

SUNSET LAKE ASSOCIATION

AGENDA

DECEMBER 5, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

---

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF NOVEMBER 7, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- PETE McCOY
BUILDING & CONSTRUCTION COMMITTEE	- BOB HANAUER
FARM MANAGEMENT COMMITTEE	- JOHN EARLEY
FINANCE COMMITTEE	- SHARON LINDSAY
LEGAL & INSURANCE COMMITTEE	- AL TRETTER
PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS (temporary)	- BOB HANAUER <i>George Madiar</i>
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Consolidation of lots (Payne)  
- Development of land adjacent to the lake & road access  
- Agreement with Ed Snell  
- Mowing & Leave removal - \$50.00 fine plus time charge  
- Question of buying Fax Machine

NEW BUSINESS - Nomination of George Madiar to the Board  
- Volunteer Watch

## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

November 7, 1995

The Sunset Lake Board of Director's meeting was held on Tuesday, November 7, 1995 at the lake office (146 West Center) starting at 7:30 PM with the following directors present: Bob Hanauer, Louis Long, Al Tretter, Ken Phillips, Ray Reardon, Pete McCoy, with John Early arriving late. President Lou Long called the meeting to order and took roll call. Bob Fish turned in his resignation as a Board Director.

- Lake Superintendent Report: Bill Hohimer reported that the leaf burning was underway. The East Lake drive road has water running over it when it rains. He talked to Gary Hayes about the situation. He also cleaned the truck, mower and other equipment. A motion was made by Bob Hanauer and seconded by Al Tretter to accept the minutes of the October 3, 1995 meeting as presented. The motion carried.
- The bills paid in October and the bills due to be paid were presented. A motion was made by Ray Reardon and seconded by Al Tretter to approve the bills paid in the amount of \$8,027.94 (except the computer which was on the last meeting's bills), and the bills to be paid in the amount of \$828.54 (consisting of \$69.50 for Gold Nugget statements, \$220.00 for John Miller & Sons, \$420.00 for Cochran Engineers, and \$119.04 to Bob Hanauer for the computer desk minus Quicken Deluxe which was returned). The motion carried.

**Visitors remarks:** Charles & Joyce Payne, lot #'s 145 & 146, 146 East Lake Dr., want to combine the 2 lots for assessment purposes. Their house is on one and the garage on the other. There is a one-time fee of \$500.00 to combine lots. This issue was tabled until next meeting and an inspection can be done. We will contact the Payne's to let them know. Also, they wanted to know if anything is being done about the damage the beavers are causing. Ray Reardon stated there is a bounty on beavers for \$20.00 and on muskrats for \$6.00, plus the furs. Chris Morgan has trapped for the lake before and Ray will contact him to see if he wants to do it again. Damage has been done on the north east part of lake. The visitors left the meeting.

Bob Hanauer was named by Pres. Lou Long to temporarily fill the vacant position of Roads & Grounds Chairperson, until someone else can be found to serve on the Board and in that capacity.

Pete McCoy asked about the issue of combining lots. Lou Long stated that when there is no room for access, or for a new septic system, or for another addition such as a garage, then the lots can be combined. Ray Reardon explained that this is how it was done in the past, which sets a precedent. If the lots are large enough to build on then no combination



can be approved. Pete McCoy stated that 3 lots were combined into 2 for the William's because they built a large house across all three, which set a different precedence. Bob Hanauer stated that it is even more unfair when special assessments, like the dredging assessment, were considered. If this trend continues it will reduce the number of members. Pete McCoy said that this situation will cause the assessments to be increased. Lou Long and Bob Hanauer want to look into this situation in more depth legally.

**Under Committee Reports:**

- Aquatic Control, Recreation & Water Safety - nothing new to report.
- Building & Construction - Lou Long reported in October there was a building permit for Greg Carpenter, lot #49C, and the foundation has been poured for a garage.
- Farm Management was deferred until John Early arrived.
- Finance - Chairperson Sharon Lindsay was absent.
- Legal & Insurance - Al Tretter said there was no new business on legal, but the Allen case is still pending. Lou Long and Bob Hanauer reported going to the hearing along with Glenda Sutton. Stu Dobbs did a very good job. The next trial date was scheduled for Dec. 6, 1995. Bob Hanauer said it is costing us more than if we had settled, but a precedent was needed for the future. The Insurance policies have arrived to be paid Dec. 29, 1995. The computer was added to the insurance policy with no additional premium.
- Roads & Grounds - Bill Hohimer cleaned the ditches on the north side as authorized by Bob Fish.
- Sanitation, Shoreline & Boat Docks - Ken Phillips visited Ray Wonaroski, owner of Girard Ready Mix Co. concerning septic installation permits. He informed Mr. Wonaroski that if we did not have the permits we would suspend operation of his company on Sunset Lake, and the permits arrived the next morning. A few inspections were done: John Early's, lot #8, septic field, lot #116A, the old MacDonna residence, lot #116A, is done, and Edith Scott, lot #112A gave an easement between her property and the new owners.
- Water Quality, Soil Conservation & Restoration - Ray Reardon reported the lake water is clearing up and going down due to the lack of rain. He will see what we can do with \$8000 (\$4000 from this year plus \$4000 allocated for next year).

**Under Old Business:**

Bob Hanauer reported that on Oct. 9, 1995, the dredgers finished on the lake. On Oct 11, 1995, Jerry Lewis was here and Bob discussed the \$1500.00 the lake still owed, but Jerry dropped the charge in leau of having to pay Gary Hayes to cross his farm. On Nov. 1, 1995, Troy, an assistant, was here and they sent a check to Mrs. Scott for her pontoon boat and repaired Mary Crawford's dock and Fred Gates' dock (it was rusted

through) All claims have been taken care of. We now owe \$23,700.00 to pay off Mid America Dredgers, including \$15,000 held back from the May payment, 10% as per the contract. Ray Reardon brought up painting Mary Crawford's dock and Bob told him there was only one board to paint. Bob Hanauer made a motion to send a check to Mid America for \$23,700.00 to pay in full all money owed to the dredgers, along with a letter written by Bob Hanauer thanking them. Ray Reardon seconded, and the motion passed.

On Oct. 26, 1995, Bob Hanauer talked to Atty. Stu Dobbs, who informed us not to send a letter to Wyatt until Atty. Narmont was released first. Bob talked to Jim Wyatt and explained that we needed a release from Narmont, before we could release our Attorney, Stu Dobbs, from pursuing the case any further.

Ed Snell wanted to know if the addendum was approved by Atty. Stu Dobbs. It had not been sent yet. Send the addendum to add 5 lots written by Ed Snell's attorney to Stu Dobbs for his approval.

John Earley arrived and said there was no old business on the farm.

Lou Long brought up the letter from Mrs. Ruth Neal, lot #10A, which stated that muskrats had a den under a willow tree, which was cut down. Ken Phillips and Bill Hohimer inspected the area and told her it was her responsibility. Also, her letter said that the dredgers also knocked rip rap into the water and wanted Bill to come and fix it while the lake is down. Ken Phillips said that he did inspect the tree stump with Bill and determined that it was the Neal's responsibility. Ray Reardon offered to check on getting beavers and muskrats trapped. Bob Hanauer said that the silt pond is infested. Ken Phillips said that where the tree was has sunken in, and Mrs. Neal could post a warning sign. A motion was made by Ray Reardon to contact Chris Morgan to trap beavers for \$20.00 and muskrats for \$6.00. Ken Phillips seconded. The motion passed.

Ken Phillips will re-word Sec. 2, under Construction Requirements on the Building Code and Regulations form concerning septic installation requirements.

**Under New Business:**

Lou Long suggested that the name Legal & Litigation should be changed to Legal & Insurance Committee.

Ken Phillips will assist Bob Hanauer on the Building & Construction Committee. Ray Reardon will assist Pete McCoy on Lake patrol.

Special Assignments - 1. East Lake Dr. will be the worst erosion problem to deal with. We need to talk to Gary Hayes (farm) and to the County concerning this problem. 2. Fill the vacant Board seat and Roads & Grounds Comm. Chairperson with someone who is on the lake full time (retired).

After discussion, it was tabled until someone qualified can be found.

Until that time Bob Hanauer will be the acting Comm. Chairperson for Roads



& Grounds. Bob Hanauer made the motion to accept the above and John Early seconded. The motion passed.

The question brought up by the County Assessor concerning the duplication of meter numbers on West Lake with the rest of the lake was discussed. Ed Snell said the County has a map with the continuation of lake meter numbers into the West Lake subdivision. It was decided that when the County came here to instruct Peggy Volz, Ed Snell should be advised to be present at that time.

Peggy Volz described the OMS Funding accounting system to the Board. It is to be reviewed for a decision at the next Board meeting.

Lou Long made a motion to accept the resignation of Bob Fish. It was seconded by Bob Hanauer. The motion passed.

Ken Phillips stated that rip rap is needed on each side of the bridge on North Lake between Ron Morrow, lot #2 and Jim Wyatt, lot #1. Hank Sutton is to do the job as soon as the funds available are determined. Also, Lou Long added that we need a list to tell members what must be done to sell their leases. Peggy Volz informed the Board that there is a list, but it needs to be updated. That information should be sent to the Springfield Board of Realtors to publish in their monthly news letter.

Lou Long brought up Mr. Wooten, lot #231, who owes the Association \$708.65 in past due assessments and penalties. Bob Hanauer volunteered to go with Lou Long on a personal visit to try to get some payment. It was noted that Gary McClain, lots #267, #268, paid all past assessments, but has not cleaned the lot yet.

Lou Long suggested that we need to start volunteer contacts for the elderly who are in bad health. Lucille Coultas, lot #78, fell and was not found for 2 days. There are 12 on the lake who live alone and 4 have serious health problems. This problem will be considered and possible volunteers found to contact those who want the help.

Lou Long received a call from Jim Rice. Lot #219, about the house being built off of Beach View Dr., but is not part of the Association. It was determined that Lou would contact the owner concerning access to Emerson Hwy., rather than use the private Lake road. North Circle Dr. could be used as access in the future if someone built on the farm land. Also, Lou Long asked that a letter be written to Raymond Wonnaroski about excess leaves on #218 Beach View Dr. Bill Hohimer will take care of for \$35.00 per hour. Paul<sup>Earley</sup> Earley pointed out that 30 day notice must be given to be legal. Lou Long also pointed out that we need an updated membership list as soon as possible. There will be 2 more transfers of property; Leona Mottershaw (deceased) to Gerald & Thomas Mottershaw, lot #182, and Melvin Bristow, lot #178, is selling contract for deed to a personal relative, Pierson.

Lou Long brought up the date for the January meeting. John Early pointed out that in the past, there was no January meeting, instead the Directors and their spouses go out to dinner. The office hours were discussed and set at 8:30 AM to 12:30PM. Peggy Volz donated a clock for the meeting room, but it needs a new clock mechanism.

Al Tretter made a motion to adjourn and Ray Reardon seconded it. The motion carried. The meeting adjourned at 9:20 PM.

Secretary,  
Peggy L. Volz



**SUNSET LAKE ASSOCIATION**

**DECEMBER 5, 1995**

**Bills PAID TO BE APPROVED:**

Mid America Dredging		\$ 23,700.00
Cochran & Wilken		420.00
CIPS		31.45
United Cities Gas		23.80
Rural Electric Conv.		238.11
Nilwood Water System		8.25
GTE	\$40.22 for 3339	
	\$46.11 for 3232	86.33
AT&T		12.61
Lake Rip Rap, Inc. (North bridge)		253.80
First National Bank - FICA & Fed. W/H		741.63
Glenda Sutton - net salary		175.31
Peggy Volz - net salary		771.54
William Hohimer - net salary		<u>1,325.71</u>

**TOTAL PAID: \$ 27,788.54**

**BILLS TO BE PAID:**

Konneker-Brown, Inc.		\$ 137.20
Peggy Volz - Walmart	\$ 31.13	
Penneys	\$82.36	
File Express update	\$ 44.95	158.44
Macoupin County Animal Control Shelter		15.00
1st Nat. Bank - Safe Deposit Box		20.00
Cochran & Wilken, Consulting Engineers		70.00

Stratton, Dobbs, & Nardulli Law Firm - Snell Contract		144.00
- James Wyatt		121.50
- Spence v. Allen and Sunset		1,600.00
- General		<u>250.00</u>
Sub Total Legal		\$ 2,115.50

American States Insurance:			<u>DEC.1994</u>
Commercial Umbrella Liability		1,227.00	1159.00
Workers Compensation & Employers Liability		2,634.00	2838.00
Commercial Inland Marine		666.00	518.00
Commercial Property Coverage		143.00	140.00
Commercial Liability Coverage		<u>5,222.00</u>	<u>4850.00</u>
Sub Total Insurance		\$ 9,892.00	\$9505.00

**TOTAL TO BE PAID: \$ 12,408.14**

SUNSET LAKE ASSOCIATION

NOVEMBER 30, 1995

CASH POSITION

Cash on Hand		\$	100.00
First National Bank			
Checking	\$	401.84	
Money Market Account - General	\$	16,875.95	
- Interest	\$	<u>89.05</u>	
	\$	17,366.84	
			<u>\$ 17,466.84</u>
First National Bank - Committed Funds			
Money Market Account - Equipment Reserve			\$ 2,564.58
F&M State Bank - Committed Funds			
Money Market Account - Silt Management	\$	2,688.41	
Total Revenue			<u>\$ 22,719.83</u>
First National Bank - Escrow Fund			\$ <u>5,130.00</u>
Monthly Receipts:			
Assessments - General	\$	223.65	
- Silt	\$	120.00	
Boat Permits	\$	-0-	
Building Permits	\$	90.00	
Fines & Penalties	\$	42.57	
Transfer Fees	\$	-0-	
Earned by Maintenance Man	\$	345.00	
Misc. Income	\$	<u>-0-</u>	
			<u>\$ 821.22</u>



# SUNSET LAKE ASSOCIATION

## 1996 BUDGET

### INCOME:

General Assessments - 315 lots @ \$210.04	\$ 66,160.00
Building Permits	500.00
Fines & Penalties	300.00
Interest	1,000.00
Transfer Fees	2,500.00
Boat Permits	750.00
RV Permits	35.00
Cablevision	1,700.00
Earned by Maintenance Man	850.00
Other Receipts	<u>500.00</u>
<u>TOTAL REVENUE</u>	<u>\$ 74,295.00</u>

### EXPENDITURES:

Lake Superintendent Salary	\$ 20,600.00
Secretary Salary	8,240.00
Legal & Accounting Fees	4,000.00
Office Rent & Building Reserve	4,200.00
Postage, Printing & Office Expense	3,600.00
Maintenance: Lake	500.00
Roads	3,000.00
Grounds	500.00
Shoreline	500.00
Equipment	1,800.00
Conservation & Water Shed	4,000.00
Gas & Oil	1,800.00
Maintenance Expense & Supplies	200.00
Fish Stocking	1,000.00
Utilities	4,200.00
Insurance	7,800.00
Employment Taxes	2,285.00
Property Taxes	3,000.00
Misc. Interest Expenses, Etc.	570.00
Equipment Reserve	<u>2,500.00</u>
<u>TOTAL EXPENDITURES</u>	<u>\$ 74,295.00</u>

# Sunset Lake Association

P.O. Box 61, Girard, IL 62640

217-627-3232

December 7, 1995

Charles & Joyce Payne  
#146 East Lake Dr.  
Girard, IL 62640

Dear Charles & Joyce,

The Board of Directors has considered your request for a consolidation of your lots, #145 & #146. After considering this issue, the Board has decided to discontinue all consolidations, except in extreme cases. The original reason for consolidation was for access, or for new septic installation if there was no room on the lot with the house. The Board feels that the privilege to consolidate lots has been taken advantage of and do not want to encourage this practice in the future. We apologize for any inconvenience this may cause you, but your request has been denied.

The membership will be informed of this decision in an upcoming mailing. If you have any questions, you are welcome to attend the next Board Meeting on January 9, 1995.

Sincerely,

Sunset Lake Board of Directors,



Law Offices of

Stratton, Dobbs & Nardulli

A Partnership including a Professional Corporation

Barbara B. Collins  
Gregory Collins  
William T. Curtis  
Stuart Dobbs  
Delbert D. Haschemeyer  
Mark S. Killion  
A. Michael Kopec, P.C.  
William F. Moran, III  
Steven Nardulli  
Robert V. Ogren  
William A. Radkey  
Amy K. Schmidt  
Ronald J. Stone  
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725 South Fourth Street  
P.O. Box 12080  
Springfield, Illinois 62791

(217) 528-2183  
FAX: (217) 528-1874

Of Counsel:

Thomas J. Reed  
208 S. LaSalle/Suite 1500  
Chicago, Illinois 60604  
(312) 641-2345

November 28, 1995

~~Mr. Pete McCoy  
Sunset Lake Association  
Aquatic Control, Recreation & Water  
Safety Committee  
#131 East Lake Dr.  
Girard, IL 62640~~

Re: Consolidation of Lots

Dear Mr. McCoy:

You called to inquire of the legal ramifications of canceling the lot consolidation program adopted by a predecessor board of directors.

So long as the present consolidation program has not been approved by the membership at a general or special meeting, the board of directors is empowered to undo what they have done, either at a special meeting for the purpose, with the purpose advertised, or at a regular monthly meeting. Since there is a risk of litigation the matter can be addressed by an executive session, of the board at which visitors are excluded.

Any litigation which is filed by a disappointed owner of contiguous improved lots would be unlikely to succeed. If filed, and lost by a member of the association, the member would be responsible for the attorneys' fees and court costs incurred by the board in defending the litigation. On the other hand, the board is not responsible for reimbursing the owner in the event the owner would be successful.

We also discussed several options of how to assess lots. Any proposals to change the method of assessing lots (as opposed to consolidating memberships and lots) should be adopted by the full membership before it is put into effect. Study of this problem should be done by a special committee, consisting of board members and members of the association who would report to the board of directors on its

Mr. Pete McCoy  
November 28, 1995  
Page 2

recommendation to be approved or disapproved by the board and if approved, voted on to the membership.

If the Board wishes to undo the consolidations which have occurred, I would like to study the problem further. But I believe that the Board should be prepared to deal with the issue of the payment made by custodians for the privilege of consolidation, and the re-establishment of voting rights for each of the lots, etc. If you need any help, I would be pleased to attend any meetings required. However, I cannot attend a meeting on December 5 as I will be out of state from that day through the end of the week. Also I cannot attend a special meeting on the 14th and 15th.

Very truly yours,

*Stuart Dobbs by Peggy M. Volz*

SD/iv  
cc: Peggy Volz  
Lou Long

sd-ltrs\MCCOY.LTR\iv-11/28/95

# SUNSET LAKE ASSOCIATION

## AGENDA

NOVEMBER 7, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF OCTOBER 3, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- BOB HANAUER
BUILDING & CONSTRUCTION COMMITTEE	- LOU LONG
FARM MANAGEMENT COMMITTEE	- JOHN EARLEY
FINANCE COMMITTEE	- SHARON LINDSAY
LEGAL & LITIGATION COMMITTEE	- AL TRETTER
PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS	- BOB FISH
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS

NEW BUSINESS - Election of New Committee persons & Chairpersons  
- Sunset Lake West lot numbering system  
- Accounting System

## SUNSET LAKE ASSOCIATION

OCTOBER 3, 1995

The Sunset Lake Board of Director's meeting was held on Tuesday, October 3, 1995 at the lake office (146 West Center) starting at 7:30 p.m. with the following directors present: Bob Fish, Sharon Lindsay, Ken Phillips, Al Tretter, Ray Reardon, Lou Long and Bob Hanauer. Sharon Lindsay presided as President pro-tem due to the absences of the President and the late appearance of the Vice-President.

Lake Superintendent Report: Bill Hohimer reported on mowing, installing a culvert near #49C, and helping the dredgers.

Minutes: A motion was made by B. Fish and seconded by A. Tretter to approve the September 5, 1995 minutes as presented. Motion carried.

Bills: A motion was made by B. Fish and seconded by A. Tretter to approve for payment bills totaling \$7,035.22. Motion carried.

Visitor's Remarks: Jeff Lockbaum, realty agent for Lot #116A, and Paul MacDonna, Lot #116A, were present to discuss the replacement of the present sanitation septic system on this lot. Jeff stated he had Bob Prose inspect the system. Prose suggested replacing the non-working laterals which would not be a large expense. Jeff was concerned with the Board's request to completely replace the system because the major cost could stop the sale of the property.

