



# SUNSET LAKE

## BOARD OF DIRECTORS MEETING MINUTES APRIL MEETING

<b>DATE</b>	April 11th	<b>TIME</b>	7:00 pm	<b>LOCATION</b>	Hanauer Hall
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BOARD MEMBERS			
President John Kemp	Vice President Joe Kovacs	Treasurer Sue Muschong	Secretary-Brady Hahn
Board Member Jerry Winterland	Board Member Gary Wilken	Board Member Michelle Bearden	Board Member Ed Richno
Board Member Russ Baldwin	Leases-Amy Walkenbach		

ACTION	ITEM	OWNER																				
I. Call to Order		John Kemp																				
II. Pledge of Allegiance		ALL																				
III. Roll Call	<table border="1"> <thead> <tr> <th>Member</th> <th>Present</th> </tr> </thead> <tbody> <tr> <td>John Kemp</td> <td>x</td> </tr> <tr> <td>Joe Kovacs</td> <td>x</td> </tr> <tr> <td>Sue Muschong</td> <td>x</td> </tr> <tr> <td>Secretary TBD</td> <td></td> </tr> <tr> <td>Jerry Winterland</td> <td>x</td> </tr> <tr> <td>Brady Hahn</td> <td>x</td> </tr> <tr> <td>Michelle Bearden</td> <td>x</td> </tr> <tr> <td>Ed Richno</td> <td></td> </tr> <tr> <td>Russ Baldwin</td> <td>x</td> </tr> </tbody> </table>	Member	Present	John Kemp	x	Joe Kovacs	x	Sue Muschong	x	Secretary TBD		Jerry Winterland	x	Brady Hahn	x	Michelle Bearden	x	Ed Richno		Russ Baldwin	x	Brady Hahn
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IV. Previous Minute Approval	<ul style="list-style-type: none"> <li>Gary Wilken pointed out incorrect meeting minutes in February that he would not be the individual doing the actual diving of the tower.</li> <li>Motion moved to correct Feb minutes-Michelle Bearden, ALL in favor.</li> <li>Brady would like to thank Amy for taking on March's meeting minutes.</li> <li>March minutes approved</li> </ul>	ALL																				

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<p>V. Membership Recognition</p>	<ul style="list-style-type: none"> <li>• John Kemp stated a new method of membership recognition. Would like members to use podium, stand up and state name and lot number for accurate record keeping and recognition. Please hold for a couple minutes. <ul style="list-style-type: none"> <li>○ Jeanette Early Lot#141. Stated Goose is laying eggs on the East Lake side by A Frame. She was unable to attend last month's meeting and asked for an explanation why Kim Gooding resigned. John Kemp stated she texted the whole board and had a different impression joining the board she would be fundraising only and didnt necessarily want the Secretary position. She asked for respect to her privacy. Jeannette wants to prevent individuals appointing and appointing to the board and would like to see new members join and wants to prevent a repeat of lake issues and concerns. Jeanette is concerned for mental health and for the lake members to remain positive and avoid illegal meetings and illegal statements to be made.</li> <li>○ Linda Urban Lot#36 stated she filed a formal complaint today on N Lake Drive. Major problem ongoing for speeding. Members must abide by the speed limit. One individual blatantly disregarded the speed limit. John and Russ will act on contacting the member now that this is in writing.</li> <li>○ Jane Mickehison #255 comments from the audience unable to be legible or heard from the recording device.</li> <li>○ Dave Johnson Lot#49 does not feel it is right Linda had to file a complaint for someone to speak to members. Dave has been vocal several meetings on speeding on N Lake Dr. John explained he is trying to track the vehicle down, he found where the vehicle in question is located. Jerry Winterland and John went searching for the vehicle which is located on Vine street Beaver has also been seen in front of Dave's and Jerry Wake's dock and a tree on #4 pond that the beaver is chewing on. Ed Richno spoke with Dave about an aerifier and spoke with John Kemp last year and Dave does not feel it is his responsibility to pay for the electrical service. RECC would need to be ran from the pole. Dave will not pay for it. John states the pond is now open up and ripples are up and making a difference reducing duck weed and will be treated by Jeff Huffman. Trailer storage is something the board should invest time and diligence in for the membership. Trailer storage would bring cash into the lake and help membership storing trailers, could use gravel in common areas.</li> </ul> </li> </ul>	<p>John Kemp</p>
<p>VI. Reports A. Presidents Report</p>	<ul style="list-style-type: none"> <li>• Election of new Secretary-Joe Kovacs nominated Brady Hahn for Secretary and John Kemp seconded motion.</li> <li>• Vacancy - introduction of Gary Wilken</li> <li>• John and Russ to treat goose eggs 4/12 and moving buoys back in place that have moved. Please let the office know about goose eggs via the office.</li> </ul>	<p>John Kemp</p>
<p>B. Grounds, Roads and Dam</p>	<ul style="list-style-type: none"> <li>• New sign for North Lake entrance coming off Emerson-John would handle new sign order with Trager company.</li> </ul>	<p>John Kemp, Jerry</p>

