, to provide for the dividing of the real estate into residential sites, and the terms and conditions thereof.

**SECTION 4. Lake Shore Lease.** The Board of Directors are authorized to make such amendments to any existing Lake Shore Lease and to the form of any future Lake Shore Lease, as will enable the custodian of any such lease to mortgage or pledge the leasehold estate with any bank or any commercial lender, and generally to result in the leasehold estate being the subject matter of transfer, and that the Directors fix the terms of any amendments to existing Leases or new Leases.

**SECTION 5. Board Membership and Terms.** The number of directors of the Association shall be nine (9) in number, and each director shall be elected for a term of three (3) years.

**SECTION 6. Vacancies.** Any vacancy occurring on the Board of Directors caused by death, resignation or otherwise shall be so appointed and shall serve only until the next Annual meeting of members, at which time a director shall be elected by the membership to complete the unexpired term, if any, of the director originally elected to that office.

**SECTION 7. Removal.** Any director who shall miss three (3) consecutive meetings or fifty percent (50%) or more within any fiscal year of the Board of Directors without reasonable cause shall be deemed to have resigned his position and a new member shall be selected to fill the vacancy by the board. The Board of Directors may determine what shall constitute reasonable cause for failure to attend such meetings.

**SECTION 8. Meetings.** The Board of Directors shall meet the first Tuesday of each month unless this day falls on a legal holiday, then the meeting will be held the following Tuesday, at the Community Center for the purpose of transacting any old or new business of the Association. Special Board meetings may be called by the President of the Association, or by the request of three or more Board members.

**SECTION 9. Quorum.** A majority of the Board of Directors shall constitute a quorum for the transaction of business of the Association.

**SECTION 10. Committees.** The Board of Directors may by resolution determine and designate the number of regular and special committees to be appointed by the President with the approval of the Board of Directors, and the duties and length of tenure may be in like manner designated.

#### **ARTICLE V**

##### **OFFICERS OF THE ASSOCIATION**

**SECTION 1. Officers.** Officers of the Association shall consist of a President, Vice President, Secretary and Treasurer, and may be selected from the Board of Directors or otherwise. In the event that any officer who is not a member of the Board of Directors, he/she shall not have a vote at the Board of Directors meetings unless he/she is the presiding officer at such meeting and his/her vote is necessary to break a tie.

**SECTION 2. Election of Officers.** Immediately following the Annual meeting of members, the Board of Directors shall meet and elect their officers.

**SECTION 3. Executive Board.** Officers of the Association, whether members of the Board of Directors or not, shall constitute the executive board of the Association.



**SECTION 4. Duties of Officers.** The officers of the Association shall have the powers to discharge the duties of their respective offices with diligence and dispatch, and shall perform the duties usually pertaining to their respective offices and such other duties as the Board of Directors may determine.

#### ARTICLE VI

##### **BY-LAW AMENDMENT**

**SECTION 1. Amendments.** The By-laws of this Association may be amended at an Annual or a Special meeting of the members provided that in the notice calling such a meeting, the proposed amendment(s) shall be set forth in writing, and shall be adopted at such Annual or Special meeting upon receiving at least two-thirds (2/3) of the votes entitled to be cast by the members present or represented by proxy at such meeting.

#### ARTICLE VII

##### **PROPERTY JURISDICTION**

**SECTION 1. Property.** No lot or real estate leased from the Association may be divided into smaller tracts for the purpose of sale by the lessee-custodian unless there is prior approval by a two-thirds (2/3) vote of the Board of Directors.

**SECTION 2. Property Leaseholds.** No person, and/or husband-wife combination, or other entity shall hold a lease to more than four (4) lots at any given time.

**SECTION 3. Sale of Lots Not Directly on Sunset Lake.** Property owned by Sunset Lake Association which is not bordering the lake cannot be sold without prior approval of a majority of Class "A" Members.

**SECTION 4. New Leases.** No additional real estate may be incorporated into Sunset Lake Association for the purpose of generating new leases without being voted on and accepted by a two-thirds (2/3) of the votes cast by the members present or represented by proxy at the Annual or a Special meeting.

**SECTION 5. Consolidation of Lots.** No member may consolidate two (2) or more lots for the purpose of reducing the assessments.

#### ARTICLE VIII

##### **ATTORNEY'S FEES**

**SECTION 1. Attorney's Fees.** Should any member, or resident of such members' household unsuccessfully sue Sunset Lake Association, it's members, officers, directors, agents or servants, whether for action taken, claimed inaction, counter claim, and/or legal right violated under the By-laws, Rules & Regulations, regularly adopted and in force, or under resolutions adopted, or regular or special assessments voted at any regular or special meeting of the Board of Directors or Membership meetings, or by any action or inaction or sponsored activity, said member or resident shall be assessed the attorney's actual charges for investigating and defending such claims or suit, as costs, by the Court, upon proof that such charges are based upon such attorney's charges for similar work for other clients, and are found to be reasonable by the court.