K. Phillips reported on talking to Macoupin County Health Department about this system. The department suggested installing an aeration system with pipe extending and crossing the neighbors property in order to reach the lake. This property is too level for a sand filter system. The major problem with systems at Sunset Lake is the clay soil impairs the perk tests therefore, aeration systems work better.

B. Fish also pointed out that our rules & regulations do not allow lateral system because of the problems with them.

A motion was made by B. Fish and seconded by B. Hanauer to approve the transfer of Lot 12 Block 16 Meter #116A Paul & Deborah MacDonna to Harry & Marilyn McMurl subject to a new aeration septic system be installed with an escrow amount of \$4,200 be held until installed. Motion carried.

Building & Construction: Lou Long reported on building permits received during the month.

Finance: Sharon Lindsay stated she had talked to the F & M Bank about the loan to finish paying for the silt program. A line of credit would be set up with a limit of \$50,000 with a payment of \$12,000 per year due around March.

A motion was made by Ken Phillips and seconded by Bob Fish to approve the loan for \$50,000 with the F & M State Bank using the Lots #82 & #83 as collateral. Motion carried.

Silt Project: Henry Sutton reported on the completed figures on the silt project showing an amount of \$27,750 due the



Sunset Lake

( 2 )

10-3-95

contractor for previous month's work. During the project, two boat docks and one pontoon boat were damaged which the contractor is having repairs done.

Legal & Litigation: Sharon Lindsay reported that the Spence/Allen court case will continue on October 26th.

Public Relations: S. Lindsay read a letter received from Dennis Camp Lot #287 concerning the noise of a barking dog from across the bay keeping him awake at nights. Board agreed to send letter to owners of the dog asking for them to keep the dog quiet.

Roads & Grounds: Bob Fish discussed complaints on RV trailers being parked on lots #281 and #236, requested lots cleaned up at Lots #239 & #240, and had power line rerouted on to Lake property because the line stretched over Lot #22A. A letter was sent to Gary McLean #267 & #268 concerning the clean up of his lots, since they were not taken care of, McLean was fined. As Fish has not heard from them, he would like to start procedure to legally take back these lots. Hopefully, this will make members understand that the rules must be complied with.

A motion was made by B. Fish and seconded by A. Tretter to send a notice to Gary McLean, Lots #267, #268, stating he must pay assessments within a 30-day period or his lease will be revoked accordingly to paragraph 5 in his lease. Motion failed.

A motion was made by Bob Hanauer and seconded by B. Fish to sent letters to all members who are over \$100 in arrears giving them 30 days to make arrangements to pay or legal action will be started. Motion carried.

Sanitation, Shoreline & Boat Docks: Ken Phillips reported on meeting with Macoupin Public Health Dept. concerning Sam Drake's property Lot #111, but upon inspection of septic system, no seepage could be found. Therefore, the inspection will be put on hold and continued at another time.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported that during the dredging project, mussels were discovered. So far, there is no confirmation that these type of mussel are the destructive zebra mussel. Reardon is working on identifying the mussel in order to know what to do to control them. To answer a question on testing water for atrazine, Ray stated this type of testing is very expensive.

Old Business: Bob Hanauer reported on committee interviewing six people for the office position that is open due to the resignation of the current secretary. The committee recommended Peggy Volz #9B for the job as she has computer knowledge by owning her own business.

A motion was made by Bob Hanauer and seconded by Bob Fish to hire Peggy Volz for the office position on a 90-day probation at a salary of \$6.50 per hour. Motion carried.

B. Hanauer reported on buying the computer and will get it set up this week.

Ed Snell was present to ask Board's approval on adding an additional five lots to Sunset Lake West. He showed a map designating these lots.

Sunset Lake

( 3 )

10-3-95

A motion was made by B. Fish and seconded by B. Hanauer to approve of these additional lots subject to our attorney reviewing the written agreement Ed Snell's attorney had composed. Motion carried.

Al Tretter presented a check for \$100 from Mr. Bloome to be added to our fishing fund. Mr. Bloome is only a guest at the lake, but wishes to help keep the lake stocked. Board agreed to send Mr. Bloome a thank you letter for his generosity.

Bob Hanauer explained about complaints received from east side members on not dredging two of the bays on the north east side of lake. After talking to the contractor, Bob and Ken Phillips re-inspected that area. They discovered that about 1,000 sq. feet of area could be dredged for a cost of \$1,500.

After some discussion, a motion was made by Bob Hanauer and seconded by Lou Long to reinstate into the dredging plan the additional 1,000 sq. ft. of bay on the north east side of lake for an approximate cost of \$1,500. Motion carried.

New Business: There was discussion on "No Wake" signs on east side of lake, but Board tabled until a later meeting.

Transfers: A motion was made by K. Phillips and seconded by B. Hanauer to approve for transfer Lot 10 Block 26, Meter #196, Eric & Denise Divjak to Bill Grothaus & Jim Griffin subject to some silt fence repairs. Motion carried with six yes and one no.

A motion was made by B. Fish and seconded by R. Reardon to approve for transfer Lot 18 Block 33, Meter #255, John Langhiem to James & Norma Skiles subject to either signing of septic joint agreement or \$5,000 escrow be held for six months, \$500 held in escrow for boat dock repairs, and \$300 held in escrow for survey cost. Motion carried.

A motion was made by R. Reardon and seconded by B. Fish to approve for transfer Lot 7A Block 14, Meter #94, Paul Erley and William Hohimer to Arden & Betty Van Iten. Motion carried.

A motion was made by B. Fish and seconded by A. Tretter to approve for transfer Lot 5A Block 33, Meter #246, Ronald & Mary Lou Smith to Thomas & Renee Sweatman subject to \$4,200 be held in escrow for septic installation. Motion carried.

A motion was made by B. Fish and seconded by R. Reardon to approve for transfer Lots 22 & 23 Block 33, Meters #258 & #259, Estate of Harry & Ada Holcomb to John & Susan Mayes subject to septic joint agreement signed or \$5,000 held in escrow for six months, and \$600 held in escrow for shoreline rip rap repairs. Motion carried.

Board agreed to table the approval of transfer of Lot 4 Block 5, Meter #23, Scott & Kim Slagle to Carl & Verna Mayes until property line distinction could be settled when survey was received.

A motion was made by A. Tretter and seconded by B. Hanauer to adjourn the meeting. Motion carried.

Adjournment at 10:20 p.m.

Glenda M. Sutton  
Secretary



SUNSET LAKE ASSOCIATION

OCTOBER 31, 1995

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 2.13	
Money Market Account - General	\$ 21,543.28	
- Interest	<u>\$ 54.58</u>	
		\$ 21,599.99
Total Revenue		\$ 21,599.99
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,564.58
F&M State Bank - Committed Funds		
Money Market Account - Silt Management	\$ 3,808.41	
Total Revenue		\$ <u>25,408.40</u>
First National Bank - Escrow Fund		\$ <u>5,130.00</u>
Monthly Receipts :		
Assessments - General	\$ 623.82	
- Silt	\$ 2423.00	
Boat Permits	\$ 12.00	
Building Permits	\$ 112.00	
Fines & Penalties	\$ 98.36	
Transfer Fees	\$ 1200.00	
Earned by Maintenance Man	\$ 141.00	
Misc. Income	\$ <u>59.35</u>	
		\$ <u>4,669.53</u>

# SUNSET LAKE ASSOCIATION

NOVEMBER 7, 1995

Bills to be approved for payment:	
CIPS	\$ 89.37
United Cities Gas	25.03
Rural Electric Conv.	239.64
Nilwood Water System	10.08
GTE	5.01
AT & T	7.84
First National Bank - FICA & Fed. W/H	840.82
Macoupin County Service - fuel	628.20
John G. Miller & Sons	274.97
Girard Ace Hardware	7.23
Eldon's Lawnmower	37.19
Watts Copy System	57.00
Gold Nugget Publications	14.00
Arnett Pipe & Plumbing	175.50
Teklab, Inc.	32.00
Girard Auto	9.39
RP Lumber	32.91
Wild Survey	470.00
Fed. Dept. of Revenue	505.99
Ill. Dept. of Revenue	192.23
Glenda Sutton (Annual Meeting Supplies)	52.71
Ernie's Garage & Tire	160.43
Cochran & Wilken, Inc.	210.00
St. Patrick's Church	100.00
Sec. of State (trailer registration)	27.00
Walmart (office equipment & supplies)	115.32
Gold Nugget (statements)	69.50
John G. Miller & Sons	220.00
Cochran & Wilken	420.00
Bob Hanauer (computer desk & returned Quicken Deluxe)	119.04
Glenda Sutton - net salary	677.35
Peggy Volz - net salary	734.58
William Hohimer - net salary	<u>1,325.71</u>
Sub-Total	7,966.04
First National Bank - petty cash	61.90
Total	\$ 8,027.94

1995 - 1996

PROPOSED REGULAR AND SPECIAL COMMITTEE

Aquatic Control, Recreation & Water Safety Committee

Chairperson - Pete McCoy  
Assistant - Ray Reardon

Building & Construction Committee

Chairperson - Bob Hanauer  
Assistant - Ken Phillips

Farm Management Committee

Chairperson - John Earley  
Assistant - Bill Hohimer

Finance Committee

Chairperson - Sharon Lindsay  
Assistant - Lou Long

Legal & Insurance Committee

Chairperson - Lou Long  
Assistant - Al Tretter

Public Relations Committee

Chairperson - Sharon Lindsay  
Assistant - Al Tretter

Roads & Grounds Committee

Chairperson - ~~Bob Fish~~  
Assistant - Bob Hanauer

Sanitation, Shoreline & Boat Docks Committee

Chairperson - Ken Phillips  
Assistant - Bob Hanauer

Water Quality & Soil Conservation

Chairperson - Ray Reardon  
Assistant - John Earley

Special Assignment - Silt Ponds & Water Shed

Chairperson - Bill Hohimer  
Assistant - John Earley



## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

November 7, 1995

The Sunset Lake Board of Director's meeting was held on Tuesday, November 7, 1995 at the lake office (146 West Center) starting at 7:30 PM with the following directors present: Bob Hanauer, Louis Long, Al Tretter, Ken Phillips, Ray Reardon, Pete McCoy, with John Early arriving late. President Lou Long called the meeting to order and took roll call. Bob Fish turned in his resignation as a Board Director.

- Lake Superintendent Report: Bill Hohimer reported that the leaf burning was underway. The East Lake drive road has water running over it when it rains. He talked to Gary Hayes about the situation. He also cleaned the truck, mower and other equipment. A motion was made by Bob Hanauer and seconded by Al Tretter to accept the minutes of the October 3, 1995 meeting as presented. The motion carried.
- The bills paid in October and the bills due to be paid were presented. A motion was made by Ray Reardon and seconded by Al Tretter to approve the bills paid in the amount of \$8,027.94 (except the computer which was on the last meeting's bills), and the bills to be paid in the amount of \$828.54 (consisting of \$69.50 for Gold Nugget statements, \$220.00 for John Miller & Sons, \$420.00 for Cochran Engineers, and \$119.04 to Bob Hanauer for the computer desk minus Quicken Deluxe which was returned). The motion carried.

**Visitors remarks:** Charles & Joyce Payne, lot #'s 145 & 146, 146 East Lake Dr., want to combine the 2 lots for assessment purposes. Their house is on one and the garage on the other. There is a one-time fee of \$500.00 to combine lots. This issue was tabled until next meeting and an inspection can be done. We will contact the Payne's to let them know. Also, they wanted to know if anything is being done about the damage the beavers are causing. Ray Reardon stated there is a bounty on beavers for \$20.00 and on muskrats for \$6.00, plus the furs. Chris Morgan has trapped for the lake before and Ray will contact him to see if he wants to do it again. Damage has been done on the north east part of lake. The visitors left the meeting.

Bob Hanauer was named by Pres. Lou Long to temporarily fill the vacant position of Roads & Grounds Chairperson, until someone else can be found to serve on the Board and in that capacity.

Pete McCoy asked about the issue of combining lots. Lou Long stated that when there is no room for access, or for a new septic system, or for another addition such as a garage, then the lots can be combined. Ray Reardon explained that this is how it was done in the past, which sets a precedent. If the lots are large enough to build on then no combination

can be approved. Pete McCoy stated that 3 lots were combined into 2 for the William's because they built a large house across all three, which set a different precedence. Bob Hanauer stated that it is even more unfair when special assessments, like the dredging assessment, were considered. If this trend continues it will reduce the number of members. Pete McCoy said that this situation will cause the assessments to be increased. Lou Long and Bob Hanauer want to look into this situation in more depth legally.

**Under Committee Reports:**

- Aquatic Control, Recreation & Water Safety - nothing new to report.
- Building & Construction - Lou Long reported in October there was a building permit for Greg Carpenter, lot #49C, and the foundation has been poured for a garage.
- Farm Management was deferred until John Early arrived.
- Finance - Chairperson Sharon Lindsay was absent.
- Legal & Insurance - Al Tretter said there was no new business on legal, but the Allen case is still pending. Lou Long and Bob Hanauer reported going to the hearing along with Glenda Sutton. Stu Dobbs did a very good job. The next trial date was scheduled for Dec. 6, 1995. Bob Hanauer said it is costing us more than if we had settled, but a precedent was needed for the future. The Insurance policies have arrived to be paid Dec. 29, 1995. The computer was added to the insurance policy with no additional premium.
- Roads & Grounds - Bill Hohimer cleaned the ditches on the north side as authorized by Bob Fish.
- Sanitation, Shoreline & Boat Docks - Ken Phillips visited Ray Wonaroski, owner of Girard Ready Mix Co. concerning septic installation permits. He informed Mr. Wonaroski that if we did not have the permits we would suspend operation of his company on Sunset Lake, and the permits arrived the next morning. A few inspections were done: John Early's, lot #8, septic field, lot #116A, the old MacDonna residence, lot #116A, is done, and Edith Scott, lot #112A gave an easement between her property and the new owners.
- Water Quality, Soil Conservation & Restoration - Ray Reardon reported the lake water is clearing up and going down due to the lack of rain. He will see what we can do with \$8000 (\$4000 from this year plus \$4000 allocated for next year).

**Under Old Business:**

Bob Hanauer reported that on Oct. 9, 1995, the dredgers finished on the lake. On Oct 11, 1995, Jerry Lewis was here and Bob discussed the \$1500.00 the lake still owed, but Jerry dropped the charge in leau of having to pay Gary Hayes to cross his farm. On Nov. 1, 1995, Troy, an assistant, was here and they sent a check to Mrs. Scott for her pontoon boat and repaired Mary Crawford's dock and Fred Gates' dock (it was rusted



through) All claims have been taken care of. We now owe \$23,700.00 to pay off Mid America Dredgers, including \$15,000 held back from the May payment, 10% as per the contract. Ray Reardon brought up painting Mary Crawford's dock and Bob told him there was only one board to paint. Bob Hanauer made a motion to send a check to Mid America for \$23,700.00 to pay in full all money owed to the dredgers, along with a letter written by Bob Hanauer thanking them. Ray Reardon seconded, and the motion passed.

On Oct. 26, 1995, Bob Hanauer talked to Atty. Stu Dobbs, who informed us not to send a letter to Wyatt until Atty. Narmont was released first. Bob talked to Jim Wyatt and explained that we needed a release from Narmont, before we could release our Attorney, Stu Dobbs, from pursuing the case any further.

Ed Snell wanted to know if the addendum was approved by Atty. Stu Dobbs. It had not been sent yet. Send the addendum to add 5 lots written by Ed Snell's attorney to Stu Dobbs for his approval.

John Earley arrived and said there was no old business on the farm.

Lou Long brought up the letter from Mrs. Ruth Neal, lot #10A, which stated that muskrats had a den under a willow tree, which was cut down. Ken Phillips and Bill Hohimer inspected the area and told her it was her responsibility. Also, her letter said that the dredgers also knocked rip rap into the water and wanted Bill to come and fix it while the lake is down. Ken Phillips said that he did inspect the tree stump with Bill and determined that it was the Neal's responsibility. Ray Reardon offered to check on getting beavers and muskrats trapped. Bob Hanauer said that the silt pond is infested. Ken Phillips said that where the tree was has sunken in, and Mrs. Neal could post a warning sign. A motion was made by Ray Reardon to contact Chris Morgan to trap beavers for \$20.00 and muskrats for \$6.00. Ken Phillips seconded. The motion passed.

Ken Phillips will re-word Sec. 2, under Construction Requirements on the Building Code and Regulations form concerning septic installation requirements.

**Under New Business:**

Lou Long suggested that the name Legal & Litigation should be changed to Legal & Insurance Committee.

Ken Phillips will assist Bob Hanauer on the Building & Construction Committee. Ray Reardon will assist Pete McCoy on Lake patrol.

Special Assignments - 1. East Lake Dr. will be the worst erosion problem to deal with. We need to talk to Gary Hayes (farm) and to the County concerning this problem. 2. Fill the vacant Board seat and Roads & Grounds Comm. Chairperson with someone who is on the lake full time (retired).

After discussion, it was tabled until someone qualified can be found.

Until that time Bob Hanauer will be the acting Comm. Chairperson for Roads

& Grounds. Bob Hanauer made the motion to accept the above and John Early seconded. The motion passed.

The question brought up by the County Assessor concerning the duplication of meter numbers on West Lake with the rest of the lake was discussed. Ed Snell said the County has a map with the continuation of Lake meter numbers into the West Lake subdivision. It was decided that when the County came here to instruct Peggy Volz, Ed Snell should be advised to be present at that time.

Peggy Volz described the QMS Funding accounting system to the Board. It is to be reviewed for a decision at the next Board meeting.

Lou Long made a motion to accept the resignation of Bob Fish. It was seconded by Bob Hanauer. The motion passed.

Ken Phillips stated that rip rap is needed on each side of the bridge on North Lake between Ron Morrow, lot #2 and Jim Wyatt, lot #1. Hank Sutton is to do the job as soon as the funds available are determined. Also, Lou Long added that we need a list to tell members what must be done to sell their leases. Peggy Volz informed the Board that there is a list, but it needs to be updated. That information should be sent to the Springfield Board of Realtors to publish in their monthly news letter.

Lou Long brought up Mr. Wooten, lot #231, who owes the Association \$708.65 in past due assessments and penalties. Bob Hanauer volunteered to go with Lou Long on a personal visit to try to get some payment. It was noted that Gary McClain, lots #267, #268, paid all past assessments, but has not cleaned the lot yet.

Lou Long suggested that we need to start volunteer contacts for the elderly who are in bad health. Lucille Coultas, lot #78, fell and was not found for 2 days. There are 12 on the lake who live alone and 4 have serious health problems. This problem will be considered and possible volunteers found to contact those who want the help.

Lou Long received a call from Jim Rice. Lot #219, about the house being built off of Beach View Dr., but is not part of the Association. It was determined that Lou would contact the owner concerning access to Emerson Hwy., rather than use the private Lake road. North Circle Dr. could be used as access in the future if someone built on the farm land. Also, Lou Long asked that a letter be written to Raymond Wonnarowski about excess leaves on #218 Beach View Dr. Bill Hohimer will take care of for \$35.00 per hour. Paul Earley pointed out that 30 day notice must be given to be legal. Lou Long also pointed out that we need an updated membership list as soon as possible. There will be 2 more transfers of property; Leona Mottershaw (deceased) to Gerald & Thomas Mottershaw, lot #182, and Melvin Bristow, lot #178, is selling contract for deed to a personal relative, Pierson.

Lou Long brought up the date for the January meeting. John Early pointed out that in the past, there was no January meeting, instead the Directors and their spouses go out to dinner. The office hours were discussed and set at 8:30 AM to 12:30PM. Peggy Volz donated a clock for the meeting room, but it needs a new clock mechanism.

Al Tretter made a motion to adjourn and Ray Reardon seconded it. The motion carried. The meeting adjourned at 9:20 PM.

Secretary,  
Peggy L. Volz



Mr> Lou Long, President  
Sunset Lake Association  
Girard IL

November 6, 1995

Dear Lou,

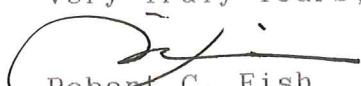
Accept this letter as my resignation as a Director effective  
November 7, 1995.

I cannot, in good conscience, serve a constituency who place  
a higher value on postage stamps and stationary than on the  
roads that they travel each day.

I would like to thank those Directors who so vigorously  
defended the budget.

More later.