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	<ul style="list-style-type: none"> <li>• Tower Inspection date is 4/12 between 9am-10am. Gary and John will take a lake boat to meet Rlvers and Lake representatives to assess the work. Wheels will not be greased on the tower on this trip.</li> <li>• Need email reminders sent to lake residents about items in the lake, pillows, pool noodles, tubes, and junk floating especially after storms. Please make sure canoes and small non motorized boats have lot numbers and stickers on the item so we can easily contact the member.</li> </ul>	<p>Winterland, Gary Wilken</p>
<p>C. Water &amp; Land Safety</p>	<ul style="list-style-type: none"> <li>• Ed unable to attend the meeting, John Kemp spoke on behalf of Ed. Ed has the pond treatment at the office for weeds. Ed would like to know if membership has suggestions on what fish we would like stocked. John stated the lake biologist comes every 5 years and determines what we should stock in the lake. This year would have been channel cat, Ed wants to see Albino channel cat. Discussion continued on what is an Albino channel cat. The lake has Albino in it today. Ed would also like a reminder to purchase boat permits.</li> </ul>	<p>Ed Richno, Russ Baldwin</p>
<p>D. Building and Construction Permits</p>	<ul style="list-style-type: none"> <li>• Jerry Winterland states Lot 89 new dock, 241 new dock, 243 new shed and lot 7 new dock.</li> </ul>	<p>Jerry Winterland, Joe Kovacs</p>
<p>E. Finance, Insurance and Property Taxes</p>	<ul style="list-style-type: none"> <li>• Sue stated 306 assessment YTD paid, letters to go out to membership with invoice and \$50 late fee if lot fees are not paid. By laws give members 90 days upon receipt, official date anything after 4/15/2023 will be assessed a late fee. IF assessments not paid after 5/1/2023 members will not be in good standing and fine (late fee) will be issued.</li> <li>• Sue stated accounting research from google. Not an actual quote from a company but an industry average of \$10-\$20 per unit per month for HOA management firm and accounting. We would still have office staff for sticker sales and grounds maintenance. \$38,640 at the industry average a year for HOA management and accounting. up to \$77,280. Sue believes it would add \$120-\$240 on assessment per year for HOA management firm and does not cover someone in the office full-time.. Brady redirected "if we kept someone in the office full time". Sue reached out to the accountant and gave a list of items we would need from them and no formal quote is back from them at this time. Sue stated she has a friend at a church who does the bookkeeping, she works 24 hours a week and is paid \$32 an hour. RuthAnne in the office is paid \$13.75/hr or \$20,000.00 a year. Sue and Ruthanne work together. Sue gave a testament on savings on her background in life and work history. She then stated that since we are volunteers on the board we save so assessments are low. Sue specifically mentioned the pond 4 clean up party and saved the \$35,000 clean up and completed it for \$3,000.</li> <li>• Sue mentioned history on West Lake clean up last year. Sue stated in 2019 we had \$94,000 in reserves, we now have \$161,000. \$90k in savings and \$75k in CD's. Hoping for a good return on interest. Every year we are adding to savings and membership is pitching in on the work. Sue brought the discussion back to pond 4 clean up and it was a sense of community.</li> </ul>	<p>Sue Muschong, Michelle Bearden</p>

