

SUNSET LAKE ASSOCIATION

AGENDA

JANUARY 9, 1996

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS - Mark Musso concerning insurance costs

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF DECEMBER 5, 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	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Skiles still has \$500 in escrow to remove old dock  
- Spence vs. Allen - Jan 31, 1995

NEW BUSINESS - Transfer in Oct. 1995 - John Mayes' Class A membership missed  
- Check on insurance with Illinois Lake Management Association  
- Dog barking nuisance letter  
- Wanda Volz, #233, wants to start catalog mail order business at home  
- Peggy Volz' probationary period over, Glenda Sutton as consultant

## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

January 9, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, January 9, 1996 at the lake office (146 West Center) starting at 7:30 PM with all the Directors present.

- **Visitor's Remarks:** Mark Musso, our insurance agent, had not arrived yet.
- **Lake Superintendent Report:** Bill Hohimer reported he had put in 800 miles of snow plowing since the beginning of the month and the fly ash donated by Terry Clark was almost gone. What was left was on the truck. Ray Reardon told Bill that fly ash was available for \$1.00 a truck load.
- **Approval of the Minutes of the Board meeting on Dec. 9, 1995:** Bob Hanauer made the motion to approve the minutes and Al Tretter seconded it. The motion passed.
- **Approval of the Bills:** Bob Hanauer asked what the Employment Taxes were for and was told it was for FICA and Federal taxes. Lou Long asked what B & E Investments was. Peggy Volz explained it was for the rent. Sharon Lindsay made the motion to approve the Bills Paid and the Bills To Be Paid, and Bob Hanauer seconded it. The motion passed.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that the trapper for the beaver and muskrats would not put out traps on top of the ice, due to the danger to pet dogs and cats. The traps need to be under the ice. Ray Reardon said he would get a Nuisance Permit for the spring, but the trapper couldn't use the pelts at that time.

**Building & Construction:** Bob Hanauer reported that building permits were given to John Mattsson, #208, for a garage at \$60.00, and to William Harris, #105,106 to replace the boat house he tore out to allow for dredging last year, so Bob only charged him ½ or \$30.00.

**Farm Management:** John Earley stated that in late winter, the levees around the holding pond should be burned off to allow for new growth to come up in the spring. Bill Hohimer added that they shouldn't burn the new fencing around the pond. John Earley said a water hose would be used to wet down the fence line. Bob Hanauer asked if Prairie grass should be planted. John Earley pointed out that it had been planted on the West Lake ground, but it is very slow to establish itself. He further stated that Prairie grass was also planted north of Earley's and is slowly taking over the weeds.

**Finance Committee:** Sharon Lindsay stated that the 1995 budget went over by \$20,934, which makes the 1996 Budget under-funded by \$15,741.00, with \$4667.00 left at years end. The Board must decide where to make the

necessary cuts. She added that we are supposed to have \$1100.00 for Fish, \$4000.00 for Water Conservation, \$2571.59 for Equipment Reserve, and \$6000.00 for a Truck Fund. Due to additional expenses, we don't have it.

**Visitors Remarks:** Mark Musso, from Wrightsman-Musso Insurance came into the meeting, so the financial discussion was postponed. Mark Musso came to the meeting to address the Board concerning the kinds of insurance policies we have and the cost. Al Tretter introduced him and explained that we had our insurance with Holloway, but he lost American States Insurance, which Wrightsman-Musso has. He said most companies wouldn't give us a bid. Sharon Lindsay said it was because most companies don't want to insure lakes or pools. Mark Musso said American States decided to insure Sunset Lake because we had a good record (no claims). Last month (December 1995), Wrightsman-Musso bought out Holloway. He referred to the Insurance Report put together for the meeting and followed the list to explain each policy and its coverage.

1. Dishonesty Bond - covers the Pres., Vice-Pres., Treas., & Sec. for a cost of \$100.00 a year.

2. Commercial Auto - (he read from list) costs \$1051.00.

3. Commercial Inland Marine - Boatowners for \$2500 covers a 16 ft. Jon Boat and a Mariner 40 HP motor. Contractors Equipment for \$31,945 (80% co-ins) covers a 1991 Case International Tractor, an International Front End Loader, a Stihl Chain Saw, a Bush Hog Mower, a Batchold Weed Mower, a Stihl Leaf Blower, and a 1995 Schweiss Mower unit with a 60" mower deck & Hill Side Attachment. Unscheduled Tools & Equipment for \$4000 covers the Micron Computer & a 15 FGX Monitor, a Canon LBP 460 Laser Printer, & a Tripp Lite Surge Protector. The cost of this policy is \$666.00.

4. Workers Compensation & Employers Liability is self-explanatory and mandatory. It costs \$2634.00.

5. Audit- Workers Compensation is based on payroll paid. It went up due to an increase in payroll. Peggy Volz asked if the audit includes normal activity or if the overlap of Glenda Sutton and herself for 3 months would increase the audit. John Earley clarified the question to Mark Musso. He answered that it would be adjusted according to the payroll paid.

6. Commercial Property - 1 frame building for \$11,100 (80% co-ins) and Mine Subsidence is \$20.00 a year. Bob Hanauer pointed out that there are no mines under the Lake property. Mark Musso said he could delete that coverage.

7. Commercial Liability - Lou Long asked what was paid last year. Mark Musso stated that it was \$4850 and the increase to \$5222 was due to a rate increase on General Aggregate Liability. Coverage includes: Gen. Aggregate Liability for \$1,000,000 which covers up to that amount of liability. Products for \$500,000 does not apply to us, but is part of the package. Personal & Advertising for \$500,000 does not apply to us either,

but is part of the package. Each Occurrence for \$500,000 covers Liability for each claim up to that amount. Fire Damage Limit for \$50,000 is the limit of fire coverage. Medical Expense for \$5,000 covers up to that amount for injury liability on Lake property. Al Tretter asked if that was voluntary. Mark Musso will check on it and he said we could reduce Gen. Aggregate to \$600,000. John Earley said that Medical Expenses covers us before we would have to make a claim on Gen. Aggregate Liability. Sharon Lindsay asked why we have the Comm. Umbrella Liability policy. Mark Musso answered that it takes over when Comm. Liability is used up if we had a lot of losses. John Earley asked if we could increase Comm. Liab. to \$2,000,000 and drop the Umbrella policy, to save on premiums. Mark Musso said he would check and added that the Umbrella covers all other insurance we have. Bob Hanauer said we didn't need to insure the boat, but Mark Musso added that it only costs \$36.00 a year. John Earley said that the tractor probably costs the most to insure, but Mark Musso said that all the items covered under Contractors Equipment costs \$440.00 per year, Misc. Tools costs \$156.00 a year and the Computer costs \$30.00 a year. Bob Hanauer asked about raising the deductible on Collision for the 1988 Truck from \$500 to \$1000. Mark Musso will check on the savings by raising the deductible on Comprehensive to \$500 and the Collision to \$1000. John Earley said that we wouldn't turn in small claims on the truck, unless it was major. Ken Phillips wanted to know why we couldn't drop Products and Pers. & Advertising, since they don't apply to us. Mark Musso said it can't be dropped because they are part of the package. He further stated that we don't have to be negligent to be sued for liability. John Earley then asked if the Board members, as volunteers, are covered under liability, and Mark Musso said he would check. He will also find out if the Board members can be sued personally. Al Tretter said personal homeowners insurance would cover the Board members up to its limit. Sharon Lindsay stated that someone could sue the Board and each Board member individually. She said it had already been looked into and would cost \$4000 to cover the Board members. Mark Musso will check into this and let Al Tretter know. Lou Long said he thought it concerned negligence, but Pete McCoy pointed out that it was up to a court to decide and you would still have to pay to defend yourself in court. Lou Long asked the Board if they wanted to reduce Comm. Liability and the consensus was no.

Mark Musso recapped by saying he would check on:

1. increasing the deductible on Comm. Auto, the Comprehensive to \$500 and the Collision to \$1000.
2. delete Mine Subsidence on Comm. Property.
3. possible deletion of Med. Expenses on Comm. Liability
4. check on coverage for the Board members individually.

**Finance continued:** Sharon Lindsay asked the Board what they could cut in the 1996 Budget or did they want to ask the membership for more assessments. After much discussion, it was decided to try to reduce:

Legal & Accounting by \$2000 to \$2000 (which we can't control)  
Office Rent & Building Reserve by \$1800 to \$2400  
Maintenance: Lake to 0 from \$500  
Roads to \$2000 from \$3000  
Equipment Reserve to 0 from \$2500

Total cuts: \$8600 from 1996 Budget for a total of \$65,695.00.

Al Tretter & Peggy Volz should check on insurance with the Illinois Lake Mgmt. Assoc. to acquire other company names for insurance and, or see if there is an association to get cheaper group rates. Al Tretter commented that he didn't think we could get better rates unless we consolidated with a group. Ken Phillips stated that he had attended the IL Lake Mgmt. Workshop in Decatur in the Spring 2 years ago, and attended classes in Fishery, etc. He said the Pres. of that Assoc. is now Peter Bereeni, who is the engineer we had been working with on the dredging project, and we could start by getting in touch with him. Al Tretter will follow up.

Pres. Lou Long read a letter from Dennis Camp, lot #287, concerning Les Seman's dog, Buddy, lot #16 across from Camp's. The letter stated that a dog barked most of the night because it was tied up in bad weather down by the lake, keeping the Camps awake. It stated that it was not just a nuisance but cruel to the dog. A copy of the letter also went to the Sheriff's office. John Earley said that a Sheriff's deputy went out to talk to Les Seman, who had also been keeping another dog as a favor. The dogs also killed 2 pet rabbits owned by the Szymiski's, lot #16A. Peggy Volz said Buddy has not been seen lately, so it must have been kept in. Bob Hanauer asked why the dog couldn't be kept in the garage. Peggy Volz had been told that Les Seman kept a collector's car in it.

John Earley reported an incident concerning Ron Morrow's dog, lot #2, attacking a 10 year old boy who was taken to the hospital. The dog was impounded for 10 days by Sarraco, County Clerk. Sharon Lindsay read the Rules & Regulations, Sec. 33, page 18 & 19 which states that in these cases the first offense is a \$25.00 fine, the second offense is a \$50.00 fine, a third offense is a \$100.00 fine. A written warning is to accompany all fines. There is also 18% interest on unpayed fines. Bob Hanauer brought up the Morrow's neglect to acquire a Building permit for the new deck, which is a \$90.00 fine. Peggy Volz is to send a letter to the Morrrows concerning both fines with a bill for \$115.00. It was noted that they also owe all assessments & penalties for 1995. John Earley said he didn't want the dog back on lake property. Bill Hohimer said the County will pick up a dangerous dog whether it is penned or not.

Wanda Volz, lot #233, asked the Board if she could operate a gift mail-order business from her home. Ray Reardon asked what the Rules & Regulations said. Sharon Lindsay read Sec. 24, page 18 which did not apply to this situation. Peggy Volz is to call Wanda Volz to tell her it is permitted.

Lou Long brought up the Budget again and said we could ask the membership for another assessment later in the year if necessary. Sharon Lindsay reminded the Board that they had asked for more in the 1996 Budget and it was cut. John Earley said that the Budget was not researched or presented as well as it should have been. He went on to say that the East side must be taken care of due to the siltation runoff into the lake. Bill Hohimer reminded the Board that the equipment must be serviced and the old truck could break down tomorrow. Bob Hanauer agreed that the Board must inform the membership better at the next Annual meeting.

