

Sunset Lake Association	Date	11/1/2022
	Time	7:00 PM
	Location	Association Hall

- I. Call to Order: Joyce Munie
- II. Pledge of Allegiance
- III. Roll call:

Brady Hahn (2025)

Kim Gooding (2025)

Sue Muschong (2023)

John Kemp (2024)

Jerry Winterland (2024)

Michelle Bearden (2023)

Russell Baldwin (2025)

Ed Richno (2023)

Joe Kovacs (2024)

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IV. Joyce Munie, call for changes or corrections to the agenda

V. Elected Officers

Motion by Jerry Winterland to elect John Kemp for President. 2nd by Joe Kovacs. Motion passes by voice vote.

Motion by John Kemp to elect Joe Kovacs for Vice President. 2nd by Jerry Winterland. Motion passed by voice vote.

Motion by John Kemp to elect Sue Muschong Treasurer. 2nd by Joe Kovacs. Motion passed by voice vote.

Motion by Sue Muschong to elect Kim Gooding for Secretary. 2nd by John Kemp. Motion passed by voice vote.

VI. Reports

Per Sue there are 2 corrections to be made to the Oct. 4, 2022, minutes. Under E. Finance paragraph 2, tax sale date is 12/13/22. Under #3, last sentence should read does include 2020 & 2021 property taxes that board approved for payment, Scratch out not.

Motion by Sue Muschong to approve Oct. 4, 2022, minutes. 2nd by John Kemp. Motion passed by voice vote.

Treasurer's report - Sue Muschong

1. At the end of October our operating accounts have a balance of \$74,646.73 to be used in November and December as needed.
2. Since we have 3 new members, Sue wanted to take the time to explain why she uses this type of report instead of a more complicated and fancy treasurer's report. When she became Treasurer in 2019 members wanted full transparency and were asking to see a more detailed report showing every check written and full detail on the deposits. Thus, she developed the current report.

3. The recap shows all 5 bank account with beginning balances and ending balances for the month she reconciled with QuickBooks and UCB Bank statements. Also included are the breakdowns for the 2 operating accounts (checking & savings). One for the fireworks fundraising too. She will continue using this report and will post them on our website following the meeting. If any member has any questions or needs additional information, all they need to do is ask.

a) President's Report

1. Dam - Vector installed 14 weep holes. Repaired several areas on side walls and lower corners of side walls. Tower - Removed loose concrete on north side, northwest corner, and southwest corner. Formed and poured concrete in forms.
 - i. Motion by John Kemp to pay invoice to Vector Construction for \$48,876.00. 2nd by Jerry Winterland. Motion passes by voice vote.
2. Grounds - X-Mark mower won't start. We have spent over \$1100.00 for repairs in the past month. Have not been able to keep 2 mowers running to keep common areas mowed. As a result, we owe Jeff Huffman for 40 hours of use on his equipment. At \$40.00 per hour total \$1600.00.
 - i. Motion by John Kemp to pay Jeff Huffman \$1600.00. 2 by Jerry Winterland. Motion passes by voice vote.
3. Payment approval to John Deere for \$4000.00 for pull behind mower for Kubota tractor.
 - i. Motion by John Kemp to pay invoice. 2nd by Jerry Winterland. Motion passes by voice vote. Can we trade in mower? Jerry to follow up with dealer.

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

1. Equipment budget has \$1300.00 overage. Per Sue we have \$6000.00 that we did not use for spring weed spraying that we could transfer to Equipment.
 - i. Motion by John Kemp to transfer 6000.00 to Equipment budget. 2nd by Jerry Winterland. Motion passes by voice vote.

c) Water and Lake and Safety

1. Nothing new to report
2. Grass seed ordered

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

1. Lot 63 - Dock
2. Lot 107 - Covered Dock
3. Lot 53 - Dock

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

1. Lot 211 is in Foreclosure. Emailed our Lawyer Byron Sims, court date has not been set for auction yet (Dec 8th). We have a judgement on the former owners and lien hold on the leasehold. The foreclosure judgement that the bank has indicated that there will be no monetary judgement against the association. They can only sell their interest in the leasehold. Sue has appeared on the foreclosure which should be concluded in November.