Very Truly Yours,



Robert C. Fish  
110 Spruce  
Girard IL 62640

# Sunset Lake Association

P.O. Box 61, Girard, IL 62640

217-627-3232

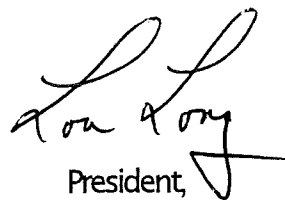
November 10, 1995

Bob Fish  
#110 Spruce  
Girard, IL 62640

Dear Bob,

Your resignation, effective November 7, 1995 as a member of the Board of Directors of the Sunset Lake Association, has been reluctantly accepted. The Board extends to you their appreciation for the innovativeness, perseverance, and zeal that was representative of your two year tenure as a member of the Board.

Sincerely,

A handwritten signature in black ink that reads "Lou Long". The signature is written in a cursive style with a large, looping initial "L".

President,  
Lou Long

rec'd 10-12-95

(16A N. Circle Dr.)

17 Verna Drive  
Springfield, Illinois  
October 10, 1995

Sunset Lake Assoc.  
Girard, Illinois

Gentlemen:

Please bring this issue before the Board at your next meeting as we will be unable to attend in person.

Years ago the muskrats burrowed under our riprap and proceeded to make a den beneath a willow tree which they used for several years with no problem.

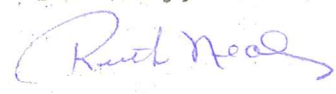
Even after the tree died and was removed the roots apparently prevented the ground from caving in until recently when the roots began to rot permitting the ground to be undermined. Mr. Phillips and Mr. Hohimer have examined the site and Mr. Phillips is of the opinion that it is our responsibility since it is on our property.

I do not agree. The muskrats were not our pets, they did not enter their den from our property and we had no means of preventing them from entering from the lake. We think the Association should -- at the very least -- share in doing whatever is necessary. If Mr. Hohimer would take an axe and cut through one of the major ~~roots~~ roots we could tell just how extensive the problem is and then determine how to proceed. Lets not wait until somebody breaks a leg.

We are at the lake only intermittently during the summer and my 82 year old husband is unable to help. We did, however, fill in the ruts made by the dredgers when their tractor became stuck in our yard last spring, but the riprap knocked into the water by their cables has not been replaced. (One of the workers told us that Mr. Hohimer would take care of it when the ground dried.)

Please let us know what you will do.

Sincerely,



Ruth Neal  
Lot 10-A

# Sunset Lake Association

P.O. Box 61, Girard, IL 62640

217-627-3232

November 10, 1995

Mrs. Ruth Neal  
17 Verna Dr.  
Springfield, IL 62702

Dear Mrs. Neal,

The Sunset Lake Association Board of Directors has reviewed your letter dated Oct. 10, 1995, regarding muskrat damage on your property at #10A North Circle Drive. We concur that a muskrat infestation is a problem on the lake and we are proceeding with remedial action in an attempt to rectify this situation. Accordingly, as to your situation, an inspection of your property will be made forthwith and the proper measures to correct this problem will be implemented. We caution you that procedures do take time, so please be patient with us in this regard.

In addressing your other complaint regarding the hole left under the stump in your yard, we regret we will not be able to resolve this problem in the manner you have requested. It is the responsibility of all lessees to bear the financial burden of maintaining their leasehold. This is clearly stated under section 37, page 20 of the Sunset Lake Association's By-laws, Rules and Regulations. This provision states that all lessees are required to maintain the leasehold.

If you wish to have the Association do this work for you, the charge is \$35.00 per hour plus cost of materials. Please advise us if we can be of any assistance in this regard.

Sincerely,



Robert Hanauer,  
Chairperson, Roads & Grounds

Organizational Management System (OMS) is an exceptionally easy to use, full featured system written especially for non profit organizations. OMS is powerful, yet simple to use. It is menu driven and offers context-sensitive help for easy use without the need for complex commands.

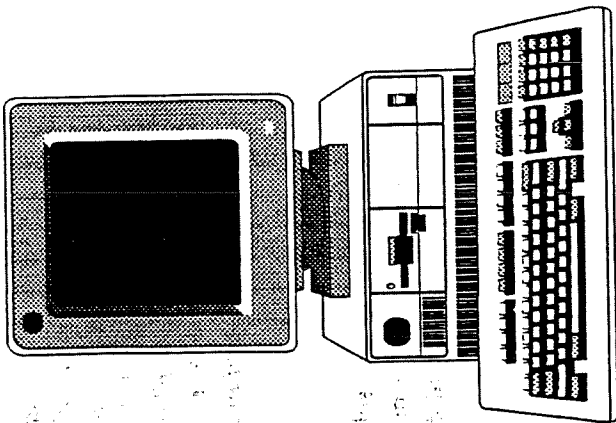
The clear presentation of the information and sample files included, will allow you to be up and running in short order. The powerful report functions in the program allows information to be displayed or printed as required. An optional report writer provides the flexibility to customize existing reports or create new ones.

The system consists of these interactive modules:

- Members/Prospects/ Donors/Others*
- Dues and Contributions*
- Fund Accounting*
- Customize Setup*
- Additional Reports*
- Report Writer*

Information needs to be added once as modules share data and allows it to be viewed at any time.

# OMS



*For more information, contact:*

**Torbert Data Systems Inc.**  
**The Madison Build.**  
**4012 Raintree Rd.**  
**Suite 220 A**  
**Chesapeake, Va. 23321**  
**(804) 488-5506**



## *Introducing* *Organizational* *Management* *System* *Version 2*

*For Non Profit Organizations*



# O.M.S

## Organizational Management System Version 2.3 Registration Form

Where Acquired: \_\_\_\_\_ Date: \_\_\_\_ \ \_\_\_\_ \ \_\_\_\_

Organization Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone # Work: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone # Work: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

=====  
PAYMENT MUST BE BY CHECK OR MONEY ORDER IN US CURRENCY OR CREDIT CARD!

Organizational Management System Complete System: \$359.00 ( )  
or Register ONLY The Modules You wish to use at this time!

Basic Package (Membership and Setup Modules) \$129.00 ( )

\*Add Dues and Contributions Module \$129.00 ( )

Fund Accounting General Ledger System-Stand Alone \$129.00 ( )

=====

- Additional Products You can order  
Report Writer \$129.00 ( )

Subtotal: \_\_\_\_\_

4.5% Sales Tax - (Virginia Residents Only) \_\_\_\_\_

TOTAL ENCLOSED: \_\_\_\_\_

DUES & CONTRIBUTIONS MODULE REQUIRE THE BASIC PACKAGE:

-----  
Ship To (check one): Organization Address ( ) or Individual Address: ( )

Media Type: 5 1/4 HD 1.2 M ( ) 5 1/4 DD 360K ( ) 3 1/2 HD 1.4M ( )

3 1/2 DD 720K ( ) NAME ON CARD: \_\_\_\_\_

Visa ( ) Mastercard ( ) Acct.# \_\_\_\_\_ Exp: \_\_\_\_ / \_\_\_\_

MAIL TO: Torbert Data Systems, Inc. P.O.Box 9218, Chesapeake, Va. 23321



SUNSET LAKE ASSOCIATION

AGENDA

October 3, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF September 5, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- Bob Hanauer
BUILDING & CONSTRUCTION	- LOU LONG
FARM MANAGEMENT	- JOHN EARLEY
FINANCE	- SHARON LINDSAY
LEGAL & LITIGATION	- FRANK GIBBONS - AL TRETTER
PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS	- BOB FISH
SANITATION, SHORELINE & BOAT DOCKS	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON
OLD BUSINESS - Hiring new secretary	
NEW BUSINESS - Lot #116A septic system	

TRANSFERS Lot 12 Block 16 Meter #116A, Paul & Deborah MacDonna to Harry & Marilyn McMurl  
Lot 10 Block 26 Meter #196, Eric & Denise Divjak to Bill Grothaus & Jim Griffin  
Lot 18 Block 33 Meter #255, John Langhiem to James & Norma Skiles  
Lot 7A Block 14 Meter #94 Paul Erley & William Hohimer to Arden & Betty Van Iten  
Lot 5A Block 33 Meter #246 Ronald & Mary Lou Smith to Thomas & Renee Sweatman  
Lots 22 & 23 Block 33 Meters #258 & #259 Estate of Harry & Ada Holcomb to John & Susan Mayes  
Lot 4 Block 5 Meter #23, Scott & Kim Slagle to Carl &



SUNSET LAKE ASSOCIATION

SEPTEMBER 5, 1995

The Sunset Lake Board of Director's meeting was held on Tuesday, September 5, 1995 at 146 West Center (lake office) starting at 7:30 p.m. with the following Directors present: Frank Gibbons, Sharon Lindsay, Ken Phillips, Bob Fish, Lou Long, Bob Hanauer, Al Tretter and John Earley.

Visitor's Remarks: Chuck & Joyce Koke, #24, and Ruth Turner, #25, were present to discuss a security light that was shut off because all of the neighbors do not want to share with the cost. They suggested that the Association pay for the expense of this light because the area is very dark and need light for security purposes. They had noticed that other lights had been installed on the lake.

B. Fish explained that the Association had installed lights on intersections which were Association property. The Association should not be responsible for lights on private property, and the cost would be very extensive.

Board agreed to examine the area before making a decision. Minutes: A motion was made by S. Lindsay and seconded by A. Tretter to approve the August 1, 1995 minutes as presented. Motion carried.

Bills: A motion was made by J. Earley and seconded by B. Hanauer to approve the bills totaling \$5,762.20. Motion carried.

Aquatic Control, Recreation & Water Safety: B. Hanauer thanked the Board for patrolling the lake on the holiday. He reported that more boat equipment was needed, such as a horn.

Building & Construction: L. Long reported on three permits; Bill Tavernor, #177, garage; Ken Pharris, #168, shed; Les Seman, #16, garage.

Farm Management: J. Earley reported that the silt reservoir is 36" down. He also stated he had talked to Gary Hays about where the contractor will cross the property Gary rents for farming. The owner of the property stated that \$1,500 will cover the damage to his crop caused by pipe crossing his property. The amount can be divided three ways, one half of the amount to the owner, and one half divided by the Hays brothers who rent the property.

Board agreed to pay the contractor now, and will present bill to the silt contractor at a later date.

After some discussion, a motion was made by B. Fish and seconded by A. Tretter to approve the revised 1996 Budget (copy enclosed). Motion carried by six yeses and one no.

Roads & Grounds: B. Fish reported on sending a citation to Robert Berk, #85, #86, #88, for burning garbage, a citation to Gary McLean, #267, #268, for cleaning up his lots, and a letter to Charles Jones, #102, #102A, #102B, for dangerous wiring which is under code, moving tires and cleaning up lot. The ditches have been cleaned, Bill Hohimer has mowed alot, sent out members maps showing the easements on the dividing dam. Board discussed

a winter project of redoing signs on the coves or installing them if needed.

Sanitation, Shoreline & Boat Docks: K. Phillips reported on helping with the inspection on the dredging project, putting on hold Sam Drake, #111, septic system problem, no seepage can be seen right now, explained problem with Ray Wonaroski not filling out the required sanitation permit before he installs a septic tank, plus sent letter to Mike Cowden, #166B, on returning a sanitation permit and repairing his silt fence.

Old Business: A motion was made by B. Fish and seconded by A. Tretter to approve the revision of Section 30 (Mini Bikes) in the Rules & Regulations (copy attached). Motion carried.

New Business: Frank Gibbons asked the Board's opinion on whether a trolling motor requires a motor-boat sticker permit. Board agreed that a motor-boat sticker is required on a gasoline motor not an electric motor.

F. Gibbons read a letter received from Jeannie Obcamp, #49B. She was asking if the small pond near her property was going to be dredged.

Board decided to send a letter to J. Obcamp telling her they will do what method is needed to solve the problem.

F. Gibbons stated that the Secretary, Glenda Sutton, will be resigning from the position of Secretary. She will work full time until the 15th of September, then will work on a part-time schedule until the annual meeting on October 19th with a \$7.50 per hour salary.

The Board agreed to advertise in local paper, asking for resumes from potential employees to be received by September 20th. The employee will work 20 hours per week, Tuesday through Saturday, 8:00 a.m. to 12:00 p.m. starting at a salary of \$6.50 per hour.

F. Gibbons stated that furniture, especially chairs, was needed for the office and asked the Board to check at used furniture stores.

Board agreed to send letter to the landlords asking if they would split the cost of the office electric bill because the contractors were using the electricity during the remodeling of the office plus include a \$15.00 bill for office supplies that were lost or thrown out during the remodeling.

Board decided that due to the lack of attendance at the previous Association wiener roast, they would not plan the event this year.

B. Hanauer stated that the office is great need of a computer and asked if one could be purchased.

Board agreed that the funds for this purchase was available with a \$3,500.00 limit.

B. Hanauer also review a plan to cut out two bays from the silt project to save money. He presented an informational sheet explaining his idea.

A motion was made by B. Hanauer and seconded by B. Fish to approve this plan to cut the last two bays on the east end, north side. Motion carried.



( 3 )

Henry Sutton reported that the pay period amount for the silt project was \$38,250.00.

A motion was made by B. Fish and seconded by J. Earley to approve the payment of \$38,250.00 to Mid America Dredging Co. plus having a signed lien waiver from contractor. Motion carried.

H. Sutton also reported on the water sampling results, some failing, some passing, and he has completed the rip rapping work on David Barnes shoreline and was hoping the escrow fund could be released. Board stated that the funds will be released.

F. Gibbons appointed a hiring committee for the new secretary; Bob Hanauer, Ken Phillips and Bob Fish.

Ed Snell was present to discuss adding additional lots to Sunset Lake West on the west end and the north-east side. He passed out maps showing where these lots were located.

A motion was made by J. Earley and seconded by B. Hanauer to have the attorney write an addendum to the original agreement to add the additional four lots to Sunset Lake West and then will decide at the next meeting if both parties agree on the changes. Motion carried.

Transfers: A motion was made by S. Lindsay and seconded by J. Earley to approve the transfer of Lots 3 & 5 Block 6, Meters #36 & #36A, John & Sandra Gordon to David & Ruth Beck. Motion carried.

A motion was made by S. Lindsay and seconded by A. Tretter to approve for transfer Lot 1A Block 29, Meter #227, Ken & Georgianna Kirbach to Morris & Connie Whalen. Motion carried.

A motion was made by B. Fish and seconded by S. Lindsay to approve the transfer of Lot 2 Block 4, Meter #22A, Keith Day to Joel & Kathleen Cross subject to \$500.00 be held for rip rap repair on shoreline and that account is paid in full on all lots K. Day leases. Motion carried.

A motion was made by S. Lindsay and seconded by A. Tretter to approve the transfer of Lots 12 & 13 Block 34, Meter #281, Ed Snell/Sunset Lake West to John Jay & Mary Lou Brawner subject to \$2,300.00 be held in escrow for rip rap work on shoreline. Motion carried.

A motion was made by B. Fish and seconded by L. Long to approve for transfer Lot 5A Block 33, Meter #246, Ronald & Mary Lou Smith to Thomas & Renee Sweatman subject to \$300.00 be held in escrow for survey cost, and either \$4,500.00 be collected for escrow on a sanitation septic system or a signed joint agreement between the seller and the buyer. Motion carried.

A motion was made by S. Lindsay and J. Earley to adjourn the meeting. Motion carried.

Meeting adjourned at 9:50 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

October 2, 1995

Rural Electric Conv.	\$ 238.62
GTE-North - 627-3232-\$45.48	
- 627-3339- <u>38.67</u>	84.15
A T & T - 627-3232 - \$2.15	
- 627-3339 - <u>5.65</u>	7.80
Rural King - shop supplies	105.97
Arnett Pipe & Supply - silt project	175.50
Teklab, Inc. - silt project-water sample	32.00
John G. Miller & Sons - backhoe work & tile	274.97
Girard Auto Supply - supplies for truck & tractor	9.39
Lange Title Records - title search - lots #82,83	220.00
Watts Copy Sys. - rental on copier	57.00
C I P S - utilities	59.61
Bob Hanauer - computer & supplies	3,518.56
Girard Ace Hardward - paint & brush	7.23
Macoupin Service Co. - fuel	323.46
R. P. Lumber & Co. - shed supplies	32.91
Gold Nugget - job ad	14.00
B & E Investment - rent	200.00
William Hohimer - net salary	<u>1,325.71</u>

Total

\$ 6,724.07

Glenda Sutton

161.15

\$ 6,885.22

150.00

7,035.22

Pay Bill Hanauer  
\$ 150.00  
Trailer

SUNSET LAKE ASSOCIATION

CASH POSITION

SEPTEMBER 30, 1995

Cash on Hand \$ 100.00

First National Bank

Checking	\$ .74	
Money Market - General	30,335.41	
- Interest	<u>85.32</u>	
		\$ <u>30,421.47</u>

Total General Revenue \$ 30,521.47

F & M State Bank - Committed Fund

Money Market - Silt	\$ 10,595.26	\$ <u>10,595.26</u>
---------------------	--------------	---------------------

Total Revenue \$ 41,116.73

First National Bank - Escrow \$ 5,540.00

Monthly Receipts:

Assessments - general	\$ 1,725.21
- silt	1,811.00
- rip rap fund	1,010.00
Boat Permits	72.00
Building Permits	45.00
Fines & Penalties	448.20
Transfer Fees	600.00
Earned by Maintenance Man	342.50
Misc. Income - Chlorine Tablets	42.00
- Refund on supplies	3.00
- Memberships	<u>800.00</u>

Total Receipts \$ 6,898.91

GIFFIN, WINNING, COHEN & BODEWES, P.C.

ATTORNEYS AT LAW

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One West Old State Capital Plaza  
P.O. Box 2117, Springfield, Illinois 62705

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CAROL HANSEN POSEGATE  
R. MARK MIFFLIN  
THOMAS P. SCHANZLE-HASKINS  
GREGORY K. HARRIS

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TELEPHONE 525-1571

FACSIMILE (217) 525-1710

JAMES M. WINNING  
OF COUNSEL

September 21, 1995

ARTHUR B. CORNELL  
DAVID A. HERMAN  
MICHAEL J. MANNION  
STEPHAN J. ROTH  
JANE N. DENES

Carl Kasten  
Attorney At Law  
130 East Main Street  
Carlinville, IL 62626

Stuart Dobbs  
Attorney At Law  
P.O. Box 12080  
Springfield, IL 62795

Re: Spence v. Allen, et al.  
No.: 89-LM-96

Dear Carl and Stuart:

Recently, I had my secretary contact Judge Koval in an effort to obtain dates on his calendar that were available to complete the bench trial in the above-case. My intent was to obtain a series of dates from Judge Koval and then contact both of you in an effort to coordinate a date that would accommodate everyone. Apparently, there was a minor miscommunication and Judge Koval went ahead and scheduled the bench trial rather than calling our office back with dates that were suitable for him. In any case, the final day of trial has now been scheduled for October 26, 1995 at 9:00 a.m. That day is good for me and I would like to proceed on that day in an effort to wrap this up once and for all.

I have been strictly instructed by my clients to not agree to any continuances of this matter. Therefore, should either of you need to continue this matter from October 26, 1995, I would ask that you file a motion with the court knowing that I will be offering an objection to same.

Sincerely,

GIFFIN, WINNING, COHEN  
& BODEWES, P.C.



Michael J. Mannion

MJM/kjh



# Don Stankoven

Macoupin County Courthouse  
CARLINVILLE, ILLINOIS 62626

C  
Circuit Clerk of Macoupin County

FAX: 217/854-8461 • 217/854-3211

6

September 20, 1995

Michael Manion  
Attorney At Law  
PO Box 2117  
Springfield, IL 62705

Carl Kasten  
Attorney At Law  
130 East Main Street  
Carlinville, IL 62626

Stuart Dobbs  
Attorney At Law  
PO Box 12080  
Springfield, IL 62795

RE: Spence v. Allen, et al  
NO 89-LM-96

Notice to the Above:

Please be advised that the following is a copy of a docket entry made and entered of record by the Honorable Joseph P. Koval on September 20, 1995.

On motion of attorney Michael Mannion, this cause is set for bench trial on October 26, 1995 at 9:00 a.m. In the event the Court is involved with jury trial and unable to proceed on said date, this cause is set for bench trial on November 9, 1995 at 9:00 a.m. Clerk directed to forward copy of docket entry to attorneys Michael Mannion, Carl Kasten, and Stuart Dobbs.