**Legal & Insurance:** Al Tretter reported that James Wyatt, lot #1, has not paid yet. Sharon Lindsay stated the Wyatt couldn't fire Atty. Narmont because he owes him money, but that he should pay up to date since the lake has been dredged. If not then don't allow him any lake privileges until it is paid. Bob Hanauer said that Wyatt wants to settle this and pay what he owes.

**Public Relations:** Sharon Lindsay said the Garage Sale will be held the week before Memorial Day Weekend, May 18-24, 1996.

**Roads & Grounds:** George Madiar had nothing new to report.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips had nothing new to report.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon had nothing new to report.

Lou Long made the suggestion that we should publish the Accounts Receivable names and to have an A/R Report ready for the next meeting.

- **Old Business** - Peggy Volz reported that there was still \$1100.00 in escrow, and \$500 of it was for James Skiles, lot #255. He was told to tear off the old dock. Mrs. Skiles called and said her husband had broken a finger and couldn't do the work until it healed.

Lou Long stated that all the silt assessments coming in should be put into the Silt Fund. The consensus agreed. Sharon Lindsay said that was what that fund was for and that we still hadn't finished the silt pond, which will cost more money. Peggy Volz informed the Board that there is around \$14,000 coming in for the Silt fund, and that the first payment on our loan is March 15, 1996 in the amount of \$12,200. Lou Long said we only borrowed \$43,000.00, leaving \$7,000.00 to borrow if necessary to finish the Silt pond. John Earley said if you add incoming Silt assessments with what is still in the fund, it would total \$16,646.29.

Another trial date has been set for Jan. 31, 1996. Glenda Sutton will be subpoenaed to appear, and Lou Long and Al Tretter will also attend. The Judge is trying to dismiss the case.

Peggy Volz reported that in the rush of transfers done in Oct. 1995, John & Susan Mayes, lots #258, 259, were not billed \$400.00 for the second Class A membership and asked how the Board wanted to handle it. It was discussed and decided that a letter should be sent to explain, and payment could be made in monthly installments for their convenience.

Lou Long informed the Board that Peggy Volz' probationary period is over and Glenda Sutton would serve as a consultant. This was approved by consensus. Peggy Volz' name should be added to the transfer checks and the Safe Deposit Box.

Lou Long read an ad from the Real Estate section of the newspaper by Richard Griffin concerning the lease purchase or contract for deed of #196 Oak Lane. Ray Reardon explained a lease purchase is when payments go toward the purchase of the house. Bob Hanauer said that Charles Smith's home, lot #32, was for sale.

Peggy Volz informed the Board that Clement Charles, lot #6,7, had sold lot #6 to Cosimo Traficante 2 years ago and filed something with the County Recorder. Now, the Traficantes want a formal transfer, and they have been making payments to Charles'. Joe Traficante, his son who lives there, thought they had prepaid the Silt assessment. Peggy Volz told them to get everything they had in writing together to officially transfer the property on lot #6.

It was decided by consensus that all future meetings will begin at 7:00 PM instead of 7:30 PM.

Pete McCoy brought up 5 pallets with branches tied to it sitting on the lake ice for a spawning bed. They were not properly tied together or weighted as much as they should be, and they will only sink into about 10 feet of water. Due to possible thawing, the Board decided that Pete McCoy, Ray Reardon and Bill Hohimer can determine whether to pull it out, burn it or reinforce it. Bob Hanauer said he was asked about the pallets but had not seen them put together. Bill Hohimer said he thought it would present a swimming & skiing hazard.

John Earley asked if the Board wanted to sell the old tires to Chester Jones, lot #s 102,102A,102B. It was decided by consensus to give the tires to Chester Jones.

Lou Long made a motion to adjourn, John Early seconded. The motion passed. The meeting adjourned at 10:15 PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

JANUARY 31, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 12,462.80	
- Interest	<u>\$ 14.57</u>	
		<u>\$ 12,979.37</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve	\$ 2,577.21	
- Interest	\$ 5.63	
F&M State Bank - Committed Funds		
Money Market Account - Silt Management	\$ 4031.97	
- Interest	6.79	
Total Revenue		<u>\$ 19,600.97</u>
First National Bank - Escrow Fund		<u>\$ 1,100.00</u>
Monthly Receipts:		
Assessments - General	\$ 15,499.62	
- Silt	\$ 1,380.00	
Boat Permits	\$ -0-	
Building Permits	\$ 60.00	
Fines & Penalties	\$ 25.00	
Transfer Fees	\$ -0-	
Earned by Maintenance Man	\$ -0-	
Misc. Income	\$ -0-	
		<u>\$ 16,964.62</u>



**SUNSET LAKE ASSOCIATION  
INSURANCE REPORT**

DATE	COMPANY	KIND OF POLICY	COVERAGE	Am States PREMIUM	Westfield PREMIUM
08/15/95	Western Surety	Dishonesty Bond	Liability - Pres, V.Pres, Secr, & Treas up to \$5000	\$ 100.00	\$ 100.00
09/06/95	Am. States	Commercial Auto - '88 Chev Truck/plow '71 Ford Truck	Liability & Uninsured - 500,000 each Medical - 1,000 Comprehensive (250 Ded) ACV or cost Collision (500 Ded) ACV or cost Underinsured - 500,000	\$ 1151.00	(250) \$1224.00 (500) \$1194.00 ✓ (1000) \$1164.00
12/29/95	Am. States	Comm. Inland Marine	Boatowners - 2,500 (80% co-ins) Contractors Equipment - 31,945 (80% co-ins) Unscheduled Tools & Equip - 4,000	\$ 666.00	\$ 100.00 \$ 291.00 <u>\$ 95.00</u> \$ 486.00
12/29/95	Am. States	Workers Comp & Employers Liability		\$ 2634.00	
12/29/94	Am. States	Audit - Work Comp		\$ 194.00	
				\$2828.00	\$1293.00
12/29/95	Am. States	Commercial Property	Fire on frame building - 11,100 (80%) Mine Subsidence	\$ 143.00	\$ 79.00
12/29/95	Am. States	Commercial Liability	Gen. Aggregate Liability 1,000,000 Products 500,000 Personal & Advertising Injury 500,000 Each Occurrence 500,000 Fire Damage Limit 50,000 Medical Expense 5,000	\$ 5222.00	\$5953.00
12/29/95	Am. States	Comm. Umbrella Liab.	Each Occurrence 1,000,000 Products Hazard 1,000,000 Occupational Disease 1,000,000 All other 1,000,000 Retained Limit 10,000	\$ 1227.00	\$ 1381.00
<u>TOTAL INSURANCE EXPENDITURES</u>				<u>\$ 11,337.00</u>	<u>\$10,516.40</u>

**Savings 1995-96 \$ 82060**

Am. States 1992 - 95 Premium went from \$5,956 to \$11,337 = difference of \$5381.00 - 47.5% increase in 3 yrs.  
At the same rate by 1999 the total premiums could be \$16,722.08. Total 3 year savings could be \$9,190.00

SUNSET LAKE ASSOCIATION  
ACCOUNTS RECEIVABLE AS OF  
DECEMBER 31, 1995

Geoffrey McHugh	Since 6-20-95	\$ 35.00
Patrick Toomey	6-29-95	\$ 50.00 - <i>pd at closing 2-9-96</i>
Charles Wooten	1994-1995	\$ 727.51
Michael Higginson	1-1-95	\$ 362.62
Keith Main	1993-1995	\$ 400.30 (Has been paying \$50/ month)
Ron & Pam Morrow	1-1-95	\$ 362.62
James Wyatt	3-13-95	<u>\$ 342.36</u>
	Total	\$2280.41

Not included are odd cents due or payable as they were incorporated in the 1996 Annual Assessment billings.

SUNSET LAKE ASSOCIATION

AGENDA

FEBRUARY 6, 1996

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF JANUARY 9, 1996

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- PETE McCOY
BUILDING & CONSTRUCTION COMMITTEE	- BOB HANAUER
FARM MANAGEMENT COMMITTEE	- JOHN EARLEY
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PUBLIC RELATIONS	- SHARON LINDSAY
ROADS & GROUNDS	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - 3rd Complaint concerning Les Seman's dog left out in severe cold to bark  
- Class A Membership on Old Leases for more than one lot

NEW BUSINESS - New map of Lake prepared by Bob Hanauer  
- 2 Estate transfers & Charles\Traficante transfer  
- Accounts Receivable list

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

February 6, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, February 6, 1996 at the Lake office (146 West Center). Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Pete McCoy, Bob Hanauer, Al Tretter, Ken Phillips, and at 7:20 P.M. John Earley and Ray Reardon arrived. George Madiar arrived at 8:15 P.M. Sharon Lindsay was absent.
- **Visitor's Remarks:** Ed Snell and Bill Hohimer, Lake Superintendent were present. John & Mary Brawner, #281, asked the Board for permission to have a 30 X 50 galvanized steel building on a concrete slab erected as a garage to store a boat and maintenance equipment in. It would include water piped in, a bathroom at one end, and new a Septic system. They would stay there on the weekends, until a house was built. They brought brochures to show the Board. Lou Long sited Sec 3, Item 5 in the Rules & Regulations Book which states that no metal siding is allowed. Pete McCoy stated that it was of galvanized metal. Al Tretter asked when it was to be built and John Brawner answered in March 1996. Bob Hanauer told the Brawner's that he would give them the Board's decision the next day, Wed., Feb. 7, 1996. The Brawner's left the meeting at 7:15 P.M.

Lou Long sited Sec 3, Item 5 under Building & Structures that states "metal is not acceptable". Al Tretter said that it sounded like the Brawner's would be living in the metal garage. Lou Long stated that it was 1500 sq. ft., which is very big just for a garage. Ken Phillips said the Modular house that was allowed had vinyl siding, and that Floyd Volz, #232, 233 had a pole garage put up. Bob Hanauer said it wasn't that big and it was sided. He also stated that the Brawner's garage would also have a metal roof (Sec. 3, Item 6). Ken Phillips said that it would not be consistent with the new homes built across the slew from #281 on west lake. Al Tretter said that it was big enough to be a commercial or farm building, not just a garage to store a boat in. Bob Hanauer and Pete McCoy stated they were both against it. Lou Long said that a metal building that big was not acceptable and doesn't fit in with the surrounding property. Ken Phillips stated that a metal building that size could be used for a business, which is restricted on the lake. Bob Hanauer made the motion to reject the Brawner's metal building and Pete McCoy seconded it. The motion passed unanimously by a show of hands.

- **Lake Superintendent Report:** Bill Hohimer reported he had made signs for the dividing dam to point out where each lot's lake access was for lots #39, 40, 49, 49A, 49B, 49C, and 116A. He also had the truck worked on, had some dog complaints, and he would like to make new road signs for the lake. It was decided that he would present the new signs to the Board under New business, later.
- **Approval of the Minutes of the Board meeting on Jan 9, 1996:** Pete McCoy said that nothing was said about Fish Funds in the Minutes. Peggy Volz stated that only those items which were reduced in the 1996 Budget were listed. Lou Long said that there was \$1100 from 1995 and \$1000 for 1996. Bob Hanauer made the motion to approve the minutes and Al Tretter seconded it. The motion carried.
- **Approval of the Bills:** Al Tretter made the motion to accept and Pete McCoy seconded the motion. The motion carried.

Bob Hanauer reviewed the Board's decision on Brawner's metal garage to Ray Reardon and John Earley, who arrived late, due to the time change for the meeting. They concurred with the decision made.

- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that the pallets for fish spawning discussed at last month's meeting, were frozen into the ice on the lake. He also said that they were tied and weighted properly. John Earley asked what would happen if the boards came loose one at a time on those pallets, floating to the top as a possible hazard. He also asked if rolled fencing would be better. Bill Hohimer pointed out that he thought black field tile would be good as spawning beds because it wouldn't need any weights and wouldn't disintegrate. Pete McCoy and John Earley said they thought only one kind of material should go into the lake for spawning beds. Lou Long said that should be investigated. Ray Reardon offered to contact the Dept. of Conservation to find out what they recommend.

**Building & Construction:** Bob Hanauer reported 3 Building Permits were granted to: Joel Cross, #22A, for a dock and to David Beck, #36,36A, for a large deck, and to Gary Hammond, #46 to extend a dock. Lou Long reported a Board error in charging Ron Morrow, #2, for a Building Permit and late fee for his deck. The Board gave permission to Morrow's 2 years ago. But Morrow's did pay the \$25.00 fine for the dog attack.

**Farm Management:** John Earley stated that he still wants to burn off the grass on the levees around the silt pond being careful not to burn the new fence, and Bill Hohimer agreed. He also said that Terry Clark will supply the 4" pipe to drain off water in the Silt pond.

**Finance Committee:** Sharon Lindsay was absent.

**Legal & Insurance:** Al Tretter reported that Sunset Lake had been dismissed from the Spence vs. Allen lawsuit by the Judge. Our attorney, Stu Dobbs had sent us a bill for Dec. 1995 for \$199.50 and a second bill for Jan. 1996 for \$693.00.

He also reported that he talked to Pete Bereeni, Pres. of the Lake Mgmt. Assoc., who gave him the name of the Early & Schmidt Agency, who covered a group of lakes in northern Illinois that had gone together for better rates on insurance but has broken up since then. He got the name of Cincinnati Ins. Co. Quotes were received from R.W. Troxell Co., Agent Jim Reeve, for insurance locked in for 3 years from Westfield Ins. Co. at a considerable savings over the next 3 years. They would cancel Flat back to 12-29-95 and offer any kind of payment program we wish to set up: Monthly, Quarterly, Semi-Annually, or Annually. The Secretary prepared a report for the Board to review. (Please refer to Insurance Report attached). Al Tretter pointed out that there might be mitigating paragraphs with this other insurance policy that we haven't seen yet. Peggy Volz told the Board some details Jim Reeve pointed out about Westfield Ins. Co.. It was established in 1848, has an A+ rating, & has good claims service. The Secretary also faxed our Insurance requirements to 2 other Agents, whose names were supplied by Bill Hohimer. Those have not come back yet.

The Board discussed which Deductible to choose on the Commercial Auto policy for the 1988 Truck, and decided by consensus on \$500 DED., a savings of about \$30.00. Bob Hanauer made the motion for Peggy Volz to switch our insurance coverage to Westfield Ins. Co., if the other two quotes were not competitive, on Mon., Feb. 12, 1996. If the other quotes were better, then there would have to be a Special Meeting called. Lou Long seconded and the motion carried. Al Tretter asked what the procedure would entail to switch companies. Peggy Volz explained that Jim Reeve would fax a binder of proof of insurance to us to send to Wrightsman-Musso. We would need to fax him a letter stating that we had no claims since 12-29-95. Al Tretter pointed out that this had a favorable outcome because it made the Board aware of our insurance coverages and expenses.

John Earley asked about insurance coverage for the volunteer work done by Board members. The Secretary explained what Agent Jim Reeve had explained to her. If the Board is negligent, the Liability policy would cover any accidents, but if there is no negligence on the part of the Lake Association then the injured party would be covered by their own

insurance. If necessary our Liability Medical coverage of \$5000 could be used. Al Tretter explained Liability further to the Board. John Earley asked about coverage if a volunteer was injured while in the Lake Truck. Peggy Volz answered that situation would be covered by our Commercial Auto policy. Ray Reardon asked about coverage on the Lake boat, and Al Tretter and Peggy Volz agreed that the Liability insurance would cover accidents in the boat. Al Tretter added that the injured party's own insurance could also be used.

**Public Relations:** Sharon Lindsay was absent.

**Roads & Grounds:** George Madiar had not arrived yet, so Bill Hohimer reported that black patch was needed to fill some pot holes and along the edges where the road is breaking up.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips had nothing new to report.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon said he still intended to get a permit for trapping this Spring due to the ice covering the lake. Pete McCoy said there was too much ice for trapping.

- **Old Business** - Bob Hanauer reported that Jim Wyatt, #1, wants to pay his back dues, but doesn't want to contact his Atty. Narmont which would cost him unnecessarily. He wants to pay the dues he owes to the Assoc. Our attorney, Stu Dobbs instructed us not to accept any payment from Wyatt until Narmont is off the case. Bob Hanauer suggested we write a letter stating that there "is no suit pending against Sunset Lake Assoc." for Wyatt to sign, so he could pay his balance owed. Ken Phillips asked if Peggy Volz could write a legally binding letter if Atty. Narmont won't release Wyatt? Bob Hanauer said he thought it should be tried. The consensus agreed.
- Les Seman's, #16, dog has 4 complaints due to barking late into the night and also concerning cruelty to the dog by tying him up outside when the temperatures were below 0 degrees. Dennis Camp, #287, has called 3 times and reported Les Seman to the County Sheriff twice. Pete McCoy stated that the rules should apply to everyone equally and the lease rule should be enforced. Ray Reardon said they are enforced by the number of complaints. Bob Hanauer pointed out that no one from the Board has talked to Les Seman, only a Deputy Sheriff, which didn't seem to do much good. Lou Long suggested a fine was in order. Bob Hanauer read Sec. 36, Item 19 concerning fines - 1st offense is \$25.00 & written warning, 2nd offense is \$50.00, and the 3rd offense is \$100.00. Bob Hanauer made the motion to send a warning letter and \$25.00 fine to Les Seman. It was seconded by Pete McCoy. The motion carried by consensus.

Bill Hohimer said that he should be contacted directly if a dog was to be picked up, not the office, and that we have no place to hold dogs. They would be taken to Carlinville. Bill suggested a fine plus costs from the County. Ray Reardon asked if we were talking about a problem dog or any dogs running loose or barking. Lou Long answered that we were discussing problem dogs. John Earley cited Sec. 33, page 18 on Public Nuisances. Ray Reardon asked if the wording needed to be changed concerning "problem dogs"? Bill Hohimer said that nuisance dogs on leashes or penned could not be picked up. Lou Long said that the dogs can't be allowed to run at large. Peggy Volz suggested a list of names of nuisance dogs' owners be compiled. George Madiar agreed that a list should be made to send out a warning to owners of nuisance dogs and Bill Hohimer could supply the names. Pete McCoy made the motion to equally enforce the leash law. Al Tretter seconded. The motion carried.

- Lou Long stated that the Secretary wanted to include an explanation of the charge for Class A memberships for the record. She explained that in 1955 all Class A memberships were based on the owner, no matter how many lots they owned. Later, this rule was changed so that the Class A memberships are now based on the number of lots (excepting consolidated lots). John Mayes, #s258,259 bought 2 lots from an old lease and only 1 Class A membership had ever been paid. When the new lease was written, a second Class A

membership should have been charged for the second lot. Ken Phillips said he was aware of this situation. Ray Reardon asked how it is stated in the Rules & Regulations.

- Bob Hanauer presented his updated new map of the lake. All members had a scaled-down map to proof for a month to make additions to and/or corrections. He stated that the new map should be as large as the old one that included advertising, making the new map bigger. The island was given the number 212A as suggested by Ray Reardon. Bill Hohimer pointed out that there were several ponds left out, which Bob Hanauer knew about but said they were going to be filled in. Ed Snell said there were some more lots to be added on the west side and the boundaries weren't quite right on 2 lots. John Earley said that #141A was left out. Peggy Volz said she could get printing quotes as that had been her job for 4 years. Bob Hanauer asked for help in getting advertising to help pay for the map.

- Transfers: The Secretary reported on 2 Trust transfers: Anna Lucille Davis, #183, and Andrew Smith, #202. There was also a transfer on #38 from Toomey to Virgil & Janet Bryant. The transfer between Charles/Traficante, #6, has not been completed yet. Pete McCoy began a discussion of this transfer as to why it had not been completed yet and questions on the replacement of the septic system. It was explained that Cosimo Traficante had not come here from Indiana to finalize the transfer yet. Ken Phillips explained that \$5000 was to be put in Escrow for the new septic system unless the Traficantes signed off on it, and also \$75.00 was to be escrowed to finish work started on the shoreline. A new beach was started last year but was not finished. Lou Long asked if they had Lateral lines. Ken Phillips answered yes and read the Rules & Regulations vs. The Building Codes which conflict. Ed Snell noted that laterals were not permitted anymore, only aerobic or sand filter systems. Ken Phillips said that if it isn't up to code, it must be replaced. Ray Reardon added that this ruling was to protect the lake and a Sign-Off doesn't do that. Bob Hanauer quoted Sec. 4, Item H on pages 9 and 9A, and said if there was a Sign-Off agreement, the Association could still force replacement. Ken Phillips stated that we must insist on a replacement, after noting the Secretary's information on the condition of the septic system on lot #6 and that there wasn't anything on the septic in the file. Peggy Volz said that Mr. Traficante insisted there was nothing wrong with the septic system when he came into the office. Ken Phillips said to insist on a new septic and asked whose name the new lease would be in. The Secretary answered that it was in Cosimo Traficante's name only. Ken Phillips said Koke's, #24, was a similar case. Lou Long said if the Traficante's signed the Sign-Off, then there was nothing we could do. Ray Reardon said that the Spence's signed a Sign-Off agreement and then sued the Association. Ed Snell offered to go through the past Minutes to find the ruling that states "no lateral systems would be allowed". The Secretary said that they can't do laundry at home and Ed Snell said he had seen Joe Traficante's fiance in town doing laundry.

Ken Phillips made the motion that if lot #38 passed inspection, then no escrow was required. Bill Hohimer stated that the lot needed to be cleaned up. Ray Reardon made the motion to escrow \$100.00 on lot #38, Toomey/Bryant for clean up. John Earley seconded it. The motion carried.

- Accounts Receivable - (see A/R list) The Secretary explained that \$50.00 owed by Toomey's would be paid at the closing. Ray Reardon asked why interest had not been charged on Toomey and McHugh since June 1995. Peggy Volz explained that she found the invoices in Nov. 1995 with no interest charged and can not explain why. Lou Long and Bob Hanauer said they will address the A/R list. Ray Reardon asked if a report could be put together on all Accounts Receivable for the Board to review. Lou Long said Charles Wooten, #231, Michael Higginson, #143, and Ron Morrow, #2 will be addressed for payment.

- Bob Hanauer brought up the wording of Sec. 3, Item 4 and the Building Permit concerning the depth & construction of the footings. The wording is vague and unclear, insinuating that 36 inches of poured concrete must be below ground level. Lou Long said that was his understanding. Ray Reardon said 36" down not poured 36" deep. Ken Phillips said he talked to the County which has no code, and then to contractors and was told that the footings should be 36 inches down from ground level, about 8-10 inches in height, with concrete blocks up from the poured footing. Bob Hanauer said his was poured 36" deep. Lou Long suggested talking to more contractors and then re-word our rules. George Madiar said that the footings should be poured 36" below ground level by 8" with blocks on top.
- Lou Long told the Board about the original Bonds sold in 1954-55 to build the dam and create Sunset Lake. Peggy Volz had received a call concerning whether or not these bonds are still redeemable. Lou Long went through the old ledger and discovered that there were still 200 Bonds outstanding totaling \$15,320, if redeemed. The interest is only paid up to 1964. The last Bond redeemed was in 1994.
- Bill Hohimer, Lake Superintendent, presented 2 samples of new Street signs he made out of redwood and deck wood. The Board preferred the redwood, as did Bill. He asked to replace all the assortment of signs on the lake with these that he would make himself. He got prices of redwood and posts from several sources and found that Pawnee Lumber had the best prices at about \$190.00 for the redwood and \$60.00 for the posts. Bob Hanauer made the motion for Bill to buy the wood and make all new signs for the lake. Al Tretter seconded it. The motion carried.
- Lou Long adjourned the meeting at 9:50 P.M.

