

MINUTES OF THE SUNSET LAKE ASSOCIATION BOARD OF DIRECTORS MEETING: 7/11/2023

- I. Call to order by President John Kemp at 7:00pm
- II. Pledge of Allegiance
- III. Roll Call

John Kemp-Present
Joe Kovacs-Present
Sue Muschong-Present
Brady Hahn-Absent
Jerry Winterland-Present
Gary Wilken-Present
Michelle Bearden-Present
Ed Richno-Present
Russell Baldwin-Present

- IV. Approval of Minutes from previous BOD meetings: Michelle Beardon indicating there is one amendment to the proposed minutes for the June 6, 2023 BOD meeting, that being on page 3, Section D, Second Bullet, First sentence should read "Michelle stated Sue wants us to know there is money in the approved budget to support the pay increase" and strike remainder of sentence and following sentence. Motion made to amend June minutes and approve June minutes as proposed by Michelle, Motion seconded and Vote called and Motion carried. John Kemp indicating that we need to approve the minutes for the May meeting, which Board did not approve in June and we should carry this forward to next Board meeting for approval.
- V. Membership Recognition: John Kemp recognized lake maintenance person/grounds keeper Jeff Huffman who wanted to address board/membership present. Jeff thanked the board for his past employment and explain his reasons for submitting his short resignation from his position. John Kemp read written email from lake member Debbie Thompson (lot 37) who could not be present at meeting due to job obligation, and complaining about written comments made on Facebook page that were removed after they were posted and questioning who the administrators were and expressing freedom of speech issues by restricting members ability to leave opinions on FB. Ms. Thompson further expressed displeasure with quality and amount of fireworks provided by J&M, Ms. Thompson questioned whether previous provider was provided with opportunity to give an updated quote and she requested SSL Board reconsider using J&M next year. John Kemp explained that the SSL Board did not have a FB page, but there was a private web page for lake members. Jeanette Earley (lot 141) recognized and stated that she administered FB page for SSL members, but did not remove any comments. Dennis Denney (lot 120) recognized by Pres. and Denney stated that he has been member since 1997 and he believed Jeff Huffman was the best maintenance/grounds keeper SSL has had since Bill Holheimer retired and replacing Jeff would be much tougher than replacing a board member. Pres. recognized Marty Crews (lot 78) who asked if there were specific rules about board

members confronting or talking to SSL employees about work performed and Michelle Beardon responded that there were general rules about acting in civil fashion. Harold Bly (lot 217) recognized by Pres. and Bly stated he thought it ironic any issue is raised about Jeff Huffman's son helping his father mow at no cost to SSL, but yet we have other young people being allowed to drive golf carts at lake and other things. Pres. recognized Dave Johnson (lot 49) indicating we have rules and people need to follow the rules and we need to take steps forward to enforce rules. Johnson questioned whether people were reading rules and rules provided---answered that we had procedure. Pres. recognized Joe Kovacs who read written email from Brady Hahn. Brady expressed that foul words were spoken to firework vender from boats on water after show; we provided fireworks based on \$12,000 SSL had in fund and J&M provided show without issue according to contract; Pres recognized Mary Wake (lot 41) who questioned amount of money paid to J&M for fireworks and whether we had to pay more money, since fireworks were rescheduled and where did money come from and Pres. explained we had money in reserve, but did not need to use it. Pres. recognized Jerry Wake (lot 41) who asked where we were with "speed bumps" proposed and it was explained that this was on agenda today. Pres. recognized Jane Mihkelson who spoke about teens on motorcycles, who were on road, but have slowed down when seen by members. Pres. recognized Jeanette Earley (lot 141) who asked about new buoys and it was explained that the buoys were placed as a safety measure to keep faster boats 40 feet away from the shore, as per SSL rules. Ms. Earley stated that many members are complaining and are confused about buoys and we need to have more information given to members. Pres. recognized Dennis Denny (lot 120) expressed displeasure that last year we paid 12,000 for show that was longer and more enjoyable than this year and that Falling Skys was not given opportunity to put in new bid and they likely will not come back and that Falling Skys would have done the show, but same money spent would not be as good a show, due to prices going up. Pres. recognized Sue Muchong (lot 207) who said she did not hear bad comments; Joe Kovacs (lot 95) was recognized and indicated that he heard bad comments from boats and that was his concern. Fred Fickas (lot 151) recognized and questioned whether we had "no wake" on weekends and rules were explained rules---complained about fisherman in middle of lake---it was explained that rules prohibited fishing more than 30 feet from shore during fast time on lake.

VI. Reports

Grounds: speed bumps report. Insurance company has been contacted and confirmed that we need to act reasonably, but have to follow state statute. Russ to check statutes and report to Board. Board will need to determine cost and number of speed bumps and budget will have to be considered. Linda Urban (lot 36) recognized and complained that people not following rules and she is not seeing lake patrol---also concerns about speed limits and asks why board is not acting on this problem, that members are supposed to know rules and we have orientation meeting for new members---Board should move forward with speed enforcement and enforcement of existing rules--Rules are to make everyone safe. Pres. asks whether we are ready to act on the speed bumps and discussion ensued about budget issues and quantity of speed bumps. More information to be obtained before board making decision about exactly what to do with this issue. Research is needed. Board to get info before next meeting in August, with Gary Wilken to try to get more particular info before next meeting and Russ Baldwin to try to find State regulations/statutes by next meeting in August. Tentative date of Sept. 15 for Oil and Chipping on West Lake.