Sincerely,



Don Stankoven  
Circuit Clerk

DS:kas

September 6, 1995

Sunset Lake Association  
146 West Center  
Girard, IL 62640

Dear Sir/Madam:

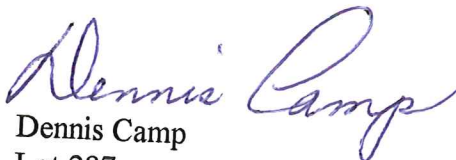
It is Wednesday morning, September 6. Last night--from 2:00 a.m. to 2:30 a.m.--my wife and I were kept awake by a yelping, yapping dog. During the past month, this disturbance has been only too commonplace.

I spoke with Bill Hohimer last Friday morning, September 1, and he seemed to have some effect, since the dog has been more quiet since that time. But again this morning the dog is yelping away. It is tied to a boathouse on the water and continues to yelp periodically--as it did last night at 2:00 a.m.

Will the Sunset Lake Board please take some steps to see if the owners will be more reasonable? I don't know who they are (it's best that I don't), but Bill Hohimer obviously does. I can tell you that the dog is somewhere around lots 13, 14, 15, etc. The home is on Circle Drive; it has a small white boathouse on the water; and alongside the boathouse it has a sand beach with a flag pole and a white bench. The dog is a medium-sized brown dog that can often be seen playing in the water with children during the weekends.

Please help us get a full night's rest, not to mention some peace and quiet during our days. **AND, BY THE WAY, PLEASE CONSIDER THIS LETTER A FORMAL COMPLAINT.**

Thank you,

  
Dennis Camp

Lot 287

SUNSET LAKE ASSOCIATION  
 Comparison of Annual Budget  
 January 1, 1995 to August 1, 1995

RECEIPTS:

	<u>Annual Budget</u>	<u>Year To Date</u>	<u>Over or (Under) Budget</u>
General Assessments	87,255.00 \$ 54,526.10	\$ 52,043.59	\$ (2,482.51)
Building Permits	500. 500.00	775.00	275.00
Fines & Penalties	300. 300.00	392.08	92.08
Interest	1,200. 1,200.00	2,553.38	1,353.38
Transfer & Lease Fees	2,500. 2,500.00	2,500.00	-0-
Boat Permits (yr 1)	750. 5,000.00	5,080.00	80.00
RV Permits	35. 35.00	30.00	(5.00)
Cablevision	1700. 1,400.00	1,683.69	283.69
Earned by Maintenance Man	850. 850.00	511.00	(339.00)
Other Receipts	500. 2,800.00	410.00	(2,390.00)
<b>Total Revenue</b>	<b>\$ 69,111.10</b>	<b>\$ 65,978.74</b>	<b>\$ (3,132.36)</b>

EXPENDITURES:

Patrol/Maintenance Man Salary	20,000.00 \$ 20,000.00	\$ 11,666.70	\$ (8,333.30)
Secretary Salary	6,000. 8,000.00	4,666.70	(3,333.30)
Legal & Accounting Fees	6,000. 6,000.00	1,610.00	(4,390.00)
Office Rent	1,200. 1,200.00	1,000.00	(200.00)
Postage, Printing & Office Exp.	3,000. 3,000.00	2,249.02	(750.98)
Maintenance: Lake	1,000. 1,000.00	-	(1,000.00)
Roads	4,000. 4,000.00	652.71	(3,347.29)
Grounds	800. 800.00	78.92	(721.08)
Shoreline	500. 500.00	-	(500.00)
Equipment	1,800. 1,800.00	1,588.40	(211.60)
Conservation/Watershed	1,000. 1,000.00	334.00	(666.00)
Gas & Oil	1,800. 1,800.00	842.31	(957.69)
Maintenance Expense & Supplies	200. 200.00	158.11	(41.89)
Fish Stocking	1,000. 1,000.00	-	(1,000.00)
Utilities	3,000. 3,000.00	2,367.24	(632.76)
Insurance	7,626. 7,626.00	4,921.50	(2,704.50)
Employment Taxes	2,185.10 2,185.10	1,420.28	(764.82)
Property Taxes	3,000. 3,000.00	2,817.24	(182.76)
Misc., Interest Exp. & Etc.	500. 500.00	1,030.90	530.90
Equipment Reserve	2,500. 2,500.00	9,045.94	6,545.94
<b>Total Expenditures</b>	<b>\$ 69,111.10</b>	<b>\$ 46,449.97</b>	<b>\$ (22,661.13)</b>

Sunset Lake Association  
P.O. Box 51  
Girard, IL 62640

October 4, 1995

Dear Board of Directors:

It has recently come to my attention that an article in the Sunset Lake Association Newsletter dated July 20, 1995 concerning the Girard- Virden Area 911 System contained several inaccuracies. The Virden Sangamaw Ambulance Service, Girard Fire Protection District, and the Girard Rescue Squad are totally different response agencies that are dispatched from the Virden-Girard Public Safety Answering Point (PSAP) located at the Virden Police Department office on the Virden Square. Mr Bell's wife also stated she called the ambulance garage at 965-5999 and the 911 operator answered it. This is incorrect, someone at the garage may have answered but it was not the 911 operator.

The Sunset Lake Area is located within the boundary lines of the Girard Fire Protection District and people pay taxes to support the district. The Girard Fire Protection District also provide Basic Life Support services through a highly trained Rescue Squad that has been operational for over 15 years. There are 30 members of the Squad that are Certified by the State of Illinois as Emergency Medical Technician (EMTs). These EMTs live throughout the district and may even be a neighbor to the person that calls for help. They are paged out by the Virden-Girard PSAP and do not operate any type of medical transportation vehicle. Their purpose is to sustain life until an ambulance can arrive to take the patient to the next level of care provider. The Girard Rescue Squad is a Basic Life Support Unit, the next level of care above the BLS is the ALS or Advanced Life Support which will come in the form of paramedics out of Springfield with one of the ambulance systems serving Sangamon County. The Virden Sangamaw Ambulance Service and the Northwestern Area Fire and Rescue Ambulance are both ALS services. The job of the first responders is to get the patient to the next level of care as quickly as possible after they have evaluated and stabilized the patients condition.



If someone wants an ambulance to transport them to the hospital in a non-emergency situation they can call Sagamore Ambulance at 217-965-4474 or 217-965-4503 and talk directly with the dispatcher for the ambulance or they can call any of the area ambulance services. If there is an emergency need for help they should call 911 and request help and the Girard Rescue Squad will be dispatched. Once they arrive and do an assessment they will request the closest available ambulance service be dispatched to take the subject to the hospital, or transport them to the next level of care provider, which may be an ALS unit from Springfield.

With regards to the 911 lines not working, there may be a time when the phone company equipment failed, or a line was cut preventing the 911 calls from reaching the dispatcher. These situations are unfortunate, however, when they are reported to the authorities all efforts are taken to quickly correct the problem. We all want to depend on 911 to get us the help we need, and in most cases that is what happens. Everyone should know the secondary telephone number to the dispatch center and have it posted by the telephone.

Your newsletter stated the need to have emergency telephone numbers listed by the phone and gave a list of telephone numbers. I agree with the need to post emergency numbers by the telephone, but they must be the correct numbers. The article printed the Ambulance Garage number as the number to call in an emergency and this is totally incorrect. The garage is not staffed and the phones are not linked to the dispatcher. If you dial the 965-5999 number, no one will answer it unless they just happen to be in the garage at the time of your call.

Also you have listed the Macoupin County Sheriff Department as 217-854-3135 this number will reach the dispatcher if it is not busy. The proper number you should post for emergency calls is 217-854-2131. This number has a roll over capability and will never be busy, it is the listed emergency number for the Sheriff's Department.

If Sunset Lake residents want to call the Palmyra Ambulance to transport someone, in a non-emergency situation they can call them at 217-436-2344 or they can call the Carlinville Area Ambulance Service at 217-854-2451 both of these services are BLS providers.

If they have a medical emergency and they want the fastest help available to

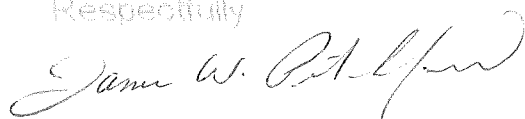
them they should call 911 or 965-1474 and request the Girard Rescue Squad

Please include in your next newsletter the proper notification numbers. The information in your July Newsletter needs to be corrected as soon as possible.

As you are aware in November of 1994 Macoupin County Voters passed a referendum to fund a County Wide Enhanced 911 System; work continues on this major improvement for the people of our county. This system will not be up and running for several years, so we must work with what we now have to improve our response to the calls for help we now receive.

If you have any question, or require any future assistance, please don't hesitate to call my office. Only through good cooperative efforts and good communication can we insure the best response for all of the people of our community.

Respectfully

 CEM.

James W. Pritchard CEM  
Coordinator

Macoupin County Emergency Services and Disaster Agency  
217-854-3352

SUNSET LAKE ASSOCIATION

AGENDA

September 5, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF August 1, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- Bob Hanauer
BUILDING & CONSTRUCTION	- LOU LONG
FARM MANAGEMENT	- JOHN EARLEY
FINANCE	- SHARON LINDSAY
LEGAL & LITIGATION	- FRANK GIBBONS - AL TRETTER
PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS	- BOB FISH
SANITATION, SHORELINE & BOAT DOCKS	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Revision to Section 30

NEW BUSINESS - Annual Wiener Roast

TRANSFERS: Lots 3 & 5 Block 6 John & Sandra Gordon to David,  
& Ruth Beck

Lot 1A Block 29 Ken & Georgianna Kirbach to Morris  
& Connie Whalen

Lot 2 Block 4 Keith Day to Joel & Kathleen Cross

Lot 12 & 13 Block 34 Ed Snell/Sunset Lake West to  
John Jay & Mary Lou Brawner

Lot 5A Block 33 Meter #246 Ronald & Mary Lou Smith  
to Thomas & Renee Sweatman

SUNSET LAKE ASSOCIATION

SEPTEMBER 5, 1995

Bills to be approved for payment:

A T & T - 627-3339	\$ 2.90
United Cities Gas Co. - office utilities	19.98
Macoupin Service Co. - 12 volt fence battery - \$ 98.47	
- fuel	365.76
- engine oil	21.96
- SLG-1F-15W40	25.93
- Discount	<u>(5.56)</u>
	506.56
Rural Electric - lake utilities	233.02
Nilwood Water - lake utilities	8.25
GTE-North - 627-3232 - \$42.37	
- 627-3339 - <u>36.61</u>	
	78.98
Office 1 Superstore - copy paper & supplies	67.47
Watts Copy Systems - toner, rental & copy charge	129.18
Rural Electric Conv. - security light relocated	50.00
First National Bank - petty cash	28.93
Girard Ace Hardware - signs & towels	4.56
John G. Miller & Sons - ditch grading	715.00
C I P S - utilities-office	89.27
B & E Investments - rent	200.00
E T Tires Service - tire repair	20.00
First National Bank - Fed. & FICA Taxes	590.00
Teklab, Inc. - water quality testing	32.00
John G. Miller & Sons - backhoe culvert work-silt project	200.00
Arnett Pipe & Supply - pipe for silt project	263.25
Morris Stults Truck Service - road pack for silt project	308.13
Glenda Sutton - net salary	528.71
William Hohimer - net salary	<u>1,325.71</u>
Sub-Total	\$ 5,401.90
Coady Supply Company - grate installed near #102	<u>65.00</u>
Total	\$ 5,466.90
Gold Nugget Publ. - copy paper	15.30
Cochran & Wilken, Inc. - engineer - July - August	<u>280.00</u>
Total	\$ 5,762.20



SUNSET LAKE ASSOCIATION  
CASH POSITION  
SEPTEMBER 5, 1995

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 5.91	
Money Market - General	31,752.52	
- Interest	<u>73.67</u>	
		<u>\$ 31,832.10</u>
Total General Revenue		\$ 31,932.10
F & M State Bank - Committed Fund		
Money Market - Silt	\$ 7,622.20	
C/D - 3 mons.- Silt	<u>39,963.03</u>	
		<u>\$ 47,585.23</u>
Total Revenue		<u>\$ 79,517.33</u>
First National Bank - escrow		<u>\$ 9,900.00</u>

Monthly Receipts:

Assessments	- General	\$ 122.35	
	- Silt	1,259.00	
	- Island	35.00	
Boat Permits		84.00	
Building Permits		160.00	
Fines & Penalties		27.30	
Transfer Fees		400.00	
Earned by Maintenance Man		70.00	
Misc. Income - Chlorine Tablets		16.00	
	- Membership	400.00	
	- Refund on Culvert at #89	100.00	
	- Refund on Insurance-auto	<u>13.00</u>	
Total Receipts			<u>\$ 2,886.65</u>

9/5/95

BASIC DREDGING INFORMATION

SQ. FT. SCHEDULED TO BE DREDGED--771,183  
PLUS 3% TO BE ADDED ON-----23,135  
TOTAL SQ. FT. TO BE DREDGED-----794,318  
@ \$150,000.00=\$0.18884 PER SQ. FT.

ADDITIONAL BAYS ADDED

TOTAL SQ. FT.-----49,353  
MINUS 3%-----23,135  
SQ. FT. DUE DREDGERS-----26,218  
@ \$0.18884-----\$4951.01

NOT DREDGING

LAST TWO BAYS ON EAST END  
NORTH SIDE

SQ. FT. OF BAYS-----29,335  
@ \$0.18884 PER SQ. FT.-----\$5,359.62

BY NOT DOING THESE TWO BAYS WE CAN  
ADD 3,117 SQ. FT. IF NEEDED, WHICH COMES  
TO \$588.61.

# Sunset Lake Association

P.O. BOX 61 • GIRARD, ILLINOIS 62640 • PHONE: [217] 627-3232

AUGUST 1, 1995

The Sunset Board of Director's meeting was held on Tuesday, August 1, 1995 at the Girard Library starting at 7:30 p.m. with the following Directors present: Frank Gibbons, Lou Long, Ken Phillips, Bob Fish, Al Tretter, Ray Reardon, Bob Hanauer and Sharon Lindsay.

Henry Sutton reported on the dredging project. He submitted a report showing an additional 22.7% of areas completed making a payment amount of \$34,050.00 due to the contractor. Henry stated that Jerry Lewis' efficiency has increased making an early fall completion date a good possibility. He appreciated Lewis taking time to break down his pipe line on the weekends. He will be taking discharge water sample test soon; several coves have been added to the schedule making a 6.2% additional yardage over original plan, 3% overage has been allowed on contract, therefore extra cost should be around \$4,500.

It was reported that some members have volunteered to pay extra funds for dredging project. Board agreed the ponds should also be included in project.

Sutton also reported on letter from Department of Water Resources showing a good report on retention site, only problem was the need for mowing grass near base, lower grass height makes seepage of water or damaging animals easier to see.

Patrolman's Report: Bill Hohimer reported on installing two crossing culverts, an electric fence on Lot #128, Mae Ess, and doing the mowing.

Minutes: A motion was made by Bob Hanauer and seconded by Al Tretter to approve the July 5, 1995 minutes as presented. Motion carried.

Bills: A motion was made by Bob Fish and seconded by Bob Hanauer to approve for payment bills totaling \$7,600.14. Motion carried.

Aquatic Control, Recreation & Water Safety: Bob Hanauer had no problems to report except the confusion on when the new ski hours became effective.

Building & Construction: Lou Long reported on two permits; Ken Phillips #190, shed and Vincent Zerante #253, boat dock.

Finance: Sharon Lindsay stated that an additional \$47,000 will be needed to complete the dredging project. They could borrow that amount for a five year period with \$10,000 annual payments due on March 1st.

Board discussed a possible 1996 Budget with more discussion at next meeting before final approval.

Bob Hanauer stated that a new Sunset Lake map was needed. Bob Fish said he would work on one.

Roads & Grounds: Bob Fish reported on sending several letters to clean up lot, he re-inspected the lots with all lots improved except Lot #143, Michael Higginson. Fish stated that Miller Company will

be doing the ditches with the telephone company being liable for damage to telephone lines that are only 6" deep. Fish reviewed an outline and drawing of a proposed office and board room with a cost of \$20,000. He explained that they will install the building with the front finished and leaving the back a shell. He listed the volunteers and their jobs on finishing the building. He will bring more information before annual meeting.

Sanitation, Shoreline & Boat Docks: Ken Phillips reported on working with Macoupin Health Dept. to check on the following sanitation systems; John Earley #8, Mae Ess #128, Sam Drake #111 and Tom Turnbull #138. Health Dept. will get back to him on Drakes and Earley is schedules for a new system.

Old Business: Bob Hanauer asked questions on easements on dividing dam, need better markings for lessee.

Board agreed to have a detailed map sent to each lessee explaining their designated easement.

Frank Gibbons stated the Mae Ess was very pleased with the results of the electric fence, it seems to deter the geese. He said that Craig Bussman from Health Dept. explained several ways members can rid area of geese.

New Business: Board discussed several revised Rules & Regulations concerning the cutting of trees and fines for violations. A rule change on Mini Bikes was tabled until next meeting until more information can be studied.

A motion was made by Bob Fish and seconded by Al Tretter to pass all the revised Rules & Regulations except the one on Mini-Bikes (copy enclosed), Section 23, (including the wording "on Sunset Lake Association property including leasehold property), Section 36 (Fines) (Section 23, Section 37 (a) (Mowing) and Section 37 (b) (Vehicles). Motion carried by seven yes and one present.

Bob Hanauer reported that to hire a part-time patrolman, the cost could be \$1,500 a year. He thought that was an unnecessary expense and suggested making up a schedule for when the Board Directors could patrol on the holiday weekends.

Board agreed to have Bob H. send everyone a schedule.

board agreed to have auto insurance policy deductible raised to \$500 on collision coverage and \$250 on comprehensive coverage hoping this would lower the policy cost.

A motion was made by Bob Fish and seconded by Ray Reardon to enter executive session at 9:40 p.m. to discuss personel. Motion carried.

A motion was made by Bob Hanauer and seconded by Bob Fish to re-enter regular session at 10:15 p.m. Motion carried.

There was some discussion concerning secretary's office hours, too few for the amount of wages she earns.

The secretary stated that the office hours could be expanded, but that she also took work home at night and weekends to keep up, therefore the office hours were not the only hours she worked.



SUNSET LAKE

( 3 )

August 1, 1995

Board agreed to expand the office hours to 8:00 a.m. to 11:30 a.m. on Monday, Tuesday and Thursday, and 8:00 a.m. to 5:00 p.m. on Wednesday.

A motion was made by Bob Fish and seconded by Ray Reardon to give a 3% salary increase to employees for 1996 Budget.

A motion was made by Bob Hanauer and seconded by Al Tretter to adjourn the meeting. Motion carried.

Adjournment at 10:25 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

AUGUST 1, 1995

Revisions to Rules & Regulations to be reviewed:

REVISION TO SECTION 23:

Second Paragraph - Revised Text:

No "live" tree with a trunk diameter over 3" shall be cut down without obtaining a permit. This permit can be issued by a member of the Grounds Committee or the Lake Superintendent. There is no cost for this permit. Penalty for failure to comply with this rule shall be found in Section 36 (Fines).

REVISION TO SECTION 36 (FINES):

Section 23 (Injury to property) - Add the following to paragraph -

Fine for unauthorized removal of a live tree or trees shall be \$100.00 per tree per incident.

REVISION TO SECTION 30 (MINI BIKES):

Revise as follows:

No unlicensed mini-bike or motor vehicle may be operated for recreation on Lake Association Roads. Mini-bikes are to be operated only by a licensed operator.

REVISION TO SECTION 36 (FINES):

Add to fines section:

Section 37 (b) (Mowing):

1st Offense - written warning; - 2nd Offense - \$50.00; - Each Succeeding Offense - \$100.00 plus cost of mowing for each offense.

Section 37 (c) (Vehicles):

1st Offense - \$50.00; - 2nd Offense - \$100.00; - 3rd Offense - \$150.00; - Each Succeeding Offense - \$200.00 plus cost of towing for each offense.