Secretary,  
Peggy L. Volz



SUNSET LAKE ASSOCIATION

FEBRUARY 6, 1996

**BILLS PAID:**

United Cities Gas	\$ 121.84
Rural Electric	242.57
CIPS	32.57
GTE- 3232 44.65	
- 3339 38.02	82.67
AT & T	.73
Wheeler & Ross Hardware (Propane)	207.66
Watts Copy Service (Oct, Nov, Dec 1995)	171.00
Girard Auto Supply	14.37
ILL Dept of Natural Resouces (Commercial Fishing Permit)	50.00
ILL Dept of Natural Resouces (Boat Permit)	20.00
ILL Dept of Revenue (4th Quarter W/H)	240.99
Employers Tax	574.37
ILL Employment Security	22.18
FUTA	130.91
Peggy Volz (clock works, 2 calendars, case of copy paper)	40.51
B&E Investments	200.00
Glenda Sutton, Consultant fee	45.00
Peggy Volz - net salary	783.10
William Hohimer - net salary	<u>1,366.38</u>

**TOTAL PAID: \$ 4,346.85**

**BILLS TO BE PAID:**

Peggy Volz - Cables-To-Go (Bi-directional Printer Cable)	28.85
Macoupin Service	\$ 310.04
Girard Auto	2.87
Smoky Jennings Chevrolet	123.54
Girard Chamber of Commerce	30.00
Watts Copy Systems	<u>57.00</u>

**TOTAL TO BE PAID: \$ 552.30**

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, February 6, 1996** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION

FEBRUARY 29, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 33,512.84	
- Interest	<u>\$ 68.59</u>	
		<u>\$ 34,083.43</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve	\$ 2,582.84	
- Interest	\$ 7.06	
F & M State Bank - Committed Funds		
Money Market Account - Silt Management	\$ 5,885.98	
- Interest	\$ 8.20	
Total Revenue		<u>\$ 42,567.51</u>
First National Bank - Escrow Fund		<u>\$ 1,100.00</u>
Monthly Receipts:		
Assessments - General	\$ 26,111.81	
- Silt	\$ 1,847.22	
Boat Permits	\$ -0-	
Building Permits	\$ 105.000	
Fines & Penalties	\$ 50.00	
Transfer Fees	\$ 200.00	
Earned by Maintenance Man	\$ -0-	
Misc. Income	\$ 120.00	
		<u>\$ 28,314.03</u>

# STATEMENT

**SUNSET LAKE ASSOCIATION**  
**P. O. Box 61**  
**Girard, Illinois 62640**  
**Ph. 217-627-3232**

DATE  
Nov. 27, 1995  
TERMS

TO  
• Geoffrey McHugh  
• #49A North Lake Dr.  
• Girard, IL 62640

AMOUNT ENCLOSED \$ \_\_\_\_\_

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE.

6-20-95	Mowed Water Access at Dividing Dam				\$ 35.00
---------	---------------------------------------	--	--	--	----------

*Feb 14, 1996*

*Payment enclosed is for 1996 Assessment.*  
*We did <sup>not</sup> know that ~~the~~ land <sup>the</sup> at ~~an~~ access  
was our land because no one had told  
us. Also, we had not mowed the land  
the year before and had not been  
billed for it. It was not until after this  
mowing that we were notified of our ownership.*  
*If you want people to keep up  
their land, you must let them know in  
advance what they are responsible for.*  
*We had lived here more than 1 year before  
we knew that this was our land.*

ORIGINAL

*Mrs. Michele McHugh*

Wilson Jones - Carbonless  
MADE IN U.S.A. - 44-510  
© Wilson Jones, 1989

rec'd Mon - 2-19-96

#152

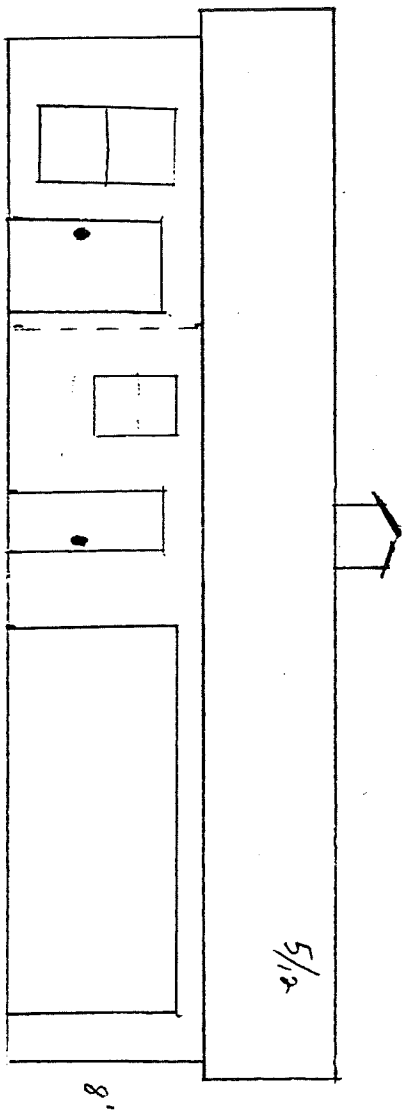
To the Lake Board.

I have a complaint! There were 6 ugly trees in lake close to the boat house that belongs to Bruce Davis -

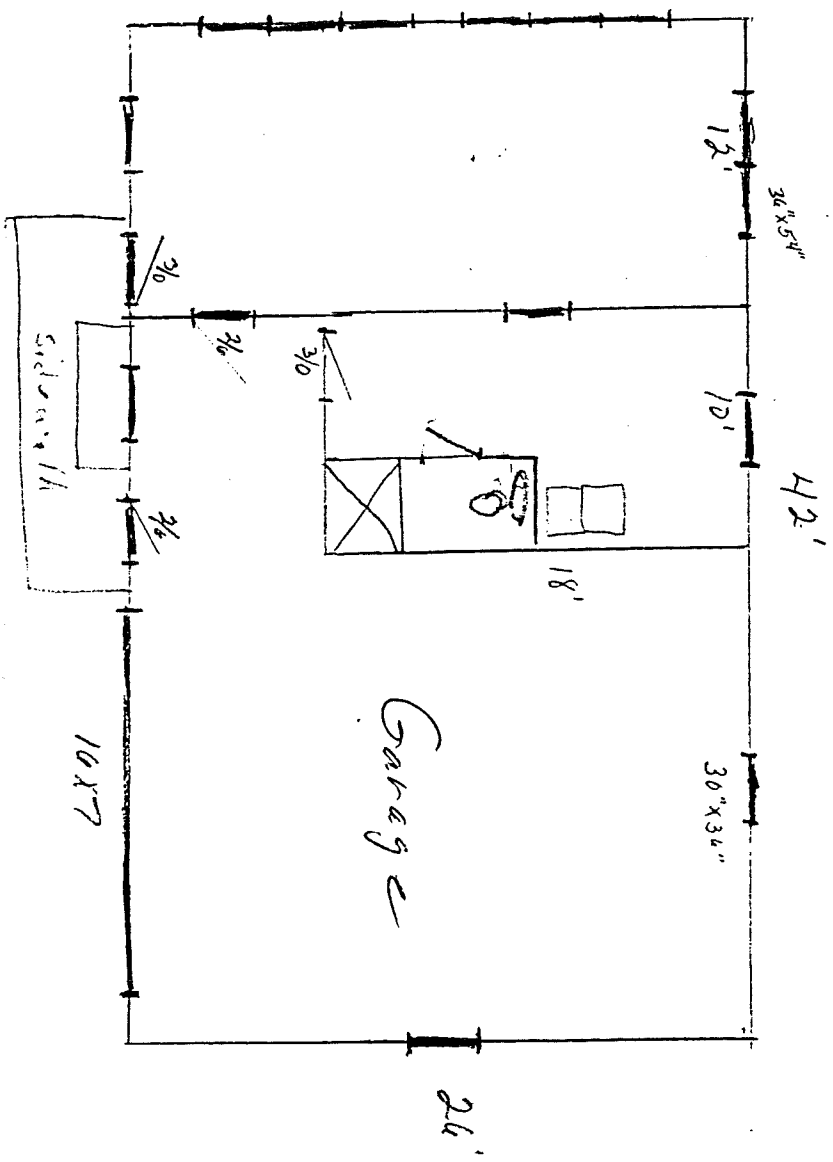
I have to look at that mess every day as I stand at my sink. Now these trees may have a purpose and if the lake board members feel that it does - I feel they should move them to their place so they can look at them every day. If the lake is low during the summer it will be a hazard for the skier's. I don't know how deep the water is there but that is the path the skier's come down - This is my opinion nit - Ward's -

All the money and time that was spent last summer to clean the lake and then have all this mess - Don't make sense to me! I don't hike or ski - but I do enjoy the beauty of lake - And if you

Brewer, John Jay



5" Concrete Slab  
 2"x4" walls  
 Vinyl Siding  
 Asphalt Shingles



# Sunset Lake Association

P.O. Box 61, Girard, IL 62640

217-627-3232

February 27, 1996

Springfield Board of Realtors  
1610 South 6th.  
Springfield, IL 62703

Dear Sirs,

Enclosed are Instructions To The Buyer and Seller on Sunset Lake. At present the Sunset Lake Association Transfer Fees are \$100.00 each to both the Buyer and Seller. The Macoupin County Recorder requires \$27.00 per document from both the Buyer and the Seller. If only one (1) lot is being transferred, then the recording costs would be \$27.00 each to both the Buyer and Seller.

The Association would appreciate it if this information was included in your Newsletter to let all Realtors in the Springfield area know what is required to transfer property on Sunset Lake. If you have any questions, please call Peggy at the office between 8:30 AM and 12:30 PM, Mon., Tues., Wed., Fri., or Sat.

The Board of Directors,  
Sunset Lake Association

SLA/plv

SUNSET LAKE ASSOCIATION

AGENDA

March 5, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S REMARKS

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF FEBRUARY 6, 1996

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                                | - GEORGE MADIAR  |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE   | - KEN PHILLIPS   |
| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON    |

- OLD BUSINESS - Les Seman, #16, has not paid his dog fine
- Letter complaint about Fish Spawning Pallets
  - Geoffrey McHugh, #49A, note as to why he has not paid \$35.00 mowing charge
  - Printing quotes & revisions to new map
  - Building Code Changes in wording - Bob Hanauer
- NEW BUSINESS - 1st payment on Silt Loan due Mar. 15, 1996 for \$12,200.00
- Neighbor Consent forms
  - Rules Changes - Bob Hanauer
  - Transfers

## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

March 5, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, February 6, 1996 at the Lake office (146 West Center). Pres. Lou Long called the meeting to order at 7:05 P.M.

