

Oct 4, 2022 Meeting of Sunset Lake Association B.O.D

I. Call to order, Joyce Munie start time 7:00pm

II. Pledge of Allegiance

III. Roll Call

Joyce Munie (2022)

P

Sue Muschong (2022)

P

John Kemp (2024)

P

Jerry Winterland (2024)

P

Michelle Bearden (2023)

P

Harold Bly (2022)

A

Ed Richno (2023)

P

Joe Kovacs (2024)

P

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

V. Reports

ACTION - Sept 6, 2022 Board Meeting minutes

Approval of minutes--- John Kemp

Seconded by --- Jerry Winterland... Voice vote passes

Treasurer's Report- Sue Muschong

We are financially on firm ground with 3 months left in 2022. At the end of Sept, our operating accounts remaining cash is \$92,275 which is similar to 2021 and more than 2020. During this quarter, our income is down to a trickle and the upcoming expenses which are part of the approved budget are covered.

Annual meeting packet has been sent. Once again I want to thank Debbie Thompson for her help with getting the packets ready for mailing. Also a shout out to the stuffing crew.

ACTION - Approval of report--- Michelle Bearden

Seconded by --- Jerry Winterland.. Voice vote passes

VIII. Reports

a) President's Report

Please come to the annual meeting and vote. Joyce said Thanks for last few months as she was acting President. She mentioned 5 years ago when the BOD used Assoc money for fireworks. Thanks to the Poker Run and Trivia Night as both of these were very successful. Also thanks to everyone who helped with the pond clean up

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

- 1) Payment approval for oiling and chipping invoice
Motion by John Kemp to pay invoice \$13,500. 2nd by Jerry Winterland.
Motion passes by voice vote
- 2) Payment approval for Sievers on repairing the mower.
Motion by Ed Richno to pay invoice. 2nd by John Kemp. Motion passes
by voice vote
- 3) Gary Wilken discussed the work getting ready to happen on the tower.
Vector Construction is the contractor. He also mentioned that O.L.E
loaned us a pump that we needed
- 4) Update on Pond # 4. There were lake residents who worked on the dry dam.
Thanks go out to Mike Snell, Terry McDannald, Gene Truex, and Jerry Wake

c) Water and Land Safety: Harold Bly / Ed Richno

- 1) Discussion on the Boaters Safety Course that could be brought to the lake
to educate boaters. This could be held at Hanauer Hall
- 2) Lot 22A needs a silt fence. It is ordered per the lot owner and it will be
up as soon as it arrives.

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

- 1) Tabor property progress was finished by Oct 1st
- 2) Bruley property progress was finished by Oct 1st
- 3) Lot 250B - Dock
- 4) Lot 46 - Garage
- 5) Lot 243 - Garage extension

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

- 1) We had 3 fundraisers since our Sept meeting

August 31, 2022	\$2,273.66
Sept / Oct	\$4,977.00
	\$7,250.66 leaving \$7,749.34 to raise before 12/31/22

Christwas Walk and Tag money to come yet
- 2) Property Taxes
Ruth Ann is now watching to make sure all members are paying their
property taxes. So far this is what is still outstanding. In Nov a letter will
be sent out to all members who have not paid the property taxes reminding
them they need to be paid. The tax sale date for Macoupin County is
12/12/22. Our property tax policy is on the web page
- 3) Lot 211 Foreclosure
Our attorney Bryon Sims (Ruyle & Sims) has sent a current statement
for Lot # 211. The total that we currently owe him is \$2,216.20. He did try
to serve a summons 4 different times using Hoosier Process Services.
He then prepared an affidavit for publication and preparation of
publication of notice court appearance. We will have a court date Oct
to default to them. Motion to pay the current amount due. Motion passed
I have also sent him updated invoices for what is owed to us from the
owners which included his attorney fees. The amount Lot # 211 owes

us \$10,781.84 which does not include 2020 & 2021 property taxes that the board approved for payment

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

1) Michelle made changes that were requested at the last meeting.

No additional comments so there will be an approval of the new version Motion made by Joyce Munie to approve the changes. 2nd by Ed Richno. Passes by voice vote

g) Sanitation: Joe Kovacs

Adding a reminder to the lakes web page to keep an eye on chlorine tube levels. If tablets are needed, those can be purchased from the lake office

h) Lake & Watershed Management: Ed Richno / Joyce Munie

1) The work and cost to add riprap at the island. Need to discuss and finalize

2) Pond on N Lake Dr: clean up property, stocking of grass carp, spraying for duckweed and additional clean up will be needed. 2 more hours needed to finish

3) Dredging of lake and rules: if homeowners want to clean / dredge their lake front. Yes equipment can be put on the lake while level is lowered.

4) Erosion of land across from Lot 29: culvert is beyond repair, field has run off to pond, trees next to road are risk to dam and road.

5) Island clean up. Island erosion strategy / plan needed

Ed Richno explained on putting 2 goats on the island. They would live there for a few weeks. They would eat up all the vegetation and they would stay there since goats cannot swim

i) Administrator of Leases: Amy Walkenbach

1) Lot 22A: Joel & Kathleen Cross to Chris & Alicia Hatalla

2) Lot 22B: Joel & Kathleen Cross to Kurt & Marcia Mundstock

3) Lot 201: Thomas Babicky to John Conlin

4) Lot 167 & 167A: Eva Fickas to Tom & Michelle Sidener

5) One Transfer still Pending

j) Fireworks & Fundraising Schedule for 2022

Christmas Walk - Saturday Dec 3 (Still need 1 more host home)

Community breakfast hosted by Curt Stowers- TBD

ACTION, approval of Committee Reports ---

Approval of minutes -- Michelle Bearden

Seconded by -- John Kemp..... Passes by voice vote

IV. New Business / Additional agenda discussion

1) Joyce and Ed will be at the Bonfire on Oct 8th. Joyce to bring the firewood.

It's a BYO event. Bring your own everything. We will provide the restrooms.

Start time is 6:30. This is a great time to meet the new board candidates

X. Membership and Guest recognition

- 1) Dave Johnson, lot 49 on the progress in the dry dam area
- 2) Ron Rice lot 237 and wife's discussion on fish health while lake is lowered
- 3) Gayle lot 151 comments on fireworks assessment and dredging
- 4) Pete Fickas comments on lake condition and cleaning out coves

XI. Board Comments

XII. Adjourn time : 8:15 PM