SUNSET LAKE ASSOCIATION  
 Comparison of Annual Budget  
 January 1, 1995 to August 1, 1995

	<u>Annual Budget</u>	<u>Year To Date</u>	<u>Over or (Under) Budget</u>
<b>RECEIPTS:</b>			
General Assessments	\$ 54,526.10	\$ 52,043.59	\$ (2,482.51)
Building Permits	500.00	775.00	275.00
Fines & Penalties	300.00	392.08	92.08
Interest	1,200.00	2,553.38	1,353.38
Transfer & Lease Fees	2,500.00	2,500.00	-0-
Boat Permits (yr 1)	5,000.00	5,080.00	80.00
RV Permits	35.00	30.00	(5.00)
Cablevision	1,400.00	1,683.69	283.69
Earned by Maintenance Man	850.00	511.00	(339.00)
Other Receipts	2,800.00	410.00	(2,390.00)
	<u>\$ 69,111.10</u>	<u>\$ 65,978.74</u>	<u>\$ (3,132.36)</u>

**EXPENDITURES:**

Patrol/Maintenance Man Salary	\$ 20,000.00	\$ 11,666.70	\$ (8,333.30)
Secretary Salary	8,000.00	4,666.70	(3,333.30)
Legal & Accounting Fees	6,000.00	1,610.00	(4,390.00)
Office Rent	1,200.00	1,000.00	(200.00)
Postage, Printing & Office Exp.	3,000.00	2,249.02	(750.98)
Maintenance: Lake	1,000.00	-0-	(1,000.00)
Roads	4,000.00	652.71	(3,347.29)
Grounds	800.00	78.92	(721.08)
Shoreline	500.00	-0-	(500.00)
Equipment	1,800.00	1,588.40	(211.60)
Conservation/Watershed	1,000.00	334.00	(666.00)
Gas & Oil	1,800.00	842.31	(957.69)
Maintenance Expense & Supplies	200.00	158.11	(41.89)
Fish Stocking	1,000.00	-0-	(1,000.00)
Utilities	3,000.00	2,367.24	(632.76)
Insurance	7,626.00	4,921.50	(2,704.50)
Employment Taxes	2,185.10	1,420.28	(764.82)
Property Taxes	3,000.00	2,817.24	(182.76)
Misc., Interest Exp. & Etc.	500.00	1,030.90	530.90
Equipment Reserve	2,500.00	9,045.94	6,545.94
	<u>\$ 69,111.10</u>	<u>\$ 46,449.97</u>	<u>\$ (22,661.13)</u>

SUNSET LAKE ASSOCIATION

AGENDA

August 1, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF July 5, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY - Bob Hanauer

BUILDING & CONSTRUCTION - LOU LONG

FARM MANAGEMENT - JOHN EARLEY

FINANCE - SHARON LINDSAY

LEGAL & LITIGATION - FRANK GIBBONS  
- AL TRETTER

PUBLIC RELATIONS - SHARON LINDSAY

ROADS & GROUNDS - BOB FISH

SANITATION, SHORELINE & BOAT DOCKS - KEN PHILLIPS

WATER QUALITY, SOIL CONSERVATION & RESTORATION - RAY REARDON

OLD BUSINESS

NEW BUSINESS

TRANSFERS:

TO: Board Directors

FROM: Secretary

Please plan to attend the Directors meeting on Tuesday,  
August 1, 1995 at the Girard Library Building starting at  
7:30 p.m.



Owner: Sunset Lake Association

JULY 21, 1995

Project: New Office Building

Proposed work assignments by Divisions.

a) Building Contractor

- i) Supply and erect building support structure, exterior wall sheeting, roofing material, wall insulation (R-19), windows, exterior door(s), gutters, downspouts and misc. exterior trim.

b) Flat Work Contractor

- i) Supply labor and material for necessary forms for building floor, steps, sidewalks and SSL Association sign base.
- ii) Supply labor for placing SSL Association furnished sand, insulation and ready mix material.

c) SSL Association

- i) Furnish material to Flat Work Contractor.
- ii) Furnish labor and material for following:

Site preparation.

Rock for entry road & parking area

Landscaping

Septic system

Plumbing fixtures & piping inc. H&E water

Water heater

Heating & Air Conditioning system.

Electrical system (200 AMP) inc. lighting.

LAYIN type ceiling

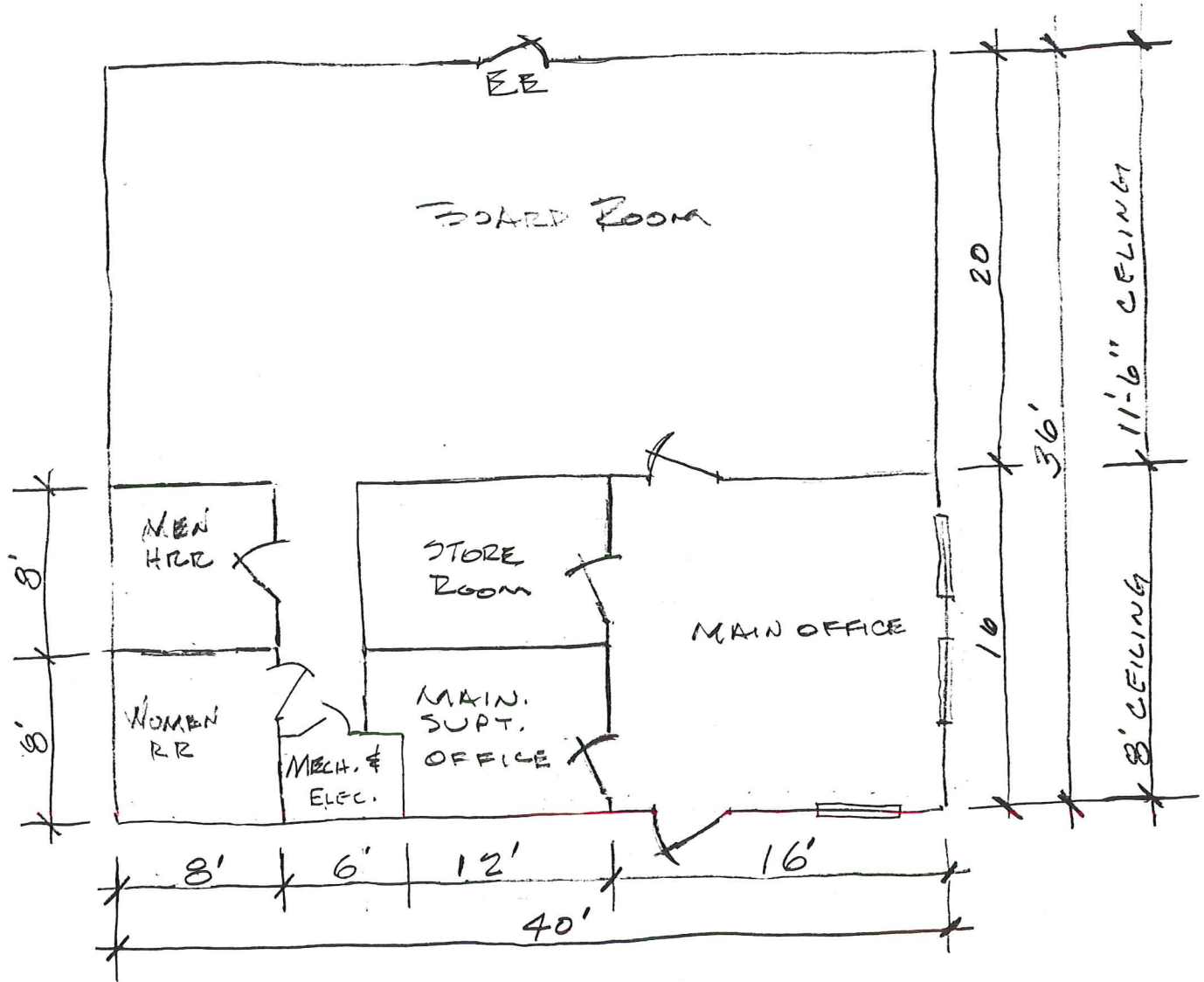
Insulation above ceiling

Interior walls & partitions

Interior doors

Tile & carpeting

Painting & Decor



PROPOSED OFFICE & BOARD ROOMS



SCALE:  $\frac{1}{8}'' = 1'-0''$

SUNSET LAKE ASSOCIATION  
 Comparison of Annual Budget  
 January 1, 1995 to August 1, 1995

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Total Expenditures	<u>\$ 69,111.10</u>	<u>\$ 46,449.97</u>	<u>\$ (22,661.13)</u>

# Sunset Lake Association

P.O. BOX 61 • GIRARD, ILLINOIS 62640 • PHONE: [217] 627-3232

AUGUST 1, 1995

Bills to be approved for payment:

Rural Electric Conv.		\$	233.52
GTE-North	- 627-3232 - \$197.78		
	- 627-3339 - <u>37.70</u>		235.48
AT & T	- 627-3232 - \$ 2.50		
	- 627-3339 - <u>2.40</u>		4.90
First National Bank - FICA & Fed Taxes			590.00
Macoupin Service Co. - fuel & spray			388.50
Clark Backhoe Service - drain tile #89			230.00
Wrightsmen-Musso Insurance - Comm. Auto			1,051.00
Watts Copy System - Initial rent, toner, Aug. rent			281.47
Central Equipment Sales - dump trunk repair			706.93
Madiar-Holloway Insurance - Bond			100.00
CIPS - electric			21.08
B & E Investments - rent			200.00
Girard Ace Hardware - paint			12.50
Konneker-Brown, Inc. - repair on trimmer & filter oil			83.89
Wheeler & Ross Hardware - fuel			91.57
Girard Post Office - envelopes			172.00
Cochran & Wilken, Inc. - services thru June 30th			600.00
L. S. R. Metal Works - culvert plate for silt project			520.88
Josh Ashby - part time help			222.00
Glenda Sutton - net salary			528.71
William Hohimer - net salary			<u>1,325.71</u>
	Total	\$	7,600.14



# Sunset Lake Association

P.O. BOX 61 • GIRARD, ILLINOIS 62640 • PHONE: [217] 627-3232

JULY 5, 1995

A monthly Board of Director's meeting was held on Wednesday, July 5, 1995 at the Girard Township Library building starting at 7:30 p.m. with the following Directors present: Frank Gibbons, John Earley, Ken Phillips, Sharon Lindsay, Bob Fish, Lou Long, Bob Hanauer and Al Tretter.

Visitors' Remarks: Judy Jennings, #205, was present to discuss the new change on the ski hours. By cutting the hours back to 7:00 p.m. from the previous 8:00 p.m. time, the working people loose an hour of evening ski time. She stated that skiing times are too regulated where fishing is allowed at all times.

Jeanette Earley, #8, also stated that the amount of skiing hours are very limited compared to fishing hours.

Other members discussed the pros and cons on boating including safety importance and wear and tear on rip rap.

The Board members stated the idea of the rule change was just to make ski hours uniform and eliminate the confusion plus by moving up the ski time from 12:00 noon to 11:00 a.m. was giving everyone an earlier hour on Sundays but did not realize the repercussions on loosing an hour during the evening. Board agreed to discuss rule change under Old Business.

Pete McCoy #131 asked questions about dredging on the north east side of lake by county road bridge.

F. Gibbons reported that dredging will be done in that area and in any other areas that are needed, this could raise the membership costs if more coves are added.

Henry Sutton stated that the contract covers an additional 3% added at no extra cost but another 3% added would cost approximately \$4,500.00 extra.

Mae Ess, #128, stated her area definately needs dredged. She also was present to discuss the horrible mess the geese are still making on her property and need something done now. She stated the Board of Health usually charges a fee to remove the geese.

J. Earley suggested putting up a fence around her yard to stop geese from walking into her yard and possibly changing their habits.

Lessees of Lots 1 thru 10 were present to discuss the silt left in their cove and were willing to show the contractor where the silt was located.

H. Sutton and B. Hanauer stated they had worked on locating silt earlier but agreed a better method of locating silt was needed. Board will work with cove members and check cove.

The contractor, Jerry Lewis, was present to discuss the work, he agreed to remove all the silt they want.

Board told members that they intend to have all extra silt removed, paying contractor more if needed and will work with everyone to assure the job is satisfactorily completed.

The McCoy's, Lot #131, wanted to thank B. Hanauer for putting a barrel up in their area to designate a "no wake" area.

Patrolman's Report: Bill Hohimer reported on Rural Electric crew cutting down a dead oak tree on West Lake Dr. at no cost, had drain pipe installed near Lot #89, removed old boat docks on the Dividing Dam. B. Fish stated he will have letters sent out giving members 7 days to clean up.

Board agreed to eliminate the easement for Lot #71 as the lessee has shoreline with his other Lot.

B. Hohimer reported that Lot #156 has a bottle of gasoline always sitting near a tree, plus junk stacked near boundry line and asked the Board for help to get removed.

Minuters: A motion was made by A. Tretter and seconded by J. Earley to approve the June 6, 1995 minutes as presented. Motion carried.

Bills: A motion was made by K. Phillips and seconded by B. Hanauer to approve for payment bills totaling \$7,050.33. Motion carried.

Aquatic Control, Recreation & Water Safety: B. Hanauer reported on patrol boat being repaired and installing a buoy on east side of lake. He also discussed the need to have more volunteers to patrol the lake or hire a non-member to patrol. Board agreed to have Bob examine the hiring possibility, but need volunteers now.

Building & Construction: L. Long reported on permits from: Lewis Woods, #204, a boat dock; Robert Owens, #283, house; C. B. Green, #238, deck; Jim Wyatt, #1, a garage and Ed Dorworth, #99 & #99A, a house.

Farm Management: J. Earley reported on discussing the wet land plans, hoping for an August approval. He will take two bids from John Miller Company and Mark Prose Company on doing the job.

Finance: S. Linday asked Directors to submit their 1996 annual Budget figures at the next meeting in order to get Budget ready for annual meeting.

Roads & Grounds: B. Fish reported on Lots #85, #86, #88 not cleaned up yet, Lot #49A also not clean yet and there is no provisions in rule book for fines to this violation. Fish reported on Lot #144 had all trees cut down without permission plus sprayed with a defoliager; Lot #242 lessee is running a lawnmower business, he will talk to him about this; also stated Lot #116A is up for sale and was asking Board's opinion on switching their easement on the dividing dam to the area between Lots #124 & #125 which is closer to their lot, this will make it easier to make wider areas on the dividing dam for other lot lessees.

Board agreed subject to the approval from adjoining lot lessees.

Sanitation, Shoreline & Boat Docks: K. Phillips reported on checking Jim Wyatt #1 septic tank for seepage. Public Health Dept. examined the system and found no problem except possibly need of chlorine tablets. Ken reported on inspecting Sam Drake #111 septic system, noticed seepage into lake, had letter sent out to inform



him of problem. Also Charles Koke #24 has completed new sanitation system and passed inspection.

H. Sutton reported on status of dredging project. Permits have been OK'ed, he submitted calculations of the completed draws, showing 9.5% more has been finished making a payment due of \$14,250.00 to the contractor.

Board discussed lein waivers, and agreed to request lein waivers from contractor for all future payments.

A motion was made by B. Fish and seconded by B. Hanauer to approve the payment of \$14,250.00 to the Mid American contractor. Motion carried.

Old Business: Board discussed the present rule on ski hours.

After some deliberations, a motion was made by J. Earley and seconded by B. Hanauer to change the present rules on Section 8(f) and all other rules designating ski hours to state "ski hours will be 12:00 noon to 8:00 p.m. on Wednesday, Friday and Sunday plus the 3 major holidays. Motion passed with five yes and two no.

New Business: B. Hanauer reported on five different copy machines to consider. He recommended leasing a reconditioned Sharp model from Watts Co.

A motion was made by S. Lindsay and seconded by B. Fish to approve leasing the Sharp model copy machine from Watts Co. for the office. Motion carried.

F. Gibbons read two correspondences from two members concerning neighbor's lots not mowed and dogs running loose. Board stated problems are being taken care of as needed and agreed to inform members of this by a letter.

Board discussed the unpaid assessments and fees Keith Day, Lots #21,#22,#22A has left unattended. One lot is on market to be sold, but this could take awhile.

Board agreed to have our Attorney, Stu Dobbs, send a letter to Day informing him that if account is not paid in full within 60 days, legal proceedings will be started to revoke his leases and take back the lots. Copies of letter would also be sent to Keith's son, Lloyd Day, and the realty, William Gaule.

Board decided to send letter to Robert Alderson #188,#189 stating he will be responsible for his property if area is flooded, the lake will not be lowered just for that purpose and suggested he build a berm or permanent structure to stop flooding action.

Transfers: A motion was made by B. Fish and seconded by J. Earley to approve for transfer Lot 2C Block 24, Meter #167B Drury Williams to John D. Downs subject to \$5,500.00 be held in escrow for a new sanitation system or have lessees sign the joint agreement accepting system as is and \$300.00 be held in escrow to cover a survey if one has not been received. Motion carried.

A motion was made by B. Fish and seconded by J. Earley to approve for transfer Part of Lot #19 & Lot #20 Block 34, Meter #285 Ed Snell/Sunset Lake West to Lorrie Farrington subject to \$2,500.00 be held in escrow for shoreline rip rap. Motion carried.

A motion was made by A. Tretter and J. Earley to adjourn the meeting. Motion carried.

Adjournment at 10:25 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

CASH POSITION  
JULY 31, 1995

Cash on Hand		\$	100.00
First National Bank			
Checking	\$	1.00	
Money Market - General		36,114.74	
- Interest		<u>84.13</u>	
			\$ <u>36,199.87</u>
Total General Revenue			\$ 36,299.87
F & M State Bank - Committed Fund			
Money Market - Silt	\$	42,082.55	
C/D - 3 mons - Silt		<u>39,823.92</u>	
			\$ <u>81,906.47</u>
Total Revenue			\$ <u>118,206.34</u>
First National Bank - escrow			\$ <u>3,550.00</u>
Monthly Receipts:			
Assessments - General	\$	273.65	
- Silt		120.00	
Boat Permits		477.00	
Building Permits		145.00	
Fines & Penalties		29.37	
Transfer Fees		200.00	
Earned by Maintenance Man		241.00	
Misc. Income - Chlorine Tablets		<u>48.00</u>	
Total			\$ <u>1,534.02</u>



SUNSET LAKE ASSOCIATION

AGENDA

July 5, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF June 6, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

- |  |                                 |
|--|---------------------------------|
| AQUATIC CONTROL, RECREATION & WATER SAFETY     | - Bob Hanauer                   |
| BUILDING & CONSTRUCTION                        | - LOU LONG                      |
| FARM MANAGEMENT                                | - JOHN EARLEY                   |
| FINANCE  | - SHARON LINDSAY                |
| LEGAL & LITIGATION                             | - FRANK GIBBONS<br>- AL TRETTER |
| PUBLIC RELATIONS                               | - SHARON LINDSAY                |
| ROADS & GROUNDS                                | - BOB FISH                      |
| SANITATION, SHORELINE & BOAT DOCKS             | - KEN PHILLIPS                  |
| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON                   |

OLD BUSINESS

NEW BUSINESS

TRANSFERS: Lot 2C Block 24 Meter #167B Drury Williams to  
John D. Downs

SUNSET LAKE ASSOCIATION

CASH POSITION

JUNE 30, 1995

Cash on Hand		\$	100.00
First National Bank			
Checking	\$	1.44	
Money Market- General		41,374.17	
- Interest		<u>131.03</u>	
			<u>41,506.64</u>
Total General Revenue		\$	41,606.64
F & M State Bank - Committed Funds			
Money Market - Silt	\$	56,086.78	
C/D - 3 mons - Silt		<u>39,404.91</u>	
			<u>\$ 95,491.69</u>
Total Revenue			<u>\$ 137,098.33</u>
First National Bank - escrow fund			<u>\$ 11,849.47</u>

Monthly Receipts:

Assessments	- general	\$	688.60
	- silt		386.00
RV Permit			5.00
Boat Permits			715.00
Building Permits			280.00
Fines & Penalties			85.48
Transfer Fees			400.00
Earned by Maintenance Man			40.00
Misc. Income	- chlorine tablets		<u>8.00</u>

Total		\$	<u>2,608.08</u>
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SUNSET LAKE ASSOCIATION

JULY 5, 1995

Bills to be approved for payment:

Nilwood Water		\$	8.25
Rural Electric Conv.			236.46
GTE-North	- 627-3339 - \$37.43		
	- 627-3232 - <u>55.15</u>		92.58
A T & T	- 627-3339 - \$ 5.69		
	- 627-3232 - <u>1.71</u>		7.40
Ed's Outboard Engine - patrol boat parts			87.01
Girard Hardware - bolts, nuts, paint & trimmer line			28.96
Konneker-Brown, Inc. - maintenance parts			16.89
U.S. Postal Service - envelopes			538.40
B & E Investments - rent & security deposit			400.00
First National Bank - petty cash			48.84
First National Bank - FICA & Fed. Taxes			590.00
Illinois Department of Revenue			202.20
IL. Director of Employment Security - unemployment			36.00
Macoupin County Collector - 1994 taxes			2,817.24
Walmart - office supplies & telephone			56.12
Your Flower & Gift Shop - flowers for Bob Fish			29.56
Glenda Sutton - net salary			528.71
William Hohimer - net salary			<u>1,325.71</u>
		\$	7,050.33
			Total

SUNSET LAKE ASSOCIATION

JUNE 6, 1995

The Sunset Lake Board of Directors held their monthly meeting on Tuesday, June 6, 1995 at the lake office (119 W. Madison) starting at 7:30 p.m. with the following Directors present: John Earley, Al Tretter, Ray Reardon, Sharon Lindsay, Bob Hanauer, Lou Long and Ken Phillips.