- **Roll Call:** Present were Lou Long, Pete McCoy, Bob Hanauer, Al Tretter, Ken Phillips, George Madiar and at 7:20 P.M. Ray Reardon arrived. Sharon Lindsay and John Earley were absent.
- **Visitor's Remarks:** Ed Snell was present.
- **Lake Superintendent Report:** Bill Hohimer reported removing snow on Feb. 19th, finished 49 signs for streets and the dividing dam which he made from redwood with yellow lettering and numbering with glass sand to give a reflective appearance at night. He also reported that in the recent heavy rain, the silt on the East side (especially from the pile of dirt) down from Henry Smith's #130, past Pete McCoy's #131, was running into Mae Ess' garage, #128. That area really needs a silt fence, which we already have, to be put up right away. Bob Hanauer and George Madiar will go over the next day, Wed., March 6, 1996, to inspect the situation. Bill Hohimer said that there was a pile of garbage around the dirt pile and the owner wants Bill to remove it for free. Lou Long and the Board complimented Bill on how nice the new signs look and how they enhance the natural beauty of the lake. A job well done.
- **Approval of the Minutes of the Board Meeting on Feb. 6, 1996:** Pete McCoy made the motion to approve the minutes and Al Tretter seconded it. The motion carried.
- **Approval of the Bills:** George Madiar pointed out that the Girard Chamber of Commerce was listed twice for \$30.00 in error. The Secretary explained that the rent for \$400.00 was for Feb. and March. The landlord, Bill Grothaus, stopped by and said he wanted payment of the rent by the 1st of the month, not when Eric Divjak stopped in. Bob Hanauer made the motion to accept and Pete McCoy seconded the motion. The motion carried.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that the trapper got some beavers down below the dam. The trapper did not show up on Saturday to meet with Pete McCoy as arranged. Bill Hohimer said that Mr. Skaggs, a city policeman from Thayer would like to trap for the fun of it. Pete said he would get in touch with him because the beaver are taking down so many trees.

**Building & Construction:** Bob Hanauer reported 4 Building Permits were granted to: Greg Carpenter, #49C, for a dock, to Jim Hyatt, #124 for a deck, to Harry McMurl, #119, for a home and a dock, and to Bill Hohimer, #155 to extend a deck, totaling \$120.00.

**Farm Management:** John Earley was absent.

**Finance Committee:** Sharon Lindsay was absent. Lou Long pointed out the Cash Position report was looking a lot better now. The Secretary reported that the General fund was up to \$37,000 approximately.

**Legal & Insurance:** Al Tretter reported that he meet with Mark Musso to reduce our premium by reducing the agency commission by 2% and deleting Mine Subsidence and raising our deductible. Our premium will be \$10,149.00 and next year it will go down to \$9,634.00 due to the new lower Workers Compensation rate. In previous years we couldn't get quotes. He also stated that we still needed Hank Sutton's Proof of Insurance. Peggy Volz reported that Jeff Elston with State Farm called a few days ago and said that the company had changed its mind about giving us insurance coverage, but asked if he could check back with us in Oct.

**Public Relations:** Sharon Lindsay was absent.



**Roads & Grounds:** George Madiar reported that 12 lessees received "Leaf Clean-up" letters and so far David Smith, #42,43, and Daniel Lawson, #96,96A and #38 formerly Toomey's, now Virgil Bryant's, was also cleaned up for the closing on the transfer. Peggy Volz asked why lot #196, Griffin & Grothaus didn't get a letter to clean up the lot. Lou Long said it is covered with leaves. Bob Hanauer asked how long the others were given to clean up. The Secretary answered 30 days. Lou Long read rules which stated "no longer than 30 days". Lou Long said that was too long in good weather. The Secretary said she could not find any reference to 10 or 14 days. George Madiar said we should consider weather conditions. Lou Long said it should be no longer than 10-15 days for clean-up as determined by the Board. George Madiar said that we needed black top for pot holes that are getting bad. Bill Hohimer said we would need about \$200 for the black patch. Pete McCoy pointed out that we should wait until it dries out and warms up, or the black patch would just break up. Bill Hohimer agreed. George Madiar can budget the money when Bill Hohimer needs it.

Bill Hohimer reported 2 dog complaints. Millie Burgess, #229,230 placed an ad in the Springfield paper and found homes for both dogs, saving the dogs and SLA the expense of picking them up. He also reported that Mae Ess wants a fence to keep the geese out of her yard.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported that he inspected a septic system installed in one day on lot #119, Harry McMurl. Also, he inspected #137, Garnetta Lamb, to inspect for a future transfer to Richard Maguire, who will put in riprap along 260 feet of shoreline, and take out one bad dock and possibly repair the other dock if needed.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon reported that he had literature coming from the Dept. of Natural Resources which will list a variety of materials for fish spawning beds. Also, an application is coming in the mail for trapping in the Spring. Pete McCoy reviewed what had been said before concerning Mr. Skaggs from Thayer coming down to trap.

- **Old Business** - Peggy Volz reported to the Board that the printer will now print from DOS as of this morning, after hours going through the system with Technical Support, High Tech Support, and finally Research at Canon Printers. The second Printer driver they sent finally worked.
- Bob Hanauer reported that he took a Release he wrote, which he read to the Board, to Jim Wyatt, #1, to sign on Feb. 29, 1996. Jim Wyatt said he will sign it after he looks it over and comes in to pay his assessments and past due. The release must be signed before we can accept the payment. Lou Long said that Sunset Lake has been dismissed from this suit, so we should be able to accept his payment.

Pete McCoy asked what the status is concerning the Clem/Traficante transfer. The Secretary reported that the papers have been reportedly signed by both parties, but no one has brought them in with the payments for fees and escrow.

- Les Seman, #16, has not paid the \$25.00 dog nuisance fine. Interest will be added and sent to him.
- Lou Long reported that the Board received a complaint letter from Loudeen Walker concerning the pallets on the lake. Bob Hanauer said they are under water now after the lake thawed out.
- Lou Long read a note from Geoffrey McHugh, #49A, refusing to pay a \$35.00 mowing fine on the dividing dam, because they didn't know it belonged to them to take care of. Lou Long said he made a valid point and there was a consensus agreement to drop the fine. Ray Reardon said to also make sure to tell them that it is now their responsibility. Ken Phillips made the motion to nullify the fine and notify them as to their responsibility. George Madiar seconded it. The motion carried.

- Bob Hanauer asked for any more revisions to the map with no reply. He said the new map of the lake was done and the Secretary got quotes on printing costs. The lowest quote on 500, 750, & 1000 maps came from Rudine Printing in Springfield. That estimate for 1000 came to \$178.00 with 1 ½ weeks to do the job. A discussion ensued concerning the quantity and the Secretary was asked to get quotes on 2000 from the best two. Advertising was discussed next. It was estimated that approximately 22 business card size ads would fit around the map, and the top & bottom ads would cost \$30.00 and the side ads would cost \$25.00. Bill Hohimer said to get ads from those who service the lake. Ed Snell offered to buy one ad. Bob Hanauer said that if everyone contacted 2-3 businesses to advertise, it would be a quick and easy job.
- Building Code Changes drafted by Bob Hanauer for the Board to review were presented next. Bob Hanauer wanted page 8 concerning Sec. 3, Item b, on the Building Code to be reviewed immediately. See "Proposed Changes to Rules & Regulations". The rest is to be reviewed and discussed at the next monthly meeting on April 2, 1996. Pete McCoy turned his in. A discussion ensued concerning John Brawner's garage, #281, and Bob Hanauer gave copies of that layout to the Board members. It measured 42 X 26, totaling 1092 sq. ft. with a bathroom in the middle. The proposed changes would limit the size of a garage to 900 sq. ft. (a 3-car garage is 36 X 24, totaling 864 sq. ft.). Ray Reardon said it presented no conflict with existing rules and that a bathroom in the garage wasn't that unusual. Lou Long stated that there is no way to prove that it will only be used as a garage. Ed Snell said he appreciated the Board's effort to prohibit the building, but it followed the existing rules. Ed Snell also commented that it would be a good idea to get the future plans for the house with the garage permit. Ray Reardon also stated that many lessees started with just a garage, then built a house later. Bob Hanauer directed attention to Sec. 3, Item b - 4. concerning footings. If the garage is attached it must have poured footings. Ray Reardon stated that if the garage is detached, then it can be built on a slab. Ed Snell said lot #281 was large enough to accommodate a house and a detached garage. Ray Reardon agreed. Lou Long asked the Board if they wanted to adopt a 900 sq. foot garage limit. Ken Phillips said there wasn't anything that could be done about Brawner's garage, #281, since it complies with the present Building rules. Lou Long agreed. Ray Reardon pointed out that the front facade looked nice with 2 big windows and vinyl siding, but John Brawner should be informed that he cannot attach a house to a garage on a slab foundation. Lou Long said that Brawner's requested Building permit was to be approved, and Bob Hanauer said he would call him tomorrow, March 6, with the Board's approval.

Bob Hanauer read the rest of the changes in Sec 3, Item (b). Ray Reardon said he would like more time to look it over. Al Tretter said that we must consider the future of the lake. Ray Reardon objected to Item 11 limiting the possibility of residing in a garage. Ray Reardon said no one needs permission to put up a tent for the weekend. Bob Hanauer made the motion to accept the changes, and Pete McCoy seconded it. George Madiar, Bob Hanauer, Ken Phillips, Pete McCoy and Al Tretter voted yes. Ray Reardon questioned #4 concerning the depth of the footings. Section 3, (b), #4 was changed to read "(Footings) Must be a minimum of 36 inches below final grade with poured concrete 16 inches wide and 8 inches high." It was approved by consensus.

- **New Business -**

- Lou Long reminded the Board that we have our 1st Silt Loan payment due on March 15, 1996 for \$12,200.00. There isn't that much in the Silt Fund, so the remainder will be transferred from the General Fund. The deficiency is due to the payment date on the loan falling 15 days before the final assessments are due.

- Lou Long brought up the Neighbor Consent forms required before a lease can be transferred. He feels it is unconstitutional and is leaving us open to a law suit. Al Tretter said it has not been a problem in the past. Lou Long said while he was buying property here, if a neighbor caused him to loose the property, he could have sued and probably won. He wants the Board to consider deleting this rule to eliminate any possibility of embarrassment or legal problems in the future.
- Mary Ann McAnarney, #52,52A, is complaining about trailer/modular homes being permitted on the lake. Lou Long said there aren't any trailers. There are already 2-4 modular homes on the lake that were approved.
- **Transfers:** The Secretary reported on 2 transfers: #23, Carl Mayes sold to Frances Sehring, and #24, Charles Koke sold to Carl Mayes. Lou Long asked that all transfers be put on the Agenda to the Board members so they can make the necessary changes on their membership lists.
- Jodie Seman, #16, asked if she can have a babysitting service for Sunset Lake only in the fall, licensed through the state. The Secretary asked if the State would give a license to anyone with no fence on a lake. Lou Long read Sec. 24 on Business Establishments. It excludes Service oriented businesses. Ray Reardon and Bob Hanauer said it would jeopardize our Liability insurance. The concensus was opposed and the Secretary is to call Mrs. Seman to let her know that the Board voted against her proposal.
- The secretary informed the Board that there are now 21 documents in WinWord and 4 in the File Express database.
- Lou Long informed the Board that the Thompson's called him and asked him what all the kids were doing on the dam. He went to investigate and found out that the Virden Track Coach had brought kids to run up and down the spillway for the exercise. Lou gave them 10 minutes to leave and asked if they had seen the "NO Trespassing" sign. SLA would be responsible for any accidents which would increase our Liability insurance. He told the Track Coach that he could write the Board a letter, which would be refused. The Board agreed by consensus.
- Bob Hanauer made the motion to adjourn, Al Tretter seconded. The motion carried.
- Lou Long adjourned the meeting at 8:45 P.M.