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	<ul style="list-style-type: none"> <li>• Sue then researched the main HOA practices of a board (would guess from google )which suggests a 1 year or 70-100% in reserves savings of assessment dollars. \$169,000 current today so we are over by \$8,000.00</li> <li>• Sue mentioned Dam and Tower are important and unsure what comes down the line, Sue states the truck and roof will need to be replaced soon.</li> <li>• The board does not have a grip on the master plan and we need to do that to use the savings to protect the assessments. Her article stated no board wants to go to membership and ask for more dollars per year.</li> <li>• Sue states we need help and someone needs to come to a meeting or workshop and tell us what to do or have a consultant come in for about \$15,000. for a master plan and future of the lake.</li> <li>• Last and Final the board saves money for the lake and members who help out. She applauds Dave Johnson for his help on the lake.</li> <li>• Budget: operating income first quarter is \$104,620 with \$28,733 in expenses. High income this time of year due to assessments.</li> <li>• Restricted funds \$39,450 for lake and dam with no expense yet but coming.</li> <li>• Unforeseen emergency funds at \$25,000 none used.</li> <li>• Budget doing good and full budget will be on the website soon (week or more) for Q1. Sue stated that today the full report is available to see at the meeting.</li> <li>• Fundraising account is at \$13,357. Includes \$2025 donations and DNR apparel. The Mega Raffle as of March 31 \$11300. \$1400 deposited in April, \$400 brought in today. John Kemp has 8 outstanding tickets. Total \$14,400 144 tickets in bank.</li> </ul>	
<p><b>F. By Laws, Rules and Regulations</b></p>	<ul style="list-style-type: none"> <li>• Rules and Regulations Amendment-Russ Baldwin found on Section 18 subsection A line 2 requires addition of burn piles "for this purpose" and on Section 18 subsection c line 2 it is "not" permitted. Michelle will correct and have the corrections sent to Joyce Munie who is managing the website. Russ stated he wants the corrections voted upon, Joe seconded the motion of correction.</li> </ul>	<p><b>Michelle Bearden</b></p>
<p><b>G. Sanitation</b></p>	<ul style="list-style-type: none"> <li>• John and Jerry did lot inspections on Magnolia last week or week before, they checked septics on each side of the neighbor. One lot required clean up and the other did not have accurate sanitation but was taken care of the next day. Members also received a warning about a vehicle with no current license plate, most recent 2017, had flat tires. Jerry will check on that vehicle tomorrow 4/12.</li> <li>• Lot 39 and 40 will have letter and fine mailed out about cleaning up junk piles and shed blown apart, members told John verbally it would be taken care of however it is not yet completed. Member has 30 days to complete the clean up.</li> </ul>	<p><b>John Kemp</b></p>

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H. Leases	<ul style="list-style-type: none"> <li>• Amy conducted lease transfer LotgA Mike and Sandy Pinkston transfer to Rodney and Devon Frey.</li> </ul>	Amy Walkenbach
I. Treasurer Report	See above in the finance section.	Sue Muschong
J. Dredging	<ul style="list-style-type: none"> <li>• Joe Kovacs stated testing of muck tablets to begin soon, 2 coves to be tested and monitored by himself and Brady Hahn via kayak. Only works in coves but going to test and it is affordable. Reviews are good and bad about the product.</li> <li>• John states an eco-study should be done to assess the amount of material for a full dredge project would need to be done.</li> </ul>	Joe Kovacs, Gary Wilken
VII. New Business & Additional Items	<ul style="list-style-type: none"> <li>• Jerry wants email sent out about red flags and where and how-to put-on boat, must be the highest point on boat. Lot numbers on boats.</li> </ul>	ALL
VIII. Board Comments	<ul style="list-style-type: none"> <li>• none</li> </ul>	ALL
XI. Adjournment		John Kemp