Visitor's Remarks: Gladys Scott #84 was present to ask if her cove was going to be dredged.

Henry Sutton reported on examining her cove with the engineer, Peter Berrini, they found water deeper than the 8' deep limit they are using for the project, but Henry would take Scotts with him to investigate the cove again.

Gladys also asked if something could be done to get neighbor at Lots #85, #86 & #88 to mow his grass and clean up his lots.

A motion was made by S. Lindsay and seconded by A. Tretter to send a letter to Robert Berk, Lots #85, #86 & #88 giving him 7 days to mow his lots or the Board will hire the work to be done and Berk will be charged for cost. Motion carried.

Marilyn Galvan, Lots #122 & #123 asked what was decided about a different easement area for Lot #116A, was this going to be located in the small cove next to her lots or in a larger cove between Lots #124 & #125. She also was interested in knowing if the extra lot across the road was going to be sold to a new leaseholder.

Board was going to discuss the easement situation under Old Business, but the By Laws state that no lots not adjoining the lake cannot be sold without majority approval from membership.

Carolyn and Bill Williams, Lots #75, #76 & #76A, asked questions about the dredging in their cove, they are making plans for their beach area and boat docks.

Board explained the work that is planned for their area and stated they are monitoring the dredging work to assure all silt is removed from the coves.

Minutes: A motion was made by B. Hanauer and seconded by L. Long to approve the May 2, 1995 regular meeting and May 15, 22, 24, 1995 special meeting minutes. Motion carried.

Bills: A motion was made by S. Lindsay and seconded by B. Hanauer to approve for payment bills totaling \$5,011.05 Motion carried.

Aquatic Control, Recreational & Water Safety: B. Hanauer reported on putting buoy in water but none on the east end of lake, also is still trying to contact Opel Fishery to order black crappie.

Building & Construction: L. Long reported on approving 7 building permits for this month.

Farm Management: J. Earley reported on having Danny Jones mow the two acres of land we bought from Dale Walk and he will bale and take the hay for mowing the area.

Public Relations: S. Lindsay reported on a great success for the annual garage sale.

Sanitation, Shoreline & Boat Docks: K. Phillips reported on receiving calls concerning letters sent to members for repairs on shoreline, several members are extending their schedules due to the dredging project. Also contacting Mike Cowden, #166B, about not returning

his septic permit, and talked to Mary Dopp #108 about the location of her boat dock on the neighbor's property line.

Water Quality, Soil Conservation & Restoration: Ray Reardon asked about water testing schedule on the retention site. H. Sutton reported there was no need to start at this time.

Old Business: Board discussed the feasibility of approving an easement for a boat dock area for Lot #116A between Lots #122 & #121A. S. Lindsay stated there was not enough room for a proper dock area. H. Sutton pointed out that this area is prone to sediment and not advisable for a dock building site.

A motion was made by L. Long and S. Lindsay to not use the cove area between Lots #121A & #122 for an easement for Lot #116A to build a boat dock. Motion carried.

S. Lindsay reported on talking to Nick Musso concerning making us an office in front of Pet Grooming Shop after moving pet business to back room of building, Musso found out that it was impossible to install utilities to the back room, therefore he cannot keep his agreement to make a Sunset Lake office.

Board discussed a proposal from Eric Divjak on renting his building he will be taking possession of, he will be remodeling office and Association office can move in by June 30th.

A motion was made by S. Lindsay and seconded by B. Hanauer to sign a rent lease agreement with Eric Divjak for his building at 146 West Center for \$200.00 a month plus utilities. Motion carried.

John Earley reported on the conservation project on the west side of lake which includes drop boxes at a cost of approximately \$4,700 which the Association, the farm owner and the ASC department will cover the cost.

A motion was made by J. Earley and S. Lindsay to propose spending \$1,000 toward this project as it is such a benefit to the lake. Motion carried.

J. Earley also reported on finalized plans for wet lands, project could cost \$50,000, Association's cost might be \$13 - 14,000.

Board agreed that this was a great opportunity that will only be offered now and agreed to proceed subject to project staying within budget bounds.

S. Lindsay reported that members need to watch the neighborhoods as unauthorized cars are driving around the lake.

B. Hanauer asked about problem on Robert Alderson #188, #189 concerning a flooding area on property.

L. Long stated he had talked to Alderson about building a berm or permanent structure to eliminate this problem. Board agreed this was needed to eliminate the need to lower lake level to stop flooding.

H. Sutton reported on listing a schedule of completed areas which total 18% of project. As according to the terms of the contract, the first 10% of payment is to be held which leaves 8% to be paid to contractor in the amount of \$12,000. Sutton also reported on informing contractor of some problems and areas that need to be taken care of according to the contract. First problem is the retention site gate is not being locked as required for safety purposes, second, a work schedule is needed to inform members, third, need signs and barricades erected on roads and water as they will be crossing the



main body of the water and closing roads.

A motion was made by S. Lindsay and seconded by B. Hanauer to follow H. Sutton's guide lines and pay the dredging contractor a 8% payment of \$12,000 plus requesting that the problems stated above are taken care of as soon as possible. Motion carried.

A motion was made by L. Long and S. Lindsay to change the July meeting date to Wednesday, July 5th due to the holiday on Tuesday, 4th of July. Motion carried.

After some discussion, a motion was made by A. Tretter and seconded by B. Hanauer to revise the new "Ski Hours" rule to state "Ski Hours will be 11:00 a.m. thru 7:00 p.m. on Wednesdays, Fridays, Sundays and the Memorial, Fourth of July and Labor Day holidays. Motion carried.

Board reviewed a letter received from Don Jenkins, #100 & #100A complaining about the neighbor's lots not being kept mowed.

A motion was made by B. Hanauer and seconded by A. Tretter to send a letter to Lot #99 & #99A lessee asking for his compliance with the Rules & Regulations on mowing and clean up of his lots. Motion carried.

Board agreed to also send a letter to Gary McLean, Lots #267 & #268, concerning the general clean up of his lots including tree stumps.

Transfer: A motion was made by S. Lindsay and seconded by B. Hanauer to approve for transfer Lot 10 Block 24, Meter #178 Melvin Bristow, Dorothy Daugherty and Norman Bristow to Marty & Cecelia Pierson subject to \$250 be held in escrow for the installation of a new sanitation system. Motion carried.

A motion was made by S. Lindsay and seconded by A. Tretter to approve for transfer Lot 6 Block 16, Meter #119 George & Mary Colvin to Harry & Marilyn McMurl subject to \$200 escrow be held for shoreline repairs if not repaired and approved before transfer date. Motion carried.

A motion was made by B. Hanauer and seconded by A. Tretter to approve for transfer Lot 4-5 Block 16, Meter #121, Lot 12 Block 17, Meter #121A Martha Humphrey to Gregg & Melanie Humphrey subject to \$600 escrow be held for shoreline repairs plus as this is a family transfer, no neighbor consent forms will be required but transfer fees will be charged. Motion carried.

A motion was made by A. Tretter and K. Phillips to adjourn the meeting. Motion carried.

Adjournment at 9:55 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

AGENDA

June 6, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF Regular - May 2, 1995  
Special - May 15, 22, 24, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY - BOB HANAUER

BUILDING & CONSTRUCTION - LOU LONG

FARM MANAGEMENT - JOHN EARLEY

FINANCE - SHARON LINDSAY

LEGAL & LITIGATION - FRANK GIBBONS  
- AL TRETTER

PUBLIC RELATIONS - SHARON LINDSAY

ROADS & GROUNDS - BOB FISH

SANITATION, SHORELINE & BOAT DOCKS - KEN PHILLIPS

WATER QUALITY, SOIL CONSERVATION & RESTORATION - RAY REARDON

OLD BUSINESS - Easement area for Lot #116A

NEW BUSINESS

TRANSFERS: Lot 10 Block 24 Meter #178 Melvin Bristow Dorothy  
Daugherty & Norman Bristow to Marty & Cecelia Pierson

Lot 6 Block 16 Meter #119 George & Mary Colvin to Mr. & Mrs.  
Harry McMurl

Lots 4-5, Block 16 & 12 Block 17 Meters #121 & #121A  
Martha Humphrey to Gregg & Melanie Humphrey

SUNSET LAKE ASSOCIATION

JUNE 6, 1995

Bills to be approved for payment:

AT & T	- 627-3232 - \$ 4.78	
	- 627-3339 - <u>4.54</u>	\$ 9.32
Rural Electric		241.29
Nilwood Water		8.25
GTE-North	- 627-3232 - \$52.31	
	- 627-3339 - <u>39.87</u>	92.18
Morris Stults - Rock		501.80
American States Insurance - add'l for mower		80.50
Macoupin Service Co. - fuel		364.02
Secretary of State - Annual filing fee		5.00
First National Bank - Fed & FICA Taxes		590.00
ADGPTV Water Commission - utilities		100.00
Glenda Sutton - net salary		528.71
William Hohimer - net salary		<u>1,325.71</u>
Sub-Total		\$ 3,846.78
John Miller & Sons - couples		24.77
Cochran & Wilken - engineering thru May		1,050.00
Gold Nugget Publ. - adv for garage sale & supplies		<u>89.50</u>
Total		\$ 5,011.05

SUNSET LAKE ASSOCIATION

MAY 31, 1995

Cash on Hand		\$	100.00
First National Bank:			
Checking	\$	3.12	
Money Market Fund - General		52,618.53	
- Interest		<u>109.03</u>	
			<u>52,730.68</u>
Total General Revenue		\$	52,830.68
F & M State Bank - Committed Fund			
Money Market - Silt Mang't	\$	67,836.76	
C/D 3 mons. - Silt Management		<u>39,542.56</u>	
			<u>\$ 107,379.32</u>
Total Revenue		\$	<u>160,210.00</u>
First National Bank - Escrow Fund		\$	<u>11,249.47</u>
Monthly Receipts:			
Assessments - General	\$	996.42	
- Silt		666.00	
Boat Permits		428.00	
Building Permits		100.00	
Fines & Penalties		70.79	
Transfer Fees		400.00	
Earned by Maintenance Man		<u>35.50</u>	
Total		\$	<u>2,696.71</u>

SUNSET LAKE ASSOCIATION

MAY 2, 1995

The regular Director's meeting was held on Tuesday, May 2, 1995 at the lake office (119 W. Madison) starting at 7:30 p.m. with the following Directors present: Frank Gibbons, Sharon Lindsay, Lou Long, Ken Phillips, Al Tretter, Bob Fish, Bob Hanauer and Ray Reardon.

Visitor's Remarks: Henry Sutton discussed the dredging project, the first cove on North Circle Dr. has been completed, have not approved a payment agreement as only 7% of work is done and will not make a payment until 10% has been completed and approved. Some members who reside on this first cove were present to comment on the work.

James Wyatt, Lot #1, was present to discuss some spots the dredging company missed. He was told the dredger might come back later to check on any missed spots.

Clem Charles, Lots #6 & #7, also pointed out some hit and missed spots which were obviously left and he wanted to make the committee aware so this can be handled before the dredger leaves the area.

Henry Sutton talked to engineer who had examined the cove area with the dredging company and he thought the area was passable, but Henry stated that the Board has the final word on the acceptance of the work.

The committee and Board agreed to examine this area more closely to assure the cove is properly dredged.

Marilyn Galvin, Lot #122 & #123, was concerned with plat dimensions between her lots and neighboring lots #121, #121A, there is not enough space to build boat dock, platted areas do not join, the area between lots belongs to association, she was told this area was her lot. Board agreed to discuss this under Roads and Grounds Committee.

Clem Charles stated that Lot #143's lessee is not taking care of the shoreline area next to his daughter's Lot #144 and asked what was being done to get this repaired.

Board stated they will be adding this to a list of members who will receive letters concerning such repairs that are needed.

Patrolman's Report: Bill Hohimer reported on receiving a new mower and is very pleased with performance, plus there is one tree to be taken down.

Minutes: A motion was made by B. Fish and seconded by K. Phillips to approve the April 4, 1995 minutes as presented. Motion carried.

Henry Sutton showed a map made up by C. Charles and J. Wyatt marking areas in the first cove where more dredging is needed. Henry needs direction from the Board on which way to go to assure everyone is in agreement. Board agreed to have committee review and make a decision on best possible action needed to clean out cove.

Bills: A motion was made by S. Lindsay and seconded by A. Tretter to approve bills totaling \$13,201.85 for payment. Motion carried.



Aquatic Control, Recreation & Water Safety: B. Hanauer stated the patrol boat is in the water and when weather permissible, the bouys will be installed in water.

Building & Construction: L. Long reported on two permits for boat houses; LaVern Harvey #242 and Patrick Wilkin #10.

Finance: S. Lindsay asked for direction on collection of Keith Day's past-due bill. Office heard from son who stated one of the lots was being sold, but no money has been collected toward the account.

Board agreed to send Keith Day a letter asking for partial-payments on this account until paid in full as it could take awhile to sell lot.

Public Relations: S. Lindsay reported on advertising for May 20th garage sale in local paper for two weeks prior to that date with also a write up in journal part of all papers in area. Sale will be held 8 - 3 with the Lions Club given permission to have food stand near maintenance shed from 9 - 1.

Roads & Grounds: B. Fish reported on problems a member had with finding someone to answer a 911 emergency call. Bob suggested sending an informational sheet showing emergency numbers from other towns around our area plus requesting members to install house numbers on property so emergency people could find Lot Numbers easier. Bob also suggested Board to renumber lots eliminating A, B & C numbers.

Bob & Bill Hohimer reviewed the Dividing Dam areas marked for easements for Lot Lessees to access the lake. They would like to change the dimensions plus extend the easement area to the Associations' area between Lots #121A and #122 for Lot #116A to use as it is closer to their property.

Marilyn Galvan was not pleased to have a boat dock installed in that area, she thought there was a better location between Lots #124 & #125.

Board agreed to table the decision until next meeting to allow Directors time to review the area.

Sanitation, Shoreline & Boat Docks: K. Phillips reported on lake inspections being completed, he talked to John Earley concerning his septic problem, John thought the odor was not from his system.

F. Gibbons stated John E. left message that his intentions are to install a new sand filter.

Gibbons also stated that the inspection committee decided to send a letter to Robert Robbins, Lot #142, asking him to remove his boat dock so the dredging crew can enter the cove to dredge the back area. They will ask for a building permit to be filed but no fee will be assessed unless member chooses to enlarge his dock.

The Committee reviewed the inspection sheet with the rest of the Board. They suggested letters be sent to Lot members explaining what repairs and work is needed on their lot. Board agreed.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported on water testing to be accomplished this year.

May 2, 1995

Old Business: R. Reardon stated he has talked to Jim Klaus about Nilwood Water System's prices for installing water hydrants out at lake area, nothing is available yet but he is working on a list of prices.

New Business: F. Gibbons reported that the work rental space agreement between ADGPTV Water Commission and Sunset Lake is possibly ending because the Commission is re-organizing it's office. Our options at the moment are to but the Commission's building, find another place to rent or build a combination office/meeting building out on lake property. After some discussion, a committee was formed to pursue the options.

Board discussed a proposal to uniform the ski hours and speed times on the lake by changing the hours.

A motion was made by B. Fish and seconded by L. Long to adopt the proposal to change the proposal to change the Rules & Regulations as follows:

Section 8 (f) (Ski hours) "Water skiing will be permitted from 12:00 (noon) to 8:00 p.m. Wednesdays, Fridays, Sundays and on the celebration of Memorial Day, Fourth of July and Labor Day."

and:

Section 11 (a) "No person shall operate any boat or craft at a greater speed than at the rate of 6 miles per hour (6mph) except from 12:00 (noon) to 8:00 p.m. Wednesdays, Fridays, Sundays and on the celebration of Memorial Day, Fourth of July, and Labor Day and on special accordance of the Association."

Motion carried with 5 yeses and 3 noes.

R. Reardon reported on having someone trap beavers at a \$20 - \$30 cost per beaver.

Transfers: A motion was made by B. Fish and seconded by R. Reardon to approve the transfer of lots 8 & 8A Block 14, Meters #96 & #96A Mark & Brenda Homer to Daniel Lawson subject to \$100 be held in escrow for rip rapping repairs. Motion carried.

A motion was made by A. Tretter and seconded by L. Long to approve for transfer Lot 7B Block 14 Meter #91 Paul Erly and William Hohimer to Donald and Alice Starkweather. Motion carried.

A motion was made by S. Lindsay and seconded by B. Fish to adjourn the meeting. Motion carried.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

MAY 15, 1995

A special Board of Director's meeting was held on Monday, May 15, 1995 at the lake office (119 W. Madison) starting at 7:30 p.m. with the following Directors present: Frank Gibbons, Ray Reardon, Bob Fish, Al Tretter, Ken Phillips, Lou Long and Bob Hanauer.

F. Gibbons stated that a special meeting was called because the rental agreement between the ADGPTV Water Commission and Sunset Lake Association has been terminated as of June 30, 1995 due to a notice sent by the Water Commission and therefore a new location must be found.

Frank appointed a committee to search for possible locations for the office. They are K. Phillips, B. Hanauer and the Secretary.

Some ideas were discuss and given to the committee to pursue.

Another special meeting was scheduled for Monday, May 22, 1995 at 7:30 p.m. to continue discussing a new location for the office.

There was also discussion on the status of the Secretary's position with the Association. There was talk of possibly hiring her full time if she could not secure another part-time position. She stated that she was starting a part-time position and would have to see if everything could work between both jobs.

A motion was made by B. Fish and seconded by A. Tretter to cancel the previously ordered computer hardware and program due to the unexpected additional cost caused by re-locating the office. Motion carried.

A motion was made by A. Tretter and seconded by R. Reardon to adjourn the meeting. Motion carried.

Adjournment at 8:20. p.m.

Secretary

Glenda M. Sutton

SUNSET LAKE ASSOCIATION

MAY 22, 1995

A special Board of Directors' meeting was held on Monday, May 22, 1995 at the lake office starting at 7:30 p.m. with the following Directors' present: Frank Gibbons, Ray Reardon, Lou Long, Bob Hanauer, Bob Fish, Ken Phillips, Al Tretter and John Earley.

K. Phillips reported on four possible new locations for the office. The best location was an office Nick Musso was offering at 162 West Center for \$150.00 a month on a one year's lease if we would paint the office and take care of the floor covering. The building would be available hopefully by the June 30th termination date after some renovations. The other possible locations involved a much higher rent.

A motion was made by B. Fish and seconded by A. Tretter to accept the office space offered by Nick Musso for the \$150.00 a month's rent. Motion carried.

B. Fish, chairperson of the committee to build a new office building, reported on their findings. They are working on getting cost and information on a building about 40' x 40' which will include an office, large storage area, kitchen area and board room. L. Long is working on arranging volunteer help, A. Tretter is combining cost of building maintenance and Bob is obtaining literature on different types of buildings that are expandible in the future. Also getting cost of parking lot. Will hopefully have all information organized for October's annual membership meeting.

Henry Sutton was present to inform Board of a map showing his and B. Hanauer findings of remaining silt in the north cove of Lots 1 - 12 that the dredging company did not remove. He suggested sending Jerry Lewis, the company's owner, a copy of this map showing the areas that need to be redone and get his opinion.

Board agreed to send a fax to dredging company and made arrangements for a special Director's meeting to be held on Wednesday, May 24th to discuss the silt removal in Lots 1 - 12 cove before the dredging company moves on to next cove.

There was also discussion on several other coves and areas that will probably be added for silt removal.

K. Phillips reported on talking to Lloyd Day about the repairs on the shoreline of the Lot he is selling. Ken agreed on a \$500 escrow be held for repairs.