Secretary,  
Peggy L. Volz

----- LOTS AND LAND ----- 03/20/95 , 03:13 PM ---  
 IL# : 951047 ListType: ER TRC: 82 Status: AA LP : \$ 37000  
 County : MACOUPIN Tax ID :  
 Address : / / RR #2 City : GIRA Zip : 62640  
 Subdivis: SUNSET-LAKE School : Zoning: NONE  
 Apx LtSz: Acre+/-: Image : 0  
 Legal : "THE ISLAND" IN SUNSET LAKE

----- OFFICE -----  
 MAG ID : 6787 List Agent : SNELL, ED AGP: 965-3911  
 BRK ID : 158 List Broker: WRIGHTSMAN-MUSSO, LT BKP: 965-4115

----- GENERAL -----  
 Current Use : RESIDENT/ Total Lots:  
 Possible Use: / / / / / /  
 Land Descrip: / / / / / /  
 Topography : / / / Foliage: /  
 Road Access : / / / Rd Surf: /  
 Util On-Site: / / / Water : /  
 Improvements: / / / Sewer : /  
 Develop Stat: / / / Options: /  
 Test/Discl : / / / / / /  
 Info Avail : / / / / / /  
 Item:

Dir: FROM STOPLIGHT IN GIRARD GO WEST APPROX. 5 MILES TO PARK DRIVE. TURN  
 RIGHT ON PARK-RIGHT TO END OF STREET

----- FINANCIAL -----  
 Owner Finance: Tax Amnt: \$ Tax Year:  
 ----- LISTING INFORMATION -----  
 Owner Name: SUNSET LAKE ASSOC Owner Phone: LD: 03/19/95  
 Loop Agent: 375-30-1 XD:  
 Possession: / Photograph : NOPHOTO  
 Show Instr: / Fax# : 965-5021

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

----- LOTS AND LAND ----- 03/20/95 , 03:17 PM ----

ML# : 951048 ListType: ER TRC: 82 Status: AA LP : \$ 17500  
 County : MACOUPIN Tax ID :  
 Address : 82 / / CEDAR City : GIRA Zip : 62640  
 Subdivis: SUNSET-LAKE School : Zoning: NONE  
 Apx LtSz: Acre+/-: Image : 0  
 Legal : LOTS 12 & 18 IN BLOCK 11 OF SUNSET LAKE ASSOC

----- OFFICE -----

LAG ID : 6787 List Agent : SNELL, ED AGP: 965-3911  
 BRK ID : 158 List Broker: WRIGHTSMAN-MUSSO, LT BKP: 965-4115

----- GENERAL -----

Current Use :	RESIDENT/					Total Lots:
Possible Use:	/	/	/	/	/	/
Land Descrip:	/	/	/	/	/	/
Topography :	/	/	/	Foliage:	/	/
Road Access :	/	/	/	Rd Surf:	/	/
Util On-Site:	/	/	/	Water :	/	/
Improvements:	/	/	/	Sewer :	/	/
Develop Stat:	/	/	/	Options:	/	/
Rest/Discl :	/	/	/	/	/	/
Info Avail :	/	/	/	/	/	/
Rem:						

Dir: GO IN NORTH LAKE ENTRANCE-GO LEFT TO CEDAR-TURN RIGHT ON CEDAR-PROPERTY ON LEFT.

----- FINANCIAL -----

Owner Finance: Tax Amnt: \$ Tax Year:

----- LISTING INFORMATION -----

Owner Name: SUNSET LAKE ASSOC Owner Phone: LD: 03/19/95  
 Coop Agent: 375-30-1  
 Possession: / Photograph : NOPHOTO  
 Show Instr: / Fax# : 965-5021

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*Handwritten notes on a light blue sticky note:*  
 NEW PRICES \$14,500  
 NEW PRICES = 15,000  
 Assmnt change (\$500)

SUNSET LAKE ASSOCIATION  
BOARD OF DIRECTORS

18 MARCH 1996

Two years ago I ordered a new boat with a 50 hp motor. The boat was delivered and I registered it at Otter Lake, Kentucky Lake, and Sunset Lake. I used the boat on all of these lakes that year. Last year I suffered a series of mini-strokes and two larger strokes, because of this my boat was not used. This year I received my renewal from the Dept of Conv and found that the engine was rated at 60hp.

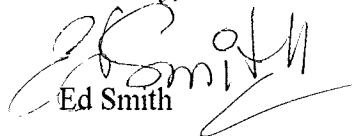
The initial registration was accomplished by the dealership. When I called the dealer to find out what happened I was told that the boat manufacture would not put less than a 60hp motor that was made by Evenrude as any less motor would not handle this boat safely.

Due to my illness I lost my job and we moved into our home at Sunset Lake to live full time and I would like for my wife and myself to be able to use the lake. So we are requesting an exception as outlined in Section 9, sub-para (d).

The boat will only be operated by an adult. We will keep it under any speed limit that the board directs. i.e., 40 mph, or 35 mph. The boat will mainly be used for fishing or cruising around the lake. Most of the time the electric trolling motor will be used.

Thank you for your assistance in this matter.

Sincerely,

  
Ed Smith

54 Woodland, Sunset Lake  
627-3216

**SUNSET LAKE ASSOCIATION**  
**1st Quarter Report - April 2, 1996**

<u>INCOME:</u>	<u>1996 Budget</u>	<u>1st Quarter</u>	<u>Balance</u>
Accounts Receivable	\$ 2,595.58		
General Assessments	65,313.48		
Silt Assessments	14,280.00	\$ 55,176.68	\$27,012.38
Building Permits	500.00	565.00	+ 65.00
Fines & Penalties	300.00	75.00	225.00
Interest	1,000.00	208.76	791.24
Transfer Fees	2,500.00	854.00	1646.00
Boat Permits	750.00	40.00	710.00
RV Permits	35.00	5.00	30.00
Cablevision	1,700.00	1790.38	+ 90.38
Earned by Maintenance Man	850.00	140.00	710.00
Other Receipts	500.00	857.40	+ 357.40
<b><u>TOTAL REVENUE</u></b>	<b><u>\$ 90,324.06</u></b>	<b><u>\$ 59,712.22</u></b>	<b><u>\$30,551.84</u></b>

<u>EXPENDITURES:</u>	<u>1996 Budget</u>	<u>1st Quarter</u>	<u>Balance</u>
Lake Superintendent Salary	\$ 20,600.00	\$ 5,150.04	\$15,449.96
Secretary Salary	8,240.00	2,505.75	5,734.25
Legal & Accounting Fees	2,000.00	635.00	1,365.00
Office Rent & Building Reserve	2,400.00	800.00	1,600.00
Postage, Printing & Office Expense	3,600.00	495.89	3,104.11
Maintenance: Lake	-0-	20.00	- 20.00
Roads	2,000.00	-0-	2,000.00
Grounds	500.00	132.19	367.81
Shoreline	500.00	-0-	500.00
Equipment	1,000.00	140.78	859.22
Conservation & Water Shed	4,000.00	-0-	4,000.00
Gas & Oil	1,800.00	512.12	1,287.88
Maintenance Expense & Supplies	200.00	-0-	200.00
Fish Stocking	2,100.00	2,100.00	-0-
Utilities	4,200.00	1,369.12	2,830.88
Insurance	7,800.00	4,092.00	7,908.00
Employment Taxes	2,285.00	1,721.69	563.31
Property Taxes	3,000.00	-0-	3,000.00
Equipment Reserve	-0-	-0-	-0-
Office Equipment & Furniture	-0-	-0-	-0-
Misc ,Interest Expenses, Etc	570.00	1,470.57	- 900.57
Silt Loan - 1st Payment on Principle	12,200.00	10,729.43	-0-
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$ 83,195.00</u></b>	<b><u>\$ 31,874.58</u></b>	<b><u>\$ 49,849.85</u></b>

## SUNSET LAKE MEMBERSHIP BALANCE DUE

04-02-96

Kenneth & Janise Boyd	Lot #(s) 270	\$	210.04
Melvin Bristow	Lot #(s) 178	\$	210.04
Lester & Phyllis Brooks	Lot #(s) 228	\$	210.04
John Cheek	Lot #(s) 109	\$	330.04
Mary Crawford	Lot #(s) 148	\$	105.02
Mary Dopp	Lot #(s) 108	\$	165.02
Edward & Phyllis Dorworth	Lot #(s) 99,99A	\$	0.08
Sam Drake	Lot #(s) 111	\$	330.04
John & Jeanette Earley	Lot #(s) 8	\$	210.04
Fred & Charlene Gates	Lot #(s) 158	\$	105.01
William & Suzanne Gray	Lot #(s) 226	\$	330.04
Jim Griffin/ William Grothaus	Lot #(s) 196	\$	330.04
Gary & Janet Hammond	Lot #(s) 46	\$	100.00
Ingrid Hansen	Lot #(s) 29	\$	330.04
Margaret Heinz	Lot #(s) 174	\$	0.04
Michael Higginson	Lot #(s) 143	\$	692.66
Bradley & Shery Jenkins	Lot #(s) 118	\$	330.04
Charles Jones	Lot #(s) 102,102A,102B	\$	660.08
Wendell & JoAnn Jones	Lot #(s) 210	\$	0.04
William Jones	Lot #(s) 272	\$	105.02
Michael & Martha Kaydus	Lot #(s) 234,235	\$	330.04
Denis & Judith Kehrer	Lot #(s) 9	\$	330.04
Hazel Klaves	Lot #(s) 14,15	\$	0.08
Garnetta Lamb/ c/o B. Lucas	Lot #(s) 137	\$	330.04
Daniel Lawson	Lot #(s) 96,96A	\$	660.08
Michael & Sharon Lindsay	Lot #(s) 284	\$	100.00
Stanley Lomelino	Lot #(s) 98	\$	210.04
Edith Luddeke	Lot #(s) 60	\$	165.02
Joseph & Betty Ludek	Lot #(s) 129	\$	105.02
Keith Main	Lot #(s) 49	\$	630.34
John Mattsson	Lot #(s) 208	\$	100.00
John & Susan Mayes	Lot #(s) 258,259	\$	250.00
Gary McLean	Lot #(s) 267,268	\$	72.78
Robert & Judy Meeker	Lot #(s) 215	\$	330.04
Kevin Millen	Lot #(s) 270A	\$	165.02
Kissindra Moore	Lot #(s) 144	\$	330.04
Vincent Moreth	Lot #(s) 263	\$	105.00
Ronald & Pamela Morrow	Lot #(s) 2	\$	692.66
Charles & Mildred Ramsey	Lot #(s) 164	\$	100.00
George & Patty Robson	Lot #(s) 154,154A	\$	420.08
William & Sharon Secrist	Lot #(s) 212	\$	210.04
Lester & Jodie Seman	Lot #(s) 16	\$	25.38
Robert Shaffer	Lot #(s) 61	\$	0.04
Henry & Peggy Smith	Lot #(s) 130	\$	210.04
Edward & Delores Snell	Lot #(s) 286	\$	105.02
James Spence	Lot #(s) 176,177,177A	\$	495.06
Nancy Standen	Lot #(s) 53	\$	210.04
Mrs. Alexis Stennett	Lot #(s)	\$	37.08
L. Jane Stewart	Lot #(s) 64	\$	210.04
Henry & Karen Sutton	Lot #(s) 195	\$	70.04
Rachael Sykes	Lot #(s) 69	\$	210.04
Anthony Tozier/	Lot #(s)	\$	22.00
Robert Trapp	Lot #(s) 97	\$	330.69
Ardell & Ruth Turner	Lot #(s) 25	\$	0.04
Allen Waughop	Lot #(s) 236	\$	210.04
James Williams, Jr.	Lot #(s) 95	\$	330.04
Billy Woodrum	Lot #(s) 47	\$	330.04
Charles & Mary Wooten	Lot #(s) 231	\$	1,057.55
James Wyatt	Lot #(s) 1	\$	672.40