2. We have 8 residents with delinquent taxes. Letters will be going out this week and will reference sections 4 & 8 of lease agreement and our policy regarding our actions. Sue will have Russ Baldwin look at them and see if he has any suggestions.

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

1. Michelle has put the approved changes and a Summary memo of said changes that passed on a thumb drive that were given to Joyce. Joyce will post on our website and then give Ruth Ann the thumb drive. Brady will post on our Facebook page to view changes on our website.
2. Motion made by John Kemp to approve the changes. 2nd Brady Hahn. Motion passes by voice vote

g) Sanitation: Joe Kovacs

1. Per Sue the chlorine tabs sold in the office have gone up to \$27.00.
2. John will be checking septic tanks going forward. Joe will be planning new Dredge project.

h) Lake & Watershed Management: Ed Richno

1. Grass seed for pond 4 to be in first weekend in Nov. Hay is in to cover grass seed.
2. Stump in the lake at lot 22a is the resident's responsibility to remove.
3. If rip rap is backordered, please provide board with email or receipt showing delivery date.

i) Administrator of Leases: Amy Walkenbach

1. One Transfer still Pending

j) Fireworks & Fundraising Schedule for 2022

1. Community breakfast sponsored by F5 will be donations only. Signs will be put out on Nov. 2.
2. Christmas Walk tickets will be printed by Joe and sold ONLY in the office. Signs will be put out after Community breakfast is over.
3. Brady mentioned the idea of doing an anonymous survey on how to spend fund raising monies.
4. Per Brady DNR (Sunset Lake Apparel) will send us a commission check monthly.

VII. New Business / Additional agenda discussion

1. John - Nilwood Water hike. See Bulletin board for report. New fee of 65.00 per month plus water usage is to cover the new Water Tower, new electronic meters and more. To span over 9 to 10 years.
2. Sue - Resident asked about using an LLC instead of their name on their lease. Per legal, we will only accept a Trust or name on the lease.
3. Brady - Possible new Fireworks vendor has been found, J & M Displays. They are 10k - 12K vs the current Vendor at 15K. Would like to see where we are in fundraising in March before any decisions are made.

VIII. Membership and Guest recognition

1. Name? Inquired about our flag. Per Sue, 2 are on backorder and should be in soon.
2. Pete Fickas - Bus turn around on East Lake Dr is tight if delivery vehicles or back hoes etc. are in the turn around. Please keep clear around 3:30 M, T, Thu & F. 1:30 on W.
3. Linda - Speed control referencing section 24. What can be done? Per John, get license plate #'s and file a complaint. Questioned hiring outside security or police in rules. Per John if the board cannot patrol, we have the option of bringing in outside help.
4. Bill Streid - Questioned budget item savings moved to general retained savings.

5. Gary - In order to not be treated as second class citizens. Can we be notified when there are issues and/or notices from vendors/servicers when a problem or outage is known. Can someone make a list of full and parttime residents to relay this info to?
6. Ellen L. - Dogs off leash safety concerns. Issue regarding loose dogs while walking or biking. All dogs and cats must be on a 6-foot leash and handled by a competent person of at least 16 years old when off property. If you feel you or your family/pet are endangered, please call Animal Control. You may contact John Kemp to talk with the resident(s) who do not comply with the rules. She would also like this rule to be put in By-Laws, Rules & Regs for annual meeting.
7. Dave - Will be sending John Kemp a list of License plate #'s of various speeders.
8. Woman?? Wants the Community feeling back again and for us to ask for volunteers and inclusion on events etc.

IX. Board Comments

1. Cancelling January Board Meeting
Motion by John Kemp to cancel January Board meeting, 2nd by Joe Kovacs. Motion passes by voice vote.

X. Adjournment 8:37 PM

DRAFT