A motion was made by L. Long and seconded by B. Fish to adjourn the meeting. Motion carried.

Adjournment at 8:35 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

MAY 24, 1995

A special Board of Director's meeting was held on Wednesday, May 24, 1995 at the lake office starting at 7:30 p.m. with the following Directors present: Frank Gibbons, John Earley, Ray Reardon, Bob Hanauer, Al Tretter and Ken Phillips.

F. Gibbons reported on a request from Robert Alderson, Lots #188, #189 to open flood gates to lower water level in order to stop his lots from flooding.

Board agreed to open gates to help prevent this potential problem plus this would exercise the gates. There was discussion on a future letter being sent asking member to raise up this area to help prevent this problem from happening again.

Jerry Lewis, owner of Mid-America Dredging Company, was present to discuss completing the first north cove. He stated the map showed the areas plainly, and that he will work very hard at getting the remaining silt removed.

Board stated that he needs to keep committee informed of a work schedule in order to keep the members inform when their cove or area will be dredged. The committee will have a copy of all members' waivers on how close dredging crew can work toward their boat docks and can keep company informed.

A motion was made by J. Earley and seconded by K. Phillips to adjourn the meeting. Motion carried.

Adjournment at 8:40 p.m.

Glenda M. Sutton  
Secretary



SUNSET LAKE ASSOCIATION

AGENDA

May 2, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF April 4, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- Bob Hanauer
BUILDING & CONSTRUCTION	- LOU LONG
FARM MANAGEMENT	- JOHN EARLEY
FINANCE	- SHARON LINDSAY
LEGAL & LITIGATION	- FRANK GIBBONS - AL TRETTER
PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS	- BOB FISH
SANITATION, SHORELINE & BOAT DOCKS	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON
OLD BUSINESS	
NEW BUSINESS	

TRANSFERS: Lots 8 & 8A Block 14 Meters #96 & 96A Mark & Brenda  
Homer to Daniel Lawson

Lot 7B Block 14 Meter #91 Paul Erly/William Hohimer  
to Donald & Alice Starkweather

## SUNSET LAKE ASSOCIATION

APRIL 4, 1995

The regular Board of Directors meeting was held on Tuesday, April 4, 1995 at the lake office starting at 7:30 p.m. with the following Directors present: Al Tretter, Ray Reardon, Sharon Lindsay, Ken Phillips, Bob Fish, Lou Long, John Earley and Frank Gibbons.

**Minutes:** A motion was made by S. Lindsay and seconded by R. Reardon to approve the March 7, 1995 minutes as presented. Motion carried.

**Patrolman's Report:** Bill Hohimer reported that he has completed installing the fence around the retention site, new garage doors on the maintenance shed have been installed plus he worked on road repair.

F. Gibbons complimented Bill on the amount of great work he has completed.

A motion was made by S. Lindsay and seconded by B. Fish to approve the appointment of Robert Hanauer #50 to serve the remaining term of Ward Walker who has resigned from the Board. Motion carried.

**Bills:** A motion was made by R. Reardon and seconded by J. Earley to approve the bills totaling \$5,392.85. Motion carried.

B. Fish questioned the expenditure of fence post and gates at Macoupin Service Co., he thought they could have been purchased at a cheaper price if time was taken to check out prices at other places.

John Earley and Henry Sutton stated that as they both have full time jobs and are volunteering their time toward this project, they do not have the extra time to do a lot price shopping to save a small amount of money and are doing the best they can to keep the prices within the Silt Project Budget.

F. Gibbons stated that Bob Hanauer will be Chairperson for the Aquatic Control, Recreation & Water Safety and will attend the next meeting. The resignation of Ward and appointment of Bob will be reported in the newsletter that will be included with the mailing in April. Also a letter thanking Ward for his years of service will be sent.

**Building & Construction:** L. Long reported on two building permits, one from Laurie Harmon #77 on a garage, and one from David Dickerson, #115,#116, a shed.

L. Long suggested that the Board should volunteer to patrol the lake to assure that sight seers are kept away from the dredging machinery.

S. Lindsay stated that hiring a person for this job should be considered.

F. Gibbons asked about when the bales of straw would be removed from the farm area, it is enticing the young children to climb and play around.

J. Earley stated the he is intending to use this straw for the proposed wet lands that are trying to build.

**Finance:** S. Lindsay reported on the excess funds from 1994 budget and stated that these funds should be divided into separate funds committed for certain items. The computer fund of \$6,438 and the wet land conservation fund of \$2,000

should be separated for a start, then also set aside a fund to purchase a truck in the future. She also asked Henry Sutton if he could estimate the amount of money it would take to finish rip rapping the rest of Sunset Lake's shorelines so a fund could be stated to cover this expense.

A motion was made by B. Fish and seconded by R. Reardon to have finance committee set up separate funds of \$8,000 for the truck, \$6,348 for a computer, \$2,000 for wet lands and to add the remaining 1994 budget amount of equipment maintenance to the equipment reserve account. Motion carried.

A motion was made by S. Lindsay and seconded by B. Fish to establish a rip rapping fund for Sunset Lake property using the money received from the selling of Sunset Lake West property with Ed Snell. Motion carried.

S. Lindsay reported on talking to Larry Travis on our corporate tax papers, he did not realize the Silt Management funds were a deferred income, therefore there will not be any tax payment due.

She also stated that the balance over \$60,000 in the silt management funds will be invested in a C/D to get a better interest rate.

F. Gibbons & A. Tretter reported on receiving the certificate of insurance for the dredging company but was not completely satisfied. After checking with the owner of the dredging company, they discovered that this certificate met the requirements of the contract.

**Roads & Grounds:** B. Fish reported on Bill Hohimer getting two bids on a mower. Bill likes the performance of the model that cost approximately \$8,000 plus \$300 for a ditch turner attachment. The other bid was higher than this model.

A motion was made by B. Fish and seconded by J. Earley to purchase this Schwese lawnmower from Spies Soybean Co. for an approximate price of \$9,200 using the equipment reserve funds and borrowing the money from the Computer Fund until money can be collected from 3 past-due accounts. Motion carried.

A motion was made by B. Fish and seconded by K. Phillips to increase the maintenance man's machine and labor fee to the amount of \$35.00 per hour. Motion carried.

B. Fish also asked if the Illinois Youth Work Program could be still contacted for using two boys to work at the lake this year through their program.

**Sanitation, Shoreline & Boat Docks:** K. Phillips stated he has checked on shoreline for upcoming transfers and will reported then.

**Water Quality, Soil Conservation & Restoration:** R. Reardon asked about the procedure and the laboratory the engineer will be using on water sampling during the dredging project.

**Old Business:** The Mid-America Dredging Company and workers were present at the meeting reporting on starting in the first cove near North Circle Drive. They answered questions on the project.

H. Sutton turned in three permission slips from members with docks in this first cove stating how close the dredging machine could come to their docks. He stated that all members should be given permission forms to fill out and return to the office so workers will know what the lot owners are wishing concerning their personal docks. He also stated that the first cove lot owners need a letter sent

right now letting them know that the dredging project has started in their cove. as the general mailing will not be mailed for 2 weeks or so.

The Board agreed to include a permission form for owners to sign and return to the office plus a general newsletter and silt newsletter in the next mailing of the 1994 financial reports.

R. Reardon explained the status on working with Nilwood City Council to get water hydrants installed at different areas on the lake. He will be meeting with the council again to get more information.

Ray also asked if all RV owners have sent in their storage permit forms and fees for this year. He suggested including this information in the newsletter to remind members.

**New Business:** F. Gibbons appointed Bob Fish, Bill Hohimer, Ken Phillips and himself to a inspection committee with a scheduled inspection for next Tuesday to check on lots for clean up, shoreline repairs and boat dock repairs.

B. Fish stated that due to an increase in rock material for the installation of new septic system, the cost has risen making our escrow amounts for new systems too low. He suggested an amount of \$5,000 or more.

A motion was made by S. Lindsay and seconded by R. Reardon to raise the escrow amount for installation of new sanitation systems to \$5,500.00. Motion carried.

**Transfers:** A motion was made by B. Fish and seconded by S. Lindsay to approve the transfer of Lot 3, Block 7A Meter #49C Don & Marcia Bunchman to Gregory & Linda Carpenter subject to an easement agreement be signed by the new lessees and the neighboring lessee, Jeanne Obcamp, #49B, to allow #49B the right to cross #49C property to repair the sanitation system that extend on to #49C property. Motion carried.

A motion was made by S. Lindsay and seconded by R. Reardon to approved for transfer Lot 7 Block 3 Meter #13 Robert Pratt to Leo E. & Diane L. Runkel subject to \$100 escrow be held for the cost of the survey of the lot. Motion carried.

A motion was made by K. Phillips and seconded by S. Lindsay to approve for transfer Lot 14 - 15 Block 34, Meter #282 Ed Snell/Sunset Lake West to David Barnes & Karla Marcy subject to escrow of \$2,310.00 (420' @ \$5.50 p/ft) be held for shoreline repairs. Motion carried.

A motion was made by S. Lindsay and J. Earley to adjourn the meeting. Motion carried.

Adjournment at 9:20 p.m.

Glenda M. Sutton  
Secretary



SUNSET LAKE ASSOCIATION

CASH POSITION

APRIL 30, 1995

Cash on Hand		\$	100.00
First National Bank:			
Checking	\$	20.81	
Money Market Fund - General		45,942.54	
Interest		<u>119.01</u>	
			<u>46,082.36</u>
Total General Revenue		\$	46,182.36
First National - Committed Fund:			
Money Market Fund - Equipment Res.		\$	-0-
F & M State Bank - Committed Fund			
Money Market - Silt Mang't	\$	67,552.41	
C/D 3 mons. - Silt Management		<u>39,404.91</u>	
			<u>\$ 106,957.32</u>
Total Revenue			<u>\$ 153,139.68</u>
First National Bank - Escrow Fund			<u>\$ 11,249.47</u>
Monthly Receipts:			
Assessments	- General	\$	5,133.15
	- Silt		1,791.00
	- Island		35.00
RV Permit			5.00
Boat Permits			1,148.00
Building Permits			90.00
Fines & Penalties			103.15
Transfer Fees			600.00
Earned by Maintenance man			-0-
Misc. Income	- Chlorine Tablets		56.00
	- Class "A" Mem'ship		<u>400.00</u>
Total			<u>\$ 9,361.30</u>



SUNSET LAKE ASSOCIATION

MAY 2, 1995

Nilwood Water System	\$	8.25
Rural Electric Conv.		235.54
GTE-North - 627-3232 - \$58.83		
- 627-3339 - <u>38.97</u>		97.80
Stan's Repair & Supply - work on sludge gate		70.00
AT & T - 627-3232 - \$ 2.19		
- 627-3339 - <u>3.03</u>		5.22
Spies Soybean Service - mower		9,025.94
First National Bank - FICA & FED. Taxes		590.00
Stamped Envelope Agency		181.60
Secretary of State - license for dump truck		390.00
Arnett Pipe & Supply - pipe for Silt Project		202.50
R. P. Lumber Co. - garage doors parts		58.78
Lake Petersburg Assn. - 712 ft. used fence		178.00
ADGPTV Water Commission - utilities		100.00
First National Bank - petty cash		24.06
Girard Hardware - shop supplies		19.71
Secretary of State - license for pick-up		48.00
Konneker-Brown - batchtold mower parts		33.71
Glenda Sutton - net salary		528.71
William Hohimer - net salary		<u>1,325.71</u>
	Total	\$ 13,123.53
Konneker/Brown Co. - Machine parts		63.02
Gold Nugget - copy paper		<u>15.30</u>
Total		\$ 13,201.85

SUNSET LAKE ASSOCIATION

AGENDA

April 4, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF March 7, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY -

BUILDING & CONSTRUCTION - LOU LONG

FARM MANAGEMENT - JOHN EARLEY

FINANCE - SHARON LINDSAY

LEGAL & LITIGATION - FRANK GIBBONS  
- AL TRETTER

PUBLIC RELATIONS - SHARON LINDSAY

ROADS & GROUNDS - BOB FISH

SANITATION, SHORELINE & BOAT DOCKS - KEN PHILLIPS

WATER QUALITY, SOIL CONSERVATION & RESTORATION - RAY REARDON

OLD BUSINESS

NEW BUSINESS - Revision of Sanitation Escrow Amounts

TRANSFERS: - Lot 3 Block 7A Meter #49C Don & Marcia Bunchman  
to Greg & Linda Carpenter

Lot 7 Block 3 Meter #13 Robert Pratt to Leo E. &  
Diane L. Runkel

Lots 14 & 15 Block 34 Meter #282 Ed Snell/Sunset Lake  
to David Barnes & Karla Marcy

SUNSET LAKE ASSOCIATION

APRIL 4, 1995

Bills to be approved for payment:

Rural Electric Conv.		\$	176.50
GTE-North	- 627-3232 - \$ 62.83		
	- 627-3339 - <u>36.59</u>		99.42
AT & T	- 627-3232		2.66
Lange Title Records Co. - search for collecting a/c			50.00
Macoupin Service Co. - fence, posts, gates - retention			1,215.22
Morris Stults Service - rock for silt culvert			165.22
R. P. Lumber - fence staples - retention site			6.32
Girard Chamber of Commerce - dues 1995			30.00
Lawrence Travis & Co. - corporate taxes work			610.00
ADGPTV Water Commission - utilities			100.00
First National Bank - petty cash			21.87
First National Bank - FICA & Fed W/H			590.02
Illinois Department of Revenue - IL. W/H			202.20
Illinois Director of Employment Security			42.00
Glenda Sutton - net salary			528.71
William Hohimer - net salary			<u>1,325.71</u>
Sub-Total		\$	5,165.85
Macoupin County Enquirer - Adv. for lots			27.00
James Backhoe Service - culvert for silt project			<u>200.00</u>
Total		\$	5,392.85

SUNSET LAKE ASSOCIATION  
CASH POSITION  
MARCH 31, 1995

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 3.91	
Money Market Fund - General	46,963.96	
- Interest	<u>84.41</u>	
		<u>\$ 47,052.28</u>
Total General Revenue		\$ 47,152.28
First National Bank - Committed Fund		
Money Market Fund - Equip. Reserve		\$ 4,106.35
F & M State Bank - Committed Fund		
Money Market - Silt Mang't	\$ 16,433.28	
C/D's - 3 & 6 mos. - Silt Mg't	<u>90,410.48</u>	
		<u>\$ 106,843.76</u>
Total Revenue		<u>\$ 158,102.39</u>
First National Bank - Escrow Fund		<u>\$ 8,839.47</u>
 Monthly Receipts:		
Assessments	- General	\$ 13,555.50
	- Silt	2,860.00
	- Rip Rap	35.00
RV Permit		10.00
Boat Permits		1,316.00
Building Permits		125.00
Fines & Penalties		103.29
Transfer Fees		400.00
Earned by Maintenance Man		-0-
Misc. Income	- Chlorine Tablets	<u>24.00</u>
Total		<u>\$ 18,428.79</u>

**Cochran & Wilken, Inc.**  
 Consulting Engineers and Biologists  
 3009 S. Sixth St.  
 Springfield, IL. 62703

Cost as of April 5, 1995

Project: **Sunset Lake Association**  
 Phase: **Sediment Removal Project**  
 By: **PB/HS** Date: **5/16/94**

**ESTIMATE OF PROBABLE COST**

ITEM	Total Cost	Year To Date	Over Or Under
<b>RETENTION SITE</b>			
<b>Materials:</b>			
1. Seeding, Mulching & Fertilizer			
2. Woven Wire Fence & Gate	960.00	2,220.69	1,260.69
3. Water Control Structure	6,700.00	1,852.79	(4,847.21)
4. 12" CMP Outlet Conduit	750.00	869.99	119.99
5. 15" CMP Return Water Conduit	240.00	728.20	488.20
6. 24" Concrete Pipe Inlet	1,960.00	1,971.84	11.84
7. 24" Cast Iron Grate	80.00	-0-	(80.00)
8. Riprap, RR-3	85.00	120.06	35.06
9. 12" CMP Road Underpass	700.00	236.03	(463.97)
10. Wooden Walkway	1,200.00	-0-	(1,200.00)
11. Temporary Erosion Control Materials	250.00	-0-	(250.00)
<b>Subtotal Materials</b>	1,000.00	1,004.51	4.51
<b>Labor:</b>			
12. Engineering	13,925.00	9,004.11	(4,920.89)
13. Install Outlet Structure & Backfill	13,500.00	14,508.07	1,008.07
14. Install Return Water Pipe with Inlet & Grate	-0-	-0-	-0-
15. Excavate Return Water Ditch	-0-	-0-	-0-
16. Excavation & Dike Construction	-0-	-0-	-0-
17. Place Riprap, Fence & Erosion Control	47,300.00	43,111.15	(4,188.85)
18. Soil Compaction Testing During Construction	-0-	360.00	360.00
19. Backhoe for Test Pits	1,000.00	1,678.00	678.00
<b>Subtotal Labor</b>	160.00	112.50	(47.50)
	61,960.00	59,769.72	(2,190.28)
<b>DREDGING</b>			
Dredging culvert			
1. Dredging to be completed by Contractor	-0-	200.00	200.00
2. IEPA Water Quality Testing During Dredging	150,000.00	-0-	(150,000.00)
<b>Subtotal Dredging</b>	800.00	-0-	(800.00)
	150,800.00	200.00	(150,600.00)
<b>Total Estimated Cost of Sediment Project</b>	226,685.00	68,973.83	(157,711.17)



## SUNSET LAKE ASSOCIATION

MARCH 7, 1995

The Board of Directors' meeting was held on Tuesday, March 7, 1995 at the lake office starting at 7:30 p.m. with the following Directors present: Sharon Lindsay, Frank Gibbons, Ward Walker, Al Tretter, Ken Phillips, Bob Fish and Lou Long.

Visitor's: Greg Maynerich, a computer consultant, was present to present a proposal for an office computer and customized data program. He reviewed the proposal and asked for questions.

After some discussion, a motion was made by Bob Fish and seconded by Al Tretter to purchase the computer and the data program proposed by Greg Maynerich to be delivered and installed by August 1, 1995. Motion carried with 4 yes and 3 no votes.

Dave Barnes and his fiancée were present to inform the Board that they had purchased a lot on Sunset Lake West and wanted permission for Lake Rip Rapping Company owned by Henry Sutton to rip rap their shoreline at a \$5.50 per foot with no money put in escrow.

A motion was made by Al Tretter and seconded by Ken Phillips to have escrow money put in an interest earning account in the amount of \$5.50 per foot for 420' of shoreline with the earned interest be returned to Dave Barnes after completion of rip rapping. Motion carried.

Henry Sutton also asked for permission to put his lake rip rapping business on the lake again this year. Board approved.

Michael & Laura Carroll, Lots 71,72,73, were present to explain their landscaping plan for their lots. This plan requires the removal of a large amount of old shag bark hickories that are diseased plus other dead trees to be replaced by large maples and trees for shade and color planted in a precision manor to enhance the property for the future building of their large house and for the shoreline area. This plan will replenish the growth of grass which will deter erosion. He has already spent over \$3,000 in tree replacement cost and has more trees on hold to be planted. He is not trying to clear cut the lots but is selective cutting and replacing trees which should help the value of the lots in the future.

Bob Fish stated that he sees this as clear cutting and feels permits should be acquired before anything is started. If this is not controlled, lessees could devalue property values and destroy our tree supply.

Bill Hohimer stated that the Carrolls had talked to him before they had started removing the trees and he did not see problem with their landscaping plan and it would greatly improve the lots.

Ken Phillips suggested contacting the IL. Forest Department and have them evaluate our tree population.

Bob Fish suggested that permits be approved by the Maintenance man and the Grounds committee, if a problem, bring to the Board for a decision.

Board agreed to give permission to the Carrolls to continue their landscaping plans with maintenance man monitoring the progress.

There was also discussion on the landscaping plan started by Bill & Carolyn Williams, Lots 74,75,76,76A, they are also removing several trees to help with the grass growth and stopping erosion. On Lots 267,268, Gary McLean, he has removed several big trees but has not completed the clean up and Board is not aware of his plan for these lots, they will have to review this situation before a decision can be made.

Henry Sutton was present to inform the Board that the Contractor for the Silt Management Project will be coming to the lake to look over the area and would sign the contract subject to changing the wording on Paragraph E which made him responsible for locations of culverts the Association would install.