Hing & Bertha Young	Lot #(s) 266	\$ 210.04
Vincent & Nell Jean Zerante	Lot #(s) 253	\$ 100.00
		=====
	TOTAL BALANCE DUE	\$ 15,225.35

# SUNSET LAKE ASSOCIATION

March 5, 1996

## BILLS PAID:

United Cities Gas	\$ 169.39
Rural Electric	245.75
CIPS - Feb.	32.57
GTE- 3232 43.19	
- 3339 <u>38.02</u>	81.21
AT & T	4.96
Wheeler & Ross Hardware (Propane)	86.25
Watts Copy Service (2-13-96 to 3-13-96)	57.00
Girard Auto Supply	2.87
Employers Tax	566.94
B & E Investments (Feb & Mar)	400.00
Cables-To-Go (Peggy Volz)	28.85
Macoupin Service	304.46
Girard Chamber of Commerce Membership	30.00
Glenda Sutton, Consultant fee on tax preparation in Jan.	37.50
Macoupin Service	310.04
Smoky Jennings Chevrolet	123.54
Macoupin Cty. Recording Fee - Lawson/Homer - June 1995	54.00
Pawnee Lumber	214.20
Petty Cash	37.21
Atty. Stu Dobbs (Dec 95 - \$199.50 + Jan 96 - \$693.00)	892.50
Peggy Volz - net salary	790.66
William Hohimer - net salary	<u>1,366.38</u>
<b>TOTAL PAID:</b>	<b>\$ 5,836.28</b>

## BILLS TO BE PAID:

Nelson Oil Co. (Chlorine Tablets)	93.71
R.P. Lumber	78.41
Girard Ace Hardware	33.12
Watts Copy Systems	<u>57.00</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 262.24</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on Tuesday, March 5, 1996 at our office at 7:00 P.M.

SUNSET LAKE ASSOCIATION

AGENDA

April 2, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF March 5, 1996

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	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Advertising & quote on 2000 New maps

- Building Code Changes
- Renew contracts to sell lot #82 and #212A (the Island) through Ed Snell

NEW BUSINESS - Neighbor Consent forms

- Ed Smith letter requesting 60 H.P. motor on his boat
- Wanda Volz, # 232,233, reported "Private Property" signs on West Lake gone - and make 25 M/H on lake roads with new signs
- Transfers: #227 - Morris Whalen sold to William & Lou Helton

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

April 2, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, April 2, 1996 at the Lake office (146 West Center). Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Pete McCoy, Bob Hanauer, Al Tretter, Ken Phillips, George Madiar, Sharon Lindsay, Ray Reardon, and at 7:15 P.M. John Earley arrived.  
**Visitor's Remarks:** Ed Snell was present. Hank Sutton, #195, came to tell the Board that his burn barrel which was close to a propane tank will be moved.
- **Lake Superintendent Report:** Bill Hohimer reported burning off the grass on the burns around the silt pond. He got the boat & mower ready for Spring use, and reported that he needed a battery box. Ray Reardon offered his extra battery box for the lake to use. Bob Hanauer reported that Bill Hohimer will be having surgery on his left arm. Bill said it is scheduled for April 12, 1996 as an out-patient. He will be off at least 2 weeks. Al Tretter said that we should pay his salary while he is off, otherwise Workers Compensation will pay 80% his salary and his medical expenses, which would increase the claim on our insurance. Lou Long asked the Board if they agreed to pay his salary, rather than turn it in to American States Insurance. The Board agreed to pay his salary by consensus. Pete McCoy offered to help out while Bill Hohimer is recuperating.
- **Approval of the Minutes of the Board Meeting on March 5, 1996:** Sharon Lindsay made the motion to approve the minutes and Al Tretter seconded it. The motion carried.  
**Approval of the Bills:** Sharon Lindsay made the motion to accept, and Al Tretter seconded the motion. The motion carried.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that he is frustrated after talking to the last of 3 trappers. He will trap the beaver himself, if the Board will approve buying the traps at about \$25.00 a piece for two. Ray Reardon said he received the 30-day permit to trap in the Spring, but it came in his name. He is trying to get that changed to Sunset Lake Association. Ray Reardon also said that he is trying to get the method of killing the beavers to include shooting them, the most efficient method of eradication. That would eliminate them much faster than trapping. Lou Long asked if we could do both, trapping and shooting. Ray Reardon said yes and will get this cleared up in the next few days, then he will let Pete McCoy know. Pete McCoy, Ray Reardon, and Ken Phillips will help in this project. Pete McCoy said that the Game Warden told him that we couldn't shoot beaver. Ray Reardon said it is permissible if a shot gun is used. Ray Reardon made the motion to buy 2 beaver traps. Al Tretter seconded. The motion carried.

**Building & Construction:** Bob Hanauer reported 7 Building Permits were granted to: #257 Ray Reardon for a carport, #281 John Brawner for a garage, #22A Joel Cross for a boat house, #247 Fred Adamski for a house, #260 Frank Glatz for a porch, #227 William Helton for a house, and #23 Fran Sehring for a garage. That totals to \$400 for March.

**Farm Management:** John Earley reported the grass was burned off the sides of the silt pond and the grass is greening up. He also reported that Pete Berrini, Pres. of the Lake Management Association, talked to IPEA about the way our silt pond was done and would like to use it as a model.

**Finance Committee:** Sharon Lindsay had nothing new to report.

**Legal & Insurance:** Al Tretter reported that the old Liability policy and Commercial Property policy were canceled and re-written as one policy in March, which came to \$4092.00.

This means that we get an immediate savings of 500.00. The rest of the savings we will see in Dec. with a reduction of about \$500.00 on the Workers Compensation policy. We also had an audit on Workers Compensation, which increased our premium for 1994-1995 to \$647.00 and for 1995-1996 to \$595.00. This is due to the increase in payroll to Bill Hohimer, and paying 2 Secretaries from Oct. 1995 to the end of Dec. 1995.

**Public Relations:** Sharon Lindsay had nothing new to report. Peggy Volz asked about the Garage sale. Sharon Lindsay answered that it is to be held May 18th, the third Sat. in May.

**Roads & Grounds:** George Madiar had nothing new to report. The only comment he made was concerning patching the holes in the roads. Bob Hanauer asked George Madiar about the Leaf Clean-up Letters that were sent out. Peggy Volz reported that Richard Griffin had called about #196 and said he had hired someone to go out and clean up the lot. Bill Hohimer said he was going to clean up lot #98, owned by Daniel Lawson by the owner's request. #142, Robert Robbins had cleaned up his lot. #274, Charles Garbin cleaned up his lot. One lot left uncleaned is #231, Charles Wooten. #267,268, Gary McLean had a fire on his lot, but Bill Hohimer said it didn't really help clean the lot.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported that he had an inquiry about a septic system from John Brawner, lot #281. Bill Hohimer took care of a complaint Ken Phillips received about a 3-wheeler. Bob Hanauer asked about Mrs. Coultas, #78, who has a bad dock. John Earley said that a contractor is looking at the house, etc. to get it ready for sale. Ken Phillips asked who was moving into Melvin Bristow's house, lot #178. Pete McCoy said he saw someone moving in there, too.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon said we had already heard the report on the trapping situation. He has received information concerning materials used to create fish spawning beds, and will bring it to the next meeting. Lou Long said we really need to standardize what goes into the lake for fish spawning.

- **Old Business** - Pete McCoy reported that he spent \$2100.00 for 3300 Crappies, 2000 regular & hybrid Redears, 1220 Channel Catfish, and 50 bait Minnows for the lake.
- Bob Hanauer reported that the new maps will cost about \$280 for 2000. All the ads were sold by Bob Hanauer, Ken Phillips, and George Madiar for a total of \$670.00.
- The contracts to sell lot #82 and the island #212A are up for renewal by Ed Snell of Wrightsman-Musso. #82 had been listed at \$17,500 and Ed Snell recommended that the price be dropped to \$14,500 due to lack of access to the lake. Bill Hohimer said to give them access on the dividing dam. Bob Hanauer, Lou Long, and Pete McCoy stated that they didn't think the island should be sold. There is no access other than by boat and it adds natural beauty to the lake. John Earley said he would like to see a nice dock and picnic tables on the island. Bob Hanauer said there is a pretty good docking area as it is. The consensus was to take the island off the market. Bob Hanauer asked if we could get \$15,500 for lot #82. Ed Snell said they didn't get one offer on lot #82. He also said that the flat commission of \$750.00 doesn't encourage other MLS Realtors from Springfield to even show it. Lou Long asked the Board if \$14,500.00 was acceptable for lot #82. The Board agreed by consensus.
- Ray Reardon brought up when Bob Fish was on the Board, it was decided that Bill Hohimer should not patrol the lake anymore. Ray Reardon and Pete McCoy do not have the time, and he called Peter McCoy for ideas as to a solution. John Earley agreed that there isn't enough time for him to patrol. Lou Long agreed that it was too much to ask of Pete McCoy either. Pete McCoy suggested that Bill Hohimer should patrol part time, but not on weekends. John Earley said he didn't want to overload Bill too much. Pete McCoy suggested that flags be put on all the Board member's boats, so everyone will see a flag at various times. Bob Hanauer said he didn't give out one ticket last year. He and Pete McCoy agreed that most members don't know the rules on the lake. Al Tretter said to send

out "Water Safety Rules" in a newsletter.

- Pete McCoy brought up the Charles/Traficante transfer, and Peggy Volz explained the situation had not changed. Sharon Lindsay asked to see a copy of the "Quick Claim Deed". She stated that the Deed was worthless and they should finish the transfer or give them 30 days to move off Association property. Bob Hanauer said we should send both parties a letter to come to the next meeting to explain the disposition of the transfer to the Board. Sharon Lindsay and John Earley agreed that a letter should be sent to both of ask them to be present, or to send the Board a letter of explanation. Sharon Lindsay said the "Deed" is almost a year old. The consensus was to send a tactful letter to both parties. Ken Phillips said to approach the Charles' for an explanation and that legally the septic is the responsibility of the owners of record, the Charles'.
  - **New Business -**
  - Ed Smith, #54, sent all the Board members a letter stating that he had purchased a 60 HP motor for his boat by mistake. George Madiar said it was licensed as a 50 HP in error. Al Tretter said that there is \$800 difference between a 50 HP and a 60 HP motor. Sharon Lindsay and Lou Long said that George Madiar and Bob Hanauer should go over to see the paper work, and if it is listed as a 50 HP motor, to let it be. Ray Reardon said that the Board cannot ignore the letter, but can make an exception. Sharon Lindsay said if the papers say it is a 50 HP motor to make an exception. Bob Hanauer said if the papers say it is a 60 HP motor, then Ed Smith could just use the electric motor. John Earley said we should have a copy on file of the Title or Bill of Sale. Ken Phillips said that we must have a copy of the State Title. Ray Reardon said the prop could be taken off the motor to troll & fish. Lou Long read Section 9, d (which is to be deleted).
  - Wanda Volz, #232,233, wants a new "Private Property" sign put up to replace the missing one due to solicitations at her door. Lou Long asked Bill Hohimer if he could make a sign to replace the missing one. Wanda Volz also requested a 25 mile per hour sign on West Lake, due to speeders.
  - **Transfers:** #227, Morris Whalen sold to William & Lou Helton. Sharon Lindsay made the motion to accept the transfer. Bob Hanauer seconded. The motion carried.
  - **Rules & Regulations Changes:** The Rules and Regulations Changes were discussed in detail and passed by consensus. See the new Rules and Regulations Book dated April 2, 1996.
  - Bill Hohimer reminded the Board that we need to put up the silt fences immediately.
  - Al Tretter made the motion to adjourn, Sharon Lindsay seconded. The motion carried.
- Pres. Lou Long adjourned the meeting at 10:15 P.M.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