Tower Inspection Report: inspection report company hired: in general dam in good shape, but should consider doing repair and maintenance suggestions costing \$110,000.00 which is available in fund for this. Full Report attached to minutes as Exhibit. Discussion about procedure and what SSL is currently doing with dam and what is current method of maintenance. Likely work should be done as soon as possible. Work will need to be next year when new funds are available. Fred Fickas (lot 151) recognized indicating that he could not get access to water from his lot and that this is not proper.

Grounds and sanitation: many properties need work and owners contacted. Joe Kovacs is trying to let lease holders know what they have to do. We have recently had owners indicating that they didn't know about chlorine tablets required which is very concerning. Discussion about fines and likely need larger fines and he and John Kemp are working on this issue. It will be proposed that everyone gets sent a copy of the rules and regulations with confirmation read, signed, and mailed back to SSL. This will prevent warnings and fines to be sent to anyone in violation of SSL rules. May need to hire someone to regularly check all lots.

Water Safety: Russ Baldwin reported that 12 warnings given since June by various board members. More specific procedures are being considered. All board members can give warning and Russ Baldwin is keeping list of warnings given, so it can be tracked.

Building and Construction permits: none

Treasurer report: July 25th at 7:00 pm meeting regarding new budget for 2024 and asking for members to come to meeting to give ideas and input. Budget will be presented to all members at annual meeting; on solid grounds financially—all assessments have been paid; we are working on secure password for office records and will be in place soon; internet provider will charge \$10/month for 3 secure routers; 354 stickers sold, three stickers have been lost and replaced, 238 non motorized stickers; some members complained about info we requested and explained that we are using applications for stickers to get info updated; 277 members have responded with only 58 members that have not given updated info. Concern about members not stepping up to help with board business.

Dredging: moving forward with product since May 7th; muck is being decreased in 2 coves and 2 that are not showing improvement. One product appears to be working better than others and coves with little water not showing improvement, but that is not what is needed; will continue using what product we have thru end of summer until it runs out and then report to board and decide what we will be doing in future;

Fund raising: 269 tickets sold on raffles for next year fireworks; Grant application submitted under good neighbor policy from Lotus Wind and may be awarded to SSL for rip-rap and shore preservation—should hear soon.

Motion to adjourn meeting made and seconded; meeting adjourned at 8:50pm.

To the Secretary!

7/11/23 BOD Report

Lakas & Rivas Contracting, Inc. completed the first dive inspection on May 9, 2023 as reported at the June meeting. They returned on June 27, 2023 and completed an inspection of the internal space of the dewatering tower.

The report of inspection findings is as follows:

#3 Inspection Findings: ~~★~~ Attached

2 pages attached from
the Report

Bottom line: Dam dewatering tower is in good shape for its age. It should be considered to complete the preventive maintenance on the highest (7'±) inlet gate (including complete removal & replacement) as well as adjusting or replacing the 36" ϕ inlet gate gate guides on the inside of the tower.

Neither are critical but should be considered for later in 2023 or early in 2024 at a cost of \$100,000 to \$100,000. Funds are available in the dam & lake fund.

~~Outland dive camera with LED light was used to make a recording of the inspection.~~

~~Safety: Access to site was coordinated with and was in the presence of a Sunset Lake Association member.~~

3. Inspection Findings

☆ 1 of 2

The general condition of the interior concrete surfaces of the structure are good with no significant signs of spalling, cracking or decay. No water could be seen infiltrating the structure through the concrete surfaces.

The middle exterior mounted intake valve (10") appeared to be leaking slightly, but due to lack of access to the valve it is undetermined if the valve itself is not completely closed or if there is leakage around the thimble. The leakage is estimated at less than one gallon per minute.

The ladder to the bottom of the structure was in good condition with some rust and section loss but nothing significant and is still safe for limited access to the bottom of the structure.

There still was approximately 1-2" to 1-4" of water in the bottom of the structure although both the 10" and 36" emptying valves were open

★ 20f2

The interior mounted 36" gate intake valve was leaking from the upper left corner as you are looking at the valve from the structure interior. The leak appeared to be from the upper left gate wedge being out of adjustment. The leakage from this is estimated to be in the 3 – 5 gallon per minute range. No section loss or damage to the valve stem, couplings or guides was noted. Although the volume of water being lost is insignificant, the amount of spray in the confines of the structure bottom limited visibility of some portions of the interior.

The 36" discharge valve was open approximately 10" during the inspection. Although covered with the expected marine growth and debris, the valve appears in good and serviceable condition. The stem, couplings and guides seem to be in good condition. Valve appears to be bolted into a thimble flange that is flush with the interior wall face. The valve was closed during the inspection, and it operated smoothly for the full transition from open to closed.

The 10" discharge valve was in what appeared to be fully open during the inspection. It also was covered with the expected marine growth and debris but was intact and was in good condition. There does appear to be noticeable section loss in the operating shaft above some of the shaft guides. Shaft guides seem intact and fully anchored. The valve was closed during the inspection, and it operated smoothly for the full transition from open to closed. This valve also appears to be bolted to a thimble flange that is flush with the interior wall face.

This survey represents the overt and unbiased opinion of this diver and dive supervisor, but in no way is to be construed as a guarantee or warranty. This report is for the purpose of information and record only and is made without prejudice to any persons or principals concerned.

The dive crew is independent with no affiliation with any known interested party. All opinions are those of Lakes & Rivers Contracting and no implied opinion is made for items not covered within this report. This survey is not a structural analysis.