A motion was made by Sharon Lindsay and seconded by Ward Walker to approve the modified contract with the deletion of the words in Paragraph E "including locations of any additional culverts installed by the Association to accommodate its work." subject to the initialing of this change by Jerry Lewis, contractor and Frank Gibbons, president, and an insurance certificate on file in office. Motion carried.

Henry Sutton explained that letters need to be sent to the lessees of Lots #1 - #13 to inform them that the contractor will start in their cove first within the next 2 weeks and asked if boat docks could be removed before that time.

Bob Fish stated that a newsletter also needs to be sent to all members informing them of the start of the dredging and safety rules and procedures that might affect them personally during this project.

**Patrolman's Report:** Bill Hohimer reported on installing the retention site fence, handling dog problem on the north side, neighbors complained of continuous barking dog on Lot #60, he went there 3 times, but no one home.

Board agreed to send a letter to lessee and explain the situation and to also include a reminder in the newsletter about rules on dogs.

**Minutes:** A motion was made by Sharon Lindsay and seconded by Ward Walker to approve the February 7, 1995 minutes as presented. Motion carried.

**Bills:** A motion was made by Sharon Lindsay and seconded by Ward Walker to approve for payment bills totaling \$3,684.04. Motion carried.

**Building & Construction:** Lou Long reported on 2 building permits: Mark Westendorf, #56, Boat Dock; Mike & Sharon Lindsay #284, Covered Boat Dock.

**Finance:** Sharon Lindsay reported on talking to F & M State Bank about the loan for the Silt Project and still have a good rate when money is needed, also the attorney is working on collection letters to three lessees that have past-due accounts.

**Old Business:** Frank Gibbons reported that no bids were received on Lots #82, #83, and what procedure Board wanted to pursue now.

A motion was made by Sharon Lindsay and seconded by Ken Phillips to have Realtor Ed Snell, with Wrightsman/Musso Realty, to advertise the Lots for \$17,500 for a 6 months time period with a 6% commission fee. Motion carried.

Frank Gibbons read a proposal from Stuart Dobbs, attorney, on changing the Septic System transfer procedures. Board agreed to stay with their present procedure.

**New Business:** Board discussed the possibility of also re-advertising the selling of the Island.

A motion was made by Ken Phillips and seconded by Sharon Lindsay to advertise the Island with Ed Snell, Realtor, along with the Lots for a \$37,000 figure and 6% commission fee. Motion carried.

Board agreed to send a newsletter with next mailing to inform the members of silt project, dog problems, yard sale and other informative items.

Al Tretter asked Board on the possibility of purchasing a lawnmower for the maintenance man to help mow small areas. Board asked maintenance man to get the figures for this purchase and will review at next meeting.

Ward Walker turned in his resignation from the Board due to medical circumstances and stated he enjoyed working for the Association for nine years and thought a lot had been accomplished.

Frank Gibbons thanked Ward for all his years of service and stated he would be missed. He asked the Board to think about a replacement for the Board and to let him know.

A motion was made by Al Tretter and seconded by Ken Phillips to adjourn the meeting. Motion carried.

Adjournment at 10:10 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

AGENDA

March 7, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF February 7, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY

- WARD WALKER

BUILDING & CONSTRUCTION

- LOU LONG

FARM MANAGEMENT

- JOHN EARLEY

FINANCE

- SHARON LINDSAY

LEGAL & LITIGATION

- FRANK GIBBONS  
- AL TRETTER

PUBLIC RELATIONS

- SHARON LINDSAY

ROADS & GROUNDS

- BOB FISH

SANITATION, SHORELINE & BOAT DOCKS

- KEN PHILLIPS

WATER QUALITY, SOIL CONSERVATION & RESTORATION

- RAY REARDON

OLD BUSINESS - Computer for office  
- Bids for Lots

NEW BUSINESS - Newsletter to members  
- Selling of Island

TRANSFERS:

TO: Board Director

FROM: Secretary

Please plan to attend the monthly Director's meeting on  
Tuesday, March 7, 1995 at the lake office starting at 7:30 p.m.



SUNSET LAKE ASSOCIATION

CASH POSITION

FEBRUARY 28, 1995

Cash on Hand		\$	100.00
First National Bank			
Checking	\$		.30
Money Market Fund - General		<u>33,613.40</u>	
			<u>\$ 33,613.70</u>
Total General Revenue		\$	33,713.70
First National Bank - Committed Fund			
Money Market Fund - Equip. Reserve		\$	5,754.56
F & M State Bank - Committed Fund			
Money Market - Silt Mang't	\$	13,845.83	
C/D's - 3 & 6 mos. - Silt Mang't		<u>89,819.28</u>	
			<u>\$ 103,665.11</u>
Total Revenue			<u>\$ 143,133.37</u>
First National Bank - Escrow Fund			<u>\$ 4,555.00</u>

Monthly Receipts:

Assessments	- General	\$	19,551.85
	- Silt		8,202.00
RV Permit			5.00
Boat Permits			652.00
Building Permits			60.00
Fines & Penalties			-0-
Transfer Fees			300.00
Earned by Maintenance Man			119.50
Misc. Income	- Chlorine Tablet		16.00
	- Enstar Cable		1,683.69
	- Refund on Supplies		<u>5.79</u>
			<u>\$ 30,595.83</u>



SUNSET LAKE ASSOCIATION  
MARCH 7, 1995

Bills to be approved for payment:

Rural Electric Conv.	\$	182.73
Gte - North	- 627-3232 - \$49.60	
	- 627-3339 - <u>36.75</u>	86.35
Nilwood Water System		8.25
AT & T	- long distance charges for 2 mons.	3.77
ADGPTV WAter Commission - utilities		100.00
First National Bank - Fed & FICA Taxes		589.98
Glenda Sutton	- net salary	528.70
William Hohimer	- net salary	<u>1,325.70</u>
Sub-Total	\$	2,825.48
Girard Post Office - stamps		53.00
The State-Journal Register - ad for bid on lots		127.89
Rural King - maintenance supplies		32.67
Gold Nugget - ad for bids on lots & new Bld. permits		166.50
Macoupin County Enquirer - ad vor bids on lots		58.50
Cochran & Wilken, Inc. - eng. fees on silt contract		<u>420.00</u>
Total	\$	3,684.04

## SUNSET LAKE ASSOCIATION

FEBRUARY 16, 1995

The Board of Directors held their re-scheduled monthly meeting on Thursday, February 16, 1995 at the lake office starting at 7:30 p.m. with the following Directors present: Ray Reardon, Ward Walker, Bob Fish, Sharon Lindsay, Al Tretter and John Earley.

**Patrolman's Report:** Bill Hohimer reported on clearing roads in 2 snows, having signs ready to be installed on silt retention fence and having a computer chip replaced in pick-up truck.

**Minutes:** A motion was made by Sharon Lindsay and seconded by Bob Fish to approve the January 3, 1995 minutes as presented. Motion carried.

**Bills:** A motion was made by Bob Fish and seconded by Al Tretter to approve for payment bills totaling \$6,572.72 which included a bill from Stuart Dobbs, Attorney, for \$950.00. Motion carried.

Committee reports were held up so the proposed dredging contract could be discussed with our attorney.

Stuart Dobbs, Henry Sutton and the Board reviewed the proposed dredging contract with Mid American Co., Jerry Lewis, owner and operator. After some revisions, the budget was discussed, funds to be collected from the membership should cover the expenses on the job but will be reviewed at a later date.

A motion was made by Sharon Lindsay and seconded by John Earley to accept the revised dredging contract with Mid American Dredging, Inc. Motion carried.

The Board discussed the sending of a newsletter with next mailing to inform the membership of what will be happening with the dredging and do's and don't's for memberships benefit.

Also discussed was the Association selling for lease the two lots #82 & #83 which also includes a 16' assess to the shoreline. Attorney suggested to taking sealed bids on these lots with a minimum amount established and to consider these lots as one lot with one membership fee.

A motion was made by Bob Fish and seconded by John Earley to replat Lots #82 & #83 into one lot called #82 and establish only one membership fee. Motion carried.

A motion was made by Bob Fish and seconded by John Earley to advertise and accept sealed bids for this Lot #82 as is with a minimum accepted amount of \$15,000.00 with no commission being made by anyone involved with these bids. Motion carried.

Sharon Lindsay reported on office receiving a \$500 NSF check from Michael and Margaret Kaydus, #234, #235, and recommended giving them until March 15th to cover this check as they are having financial problems from the loss of a job and being laid off from work. Board agreed.

Sharon also asked Board's opinion on having attorney start legal proceedings to void the leases of three members who are two years behind in paying assessments and taking back their lots.

Board agreed to have Stuart Dobbs start a legal course to collecting these fees or taking the lease back from Keith Day, Lots #21, #22, #22A; James Williams, Lot #95 and Charles Wooten, Lot #231.

**Finance:** Sharon Lindsay reported on office receiving the annual check from Enstar Cable.

**Legal & Litigation:** Al Tretter reported on tabling the decision on a new septic agreement the attorney drafted until next meeting.

**Water Quality, Soil Conservation & Restoration:** John Earley reported on the possibility of approval on 3 wet land sites with 2/3rd of money in a grant and the 1/3rd the Association's expense.

**Old Business:** Board discussed the purchasing of a computer for the office with a laser printer. The computer consultant that met with the Board last year is still interested in giving an updated proposal that should meet the Board's needs and can attend the next meeting to present this proposal. Board agreed.

Charles Koke, Lot #24, has presented two estimates on the installation of a new septic system on his lot and needs the Board to recommend the next step.

The Board agreed to send a letter to Charles Koke and the previous lessee, Rosaleen Avart, stating that Koke can precede with the installation of a new septic system using the \$4,200 in escrow with added expense Koke's responsibility and to refund Avart the interest earned on the escrow C/D.

**New Business:** Board agreed to not participate in the Illinois Valley Work Program this year but suggested the possibility of hiring a part-time helper just for the summer that could work with the Lake Superintendent.

**Transfers:** A motion was made by Sharon Lindsay and seconded by Al Tretter to approve for transfer Lots 15 & 17 Block 11 Meters #73 & #74 Eileen Hott to Michael & Laura Carroll (73) and Bill & Carolyn Williams (74) and Lot 9 Block 6 Meter #31 Frank & Helen McManus to Craig & Linda Von Burg. Motion carried

subject to all paperwork in order with 4 for and 1 (Bob Fish) against as he opposes the ruling on right of refusal on transfers.

A motion was made to adjourn the meeting by Bob Fish and Al Tretter.  
Motion carried.

Adjournment at 10:00 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION

AGENDA

February 7, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF January 3, 1995

APPROVAL OF BILLS

COMMITTEE REPORTS:

- AQUATIC CONTROL, RECREATION & WATER SAFETY - WARD WALKER
- BUILDING & CONSTRUCTION - LOU LONG
- FARM MANAGEMENT - JOHN EARLEY
- FINANCE - SHARON LINDSAY
- LEGAL & LITIGATION - FRANK GIBBONS  
- AL TRETTER
- PUBLIC RELATIONS - SHARON LINDSAY
- ROADS & GROUNDS - BOB FISH
- SANITATION, SHORELINE & BOAT DOCKS - KEN PHILLIPS
- WATER QUALITY, SOIL CONSERVATION & RESTORATION - RAY REARDON
- OLD BUSINESS - Computer for office

NEW BUSINESS

TRANSFERS: Lots 15 & 17 Block 11 Meters #73 & 74 Eileen Hott to Michael & Laura Carroll (73) and Bill & Carolyn Williams (74).  
Lot 9 Block 6 Meter #31 Frank & Helen McManus to Craig & Linda VonBurg

\*\*\*\*\*

TO: Board Director

FROM: Secretary

Please plan to attend the Directors meeting on Tuesday, February 7, 1995 at the lake office starting at 7:30 p.m.



## SUNSET LAKE ASSOCIATION

JANUARY 3, 1995

The Director's monthly meeting was held on Tuesday, January 3, 1995 at the lake office starting at 7:30 p.m. with the following Directors present: Frank Gibbons, Sharon Lindsay, John Earley, Bob Fish, Ward Walker, Ken Phillips and Lou Long.

**Visitor's Remarks:** Charles Koke, #24 was here to further discuss the installation of a new septic system on his lot, as requested at last Board meeting he has one bid for cost and is expected to get another one soon.

Rose Avart, the previous lessee of Lot #24, was also present to explain even though she put \$4,200 in escrow for a 6 months period, she did not have problems when she lived there and could not see why she should have to pay full price for a new system because of the way the Kokes use the system.

Jim Perry, Lot #26, was also present to discuss the system on Lot #24.

Board explained the reasons why escrow was collected was to insure the system would continue to work for a 6 month period as the inspecting contractor could not prove the system was in good working condition and would meet Macoupin County Codes. The matter would be discussed at next meeting after two bids are secured.

Jim Perry also asked about the periodically pumping of septic system, this should be monitored yearly. Board stated they would consider the suggestion.

Henry Sutton reported on talking to an interested dredging contractor, he and Peter Berrini viewed the lake with this contractor and the contractor stated he would give an estimated bid right away. Sutton stated he would keep Board informed.

Ken Volz, #9B, reported on the odor of septic gas in his neighborhood and asked for assistance to locate this problem. He also reported on speeding vehicles on his small lane. Board agreed to help with these problems.

Mike and Laura Carroll, #71, #72, were present to discuss the contract they have signed to purchase their neighbor's lot #73 and represent Bill & Carolyn Williams, #75, #76, #76A, interest in purchasing the other lot #74 which are currently lessed by Eileen Hott. Eileen Hott had a contract signed by Harry and Marilyn McMurl, but the two neighbors chose to purchase the lots instead.

The Carrolls explained why they waited to purchase the lot as they could not except E. Hott's previous high selling price, but had to except the selling price

as it is now been contracted as they wanted the property to extend their own two lots in order to build a new home in the future.

Harry & Marilyn McMurl were present to have explained to them why they could not purchase these two lots tonight as they have signed a contract and the neighbors had ten months to previously purchase these lots. They do not agree with the situation and will possibly have their attorney pursue a legal fight to challenge this ruling.

Board of Directors went into Executive Session at 8:15 p.m. to discuss this situation with their attorney, Stuart Dobbs.

Regular session was resumed at 8:50 p.m.

Board agreed to pursue the transfer to the two neighbors like a regular transfer which will be put on next meeting's agenda for approval subject to all proper transfer paperwork being received.

**Patrolman's Report:** Bill Hohimer reported on collecting 54 Christmas trees from Cherry's Grocery Store.

Ward Walker stated they are not pushing on collecting trees because they will not be put in the lake this year subject to the on coming dredging program and more permanent structures will be installed in the lake for fish habitat.

Earley suggested telling the fisherman not to put any trees in water less than 8' or in any coves.

**Minutes:** A motion was made by B. Fish and seconded by J. Earley to approve the December 6, 1994 minutes as presented. Motion carried.

**Bills:** A motion was made by S. Lindsay and seconded by B. Fish to approve for payment bills totaling \$6,750.77. Motion carried.

**Building & Construction:** L. Long reported on one permit from Chuck & Joyce Payne, #146, a garage.

**Finance:** S. Lindsay reported on purchasing a 3 months C/D with the Silt Project Fund to increase our interest rate as the funds are not needed until the Spring.

**Sanitation, Shoreline & Boat Docks:** K. Phillips reported on 6 transfer inspections and 1 septic final inspection on #29.

**Old Business:** Board agreed to have a Directors & spouses dinner on Saturday, January 14, 1995 also inviting employees, Henry Sutton, Stuart Dobbs and their spouses.

**New Business:** L. Long questioned if there was any limit on the monetary amount Directors could individually approve to spend without a Board's approval on items for the lake. Board agreed that anything that is a reasonable expense would be approved.

**Transfers:** A motion was made by S. Lindsay and seconded by J. Earley to approve the transfer of Lot 7-8-9 Block 33, Meter #248 Frank & Dorothy Glatz to John & Pam Leonard subject to all transfer paperwork being in order. Motion carried.

A motion was made by S. Lindsay and seconded by B. Fish to approve the transfer of Lots 8 & 8A Block 14, Meters #96,#96A Mark & Brenda Homer to John & Karen McCaffrey subject to \$100 be held in escrow for 10' of shoreline rip rap repairs 1' above water line and all transfer paperwork in order. Motion carried.

A motion was made by S. Lindsay and seconded by J. Earley to approve for transfer Lot 6A Block 33, Meter #247 W. Bruce Weller to Fred & Mary Adamzski subject to all transfer paperwork being in order. Motion carried.

A motion was made by B. Fish and seconded by J. Earley to adjourn the meeting. Motion carried.

Adjournment at 9:20 p.m.

Glenda M. Sutton  
Secretary

SUNSET LAKE ASSOCIATION  
 CASH POSITION  
 JANUARY 31, 1995

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 1.32	
Money Market Fund - General	19,768.62	
- Interest	<u>34.00</u>	
		<u>\$ 19,803.94</u>
Total General Revenue		\$ 19,903.94
First National Bank - Committed Fund		
Money Market Fund - Equip. Reserve		\$ 3,254.56
F & M State Bank		
Money Market Fund - Silt Manage't	\$ 5,746.86	
C/D's - 3 & 6 mos.- Silt Manage't	<u>89,505.80</u>	
		<u>\$ 95,252.66</u>
Total Revenue		<u>\$ 118,411.16</u>
First National Bank - Escrow Fund		<u>\$ 4,055.00</u>
 Monthly Receipts:		
Assessments - General	\$ 11,724.43	
- Silt	3,798.00	
R. V. Permit	5.00	
Boat Permits	444.00	
Building Permits	-0-	
Fines & Penalties	-0-	
Transfer Fees	-0-	
Earned by Maintenance Man	75.00	
Misc. Income - Chlorine Tablet	8.00	
- Silt Fence	<u>50.00</u>	
Total		<u>\$ 16,104.43</u>

SUNSET LAKE ASSOCIATION

FEBRUARY 7, 1995

Bills to be approved for payment:

Girard Hardware - misc. supplies	\$ 19.52
Madiar-Holloway Insurance - audit on W/Comp.	194.00
Viking Office Products - office supplies	40.19
Menards - shed doors	619.91
Bill Hohimer - misc. supplies	37.08
Nilwood Water System	8.25
Rural Electric Conv.	173.69
GTE-North - 627-3232 - \$51.51	
- 627-3339 - <u>37.35</u>	88.86
First National Bank - Fed W/H & FICA	590.01
First National Bank - petty cash	29.26
ADPGTV Water Commission - utilities	100.00
Rural King - maintenance supplies	52.59
Konneker - Brown - oil, filters & chain	54.61
Wild Surveying Co. - Lots #82 & #83	275.00
John Henry's - truck repair	111.30
William Hohimer - net salary	1,325.72
Glenda Sutton - net salary	<u>528.72</u>
Sub-Total	\$ 4,248.71
American Decal - 2 year boat stickers	825.14
Central Equipment Sales - plow shoes	<u>59.54</u>
Total	\$ 5,133.39
Wheeler & Ross Hardware - fuel - \$141.31	
Discount <u>-5.70</u>	135.61
Macoupin Service Co. - fuel	<u>353.72</u>
Grand Total	<u><u>\$ 5,622.72</u></u>



SUNSET LAKE ASSOCIATION

AGENDA

January 3, 1995

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF December 6, 1994

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY - WARD WALKER

BUILDING & CONSTRUCTION - LOU LONG

FARM MANAGEMENT - JOHN EARLEY

FINANCE - SHARON LINDSAY

LEGAL & LITIGATION - FRANK GIBBONS  
- AL TRETTER

PUBLIC RELATIONS - SHARON LINDSAY

ROADS & GROUNDS - BOB FISH

SANITATION, SHORELINE & BOAT DOCKS - KEN PHILLIPS

WATER QUALITY, SOIL CONSERVATION & RESTORATION - RAY REARDON

OLD BUSINESS- Director's Dinner

NEW BUSINESS

TRANSFERS: Lot 7-8-9 Block 33 Meter #248 Frank & Dorothy Glatz to  
John & Pam Leonard

Lots 8 & 8A Block 14 Meters #96,#96A Mark & Brenda  
Homer to John & Karen McCaffrey

Lots 7, & 7B & 7C Block 14 Meters #91,#92,#94 Bill  
Hohimer & Paul Erley to Mr. & Mrs. Carl Mayes

Lot 6A Block 33 Meter #247 W. Bruce Weller to Fred  
& Mary Adamzski