April 2, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 43,731.91	
- Interest	<u>\$ 95.57</u>	
		<u>\$ 44,329.48</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,595.56
- Interest		\$ 5.67
F & M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 2519.56
- Interest		\$ 5.88
<b>Total Revenue</b>		<u><b>\$ 49,456.15</b></u>
First National Bank - Escrow Fund		<u>\$ 1,600.00</u>
Monthly Receipts:		
Assessments - General	\$ 3,779.37	
- Silt	\$ 2,060.00	
Boat Permits	\$ 27.00	
Building Permits	\$ 0.00	
Fines & Penalties	\$ 171.25	
Transfer Fees	\$ 700.00	
Earned by Maintenance Man	\$ 0.00	
Misc. Income	\$ 21.73	
		<u>\$ 6,759.35</u>

SUNSET LAKE ASSOCIATION

April 2, 1996

**BILLS PAID:**

United Cities Gas	\$ 112.21
Rural Electric	246.13
GTE- 3232 50.46	
- 3339 <u>39.55</u>	90.01
AT &T	3.00
R.P. Lumber	78.41
Nelson Oil (Chlorine Tablets)	93.71
Girard Ace Hardware	33.12
Watts Copy Service (3-13-96 to 5-13-96)	114.00
Employers Tax	575.43
B & F Investments (April rent)	200.00
Farmers & Merchants State Bank - 1st Silt Loan Payment	12,200.00
American States Insurance	4092.00
Opel's Fish Hatchery	2100.00
Peggy Volz - net salary	672.94
William Hohimer - net salary	<u>1,366.38</u>
<b>TOTAL PAID:</b>	<b>\$ 21,977.34</b>

**BILLS TO BE PAID:**

Lawrence Travis & Co., P.C. (Corporate Tax Preparation)	635.00
CIPS	29.21
Quill Corporation (office supplies)	125.52
Konneker-Brown, Inc.	<u>9.71</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 799.44</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, April 2, 1996** at our office at **7:00 P.M.**



# SUNSET LAKE ASSOCIATION

May 7, 1996

## BILLS PAID:

United Cities Gas	\$ 124.53
CIPS	29.60
Rural Electric	241.94
GTE- 3232 44.41	
- 3339 <u>38.24</u>	82.65
AT &T	5.27
Watts Copy Service (5-13-96 to 6-13-96)	57.00
Employers Tax	547.05
B & F Investments (April rent)	200.00
American States Insurance Work Comp Audit - 1995-96	595.00
Wrightsmen-Musso Ins. - Am. States Work Comp Audit 1194-95	647.00
Pete McCoy - Beaver Traps	53.60
Lawrence Travis & Co., P.C. (Corporate Tax Preparation)	635.00
Quill Corporation (Office Supplies)	128.49
Konneker-Brown, Inc	9.71
Carter Printing (Maps)	280.00
Springfield Plastics	252.77
Illinois Dept. of Revenue	66.20
Illinois Dept. of Employment Security	38.28
Petty Cash	34.25
First Baptist Church (Sutton Memorial Donation)	40.00
Peggy Volz - net salary	611.72
William Hohimer - net salary	<u>1,366.38</u>
<b>TOTAL PAID:</b>	<b>\$ 6,046.44</b>

## BILLS TO BE PAID:

Ed's Outboard	151.40
Girard Ace Hardware	14.83
Watts Copy	<u>57.00</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 223.23</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, May 7, 1996** at our office at **7:00 PM**.

# SUNSET LAKE ASSOCIATION

## AGENDA

May 7, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF April 2, 1996

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	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- KEN PHILLIPS
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - New Maps done  
- Lake Patrol Flags

NEW BUSINESS - Delivery of Maps, Revised Rules & Regulations, Membership Lists, News Letter  
- Lot size vs./ House size  
- Investigation of Incorporation - DECA  
- Transfers: #112 - Edith Scott sold to Larry & Janet Duke  
#196 - Griffin/Grothaus sold to Walter & Charlotte Ragan  
#137 - Garnetta Lamb sold to Richard & Betty Maguire  
#244 - Geraldine Talla transferred to Linda Dvorak & Richard Talla

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

May 7, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, May 7, 1996 at the Lake office (146 West Center). Vice Pres. Robert Hanauer called the meeting to order at 7:05 P.M.

- **Roll Call:** Present were Pete McCoy, Bob Hanauer, Sharon Lindsay, Ken Phillips, and Ray Reardon. George Madiar arrived at 7:35PM.
- **Visitor's Remarks:** none present.
- **Lake Superintendent Report:** Bill Hohimer reported that kids had stacked rip rap into a dam, preventing proper drainage through a pipe under the East Lake Drive road. Bill talked to Jay Rogers, #135, a grandparent of one of the boys. The other boy involved was Higginson's boy. Also, Mae Ess, #128, has hired someone to try stop the silt running into her garage. Michael Higginson, #143, has railroad ties that are caving in and needs rip rap. He was sent a letter the last two years to rip rap. Another letter is to be sent to Mike Higginson, #143, to rip rap. This will be the 3rd year he has been notified, so a fine is next, if the rip rap deficiency is not corrected. Robert Hanauer and Ray Reardon asked why he shouldn't be fined now, since he has been notified 2 years in a row. The concensus was to send another letter, then a fine if necessary.
- **Approval of the Minutes of the Board Meeting on March 5, 1996:** Sharon Lindsay made the motion to approve the minutes and Ken Phillips seconded it. The motion carried.  
**Approval of the Bills:** Sharon Lindsay made the motion to approve, and Ray Reardon seconded. The motion carried.
- **Committee Reports:**
  - Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that Bill Hohimer, Paul Erly and Pete McCoy took lake water samples to be tested. Ken Phillips and Pete McCoy have shot 6-7 beavers and wounded others. Pete McCoy saw some new cuttings today, so we still have a problem. Ray Reardon said he would get another extension for beaver trapping.
  - Building & Construction:** Bob Hanauer reported no Building permits were given out.
  - Farm Management:** John Earley was absent.
  - Finance Committee:** Sharon Lindsay reported that Ron Morrow, #2, had paid all his assessments, penalties and interest of \$761.93.
  - Legal & Insurance:** Al Tretter was absent.
  - Public Relations:** Sharon Lindsay brought up placing an ad in the newspaper for the Garage Sale. Robert Hanauer asked if it cost \$70.00 last year. Sharon Lindsay answered that it cost around \$35.00, and looked bigger because the Lions put their ad next to it. It was agreed that an ad 2" X 2" is big enough. Bob Hanauer said he wouldn't want to spend more than \$25.00. Bill Hohimer asked if the Lions Club had been asked if they wanted to participate this year, and said that he would check with them. The Garage Sale notice would have to be in a mailing to go out as soon as possible. The Garage Sale will be May 18th between 8:00AM and 2:00PM.
  - Roads & Grounds:** George Madiar was not present yet.
  - Sanitation, Shoreline & Boat Docks:** Ken Phillips reported inspections were done on 3 septic systems, and 5 rip rap inspections were made.
  - Water Quality, Soil Conservation & Restoration:** Ray Reardon brought information on fish spawning habitat materials. It is extensive, so the Board will discuss it at the next meeting after everyone has had a chance to look at the information. He suggested this

information should be included in a mailing to the membership after the Board decides what can be used in Sunset Lake.

Bob Hanauer asked the Secretary to report on the status of the Clem/Traficante transfer. Peggy Volz reported that just before leaving for this meeting, Cosimo Traficante, #6, dropped off the transfer forms and the checks to complete this transfer. Terry Clark and Miller came out to give estimates on a new septic system for lot #6 today. They are aware that the beach and rip rap must be completed as well. Ken Phillips said he went over and found the old septic was leaking badly in the front yard. Sharon Lindsay made the motion to accept this transfer pending final inspection. Bob Hanauer seconded. The motion carried. Ray Reardon asked what brought this transfer to a conclusion after 4 months. Peggy Volz stated that she sent a letter to both Charles' and Traficante's asking them what the disposition of this transfer was, and to come to this Board meeting or send a letter of explanation.

- **Old Business** - Bob Hanauer reported that the new maps of the lake are done. The Secretary reminded the Board that the new maps should be given to all the advertisers. Peggy Volz offered to take the maps to the Banks, and Bob Hanauer, Ken Phillips & George Madiar will deliver the rest of the maps to the advertisers.
- Bob Hanauer asked about the Lake Patrol flags for the Board members' boats. Ken Phillips found some in a catalog for \$6.95 each in orange (no size specified), and gave the information to the Secretary. Pete McCoy looked at canvas and plastic materials to make flags. Peggy Volz reported that "The Cubby Hole" in Carlinville had 2-ply, 12" X 18" nylon flags with 3 grommets in bright red for \$8.00 a piece in stock. She was told to find out how much it would cost to have them printed with "LAKE PATROL" on both sides.
- Ken Phillips brought up the septic drain pipe that was broken during preparation for the drainage system from the silt pond at Jim Wyatt's, #1. Terry Clark is going to repair the damage as soon as the rain allows. Ray Reardon asked where the funds would come from to pay for the job. Ken Phillips answered that it would come out of the Silt Management fund. Bob Hanauer said that Hank Sutton told Wyatt that the Association would pay for the damage.
- Pete McCoy asked the Secretary if she had found out anything about the Boat Stickers that would be permanent when the lot number was written on them. Peggy Volz answered that she hadn't had the time to investigate that question yet.
- **New Business** - Delivery of Maps, Revised Rules & Regulations, & Membership Lists - Bob Hanauer suggested that each Board member deliver to 32 lots. Postage would be too expensive. Sharon Lindsay asked about the lots with no houses. Bob Hanauer said they can pick up their package at the office. The secretary asked for help to collate all the material for the packages. Bob Hanauer and Ken Phillips offered to come in to help.
- On Lot size vs. House size - Ken Phillips stated that the house being built on lot #119, Harry McMurl's, is so large for the lot that there is no room for off-street parking. Sam Molen, #120, is concerned that there wouldn't be enough room for the Rescue Vehicle to get through. Also, it is so close to the boundary line with the neighbor's on lot #118, Brad Jenkins, that they are concerned as well. Ken Phillips said the Board should consider more than a 3 foot offset from the lot line to build a house, at least on the road side. Sharon Lindsay said she thought it had to be 10 feet. Ray Reardon said there are other homes on the lake in the same situation. Bob Hanauer said that the house must be set back from the road. Sharon Lindsay said there should be at least a car length on the road side to pull into the driveway. Ray Reardon said that there are driveways that run parallel to the road into a side garage, which would not be a car length. Sharon Lindsay said that there should be enough room to park a car on the owners' property. Ken Phillips said it is something to think about for the next meeting.

- Investigation of Incorporation - DECA. Bob Hanauer said that we need to find out if there is a way to get money from the government for streets, etc. Peggy Volz explained that Bayview Gardens got around \$60,000 a year. She also explained about a lake inside Germantown Hills. The closest 4 blocks around the lake are private and they get money from the state. The only catch might be that it is privately owned, not leased as it is on Sunset Lake. Bob Hanauer said it won't cost to look into it and might generate some funds.
- **Transfers:** #112, Edith Scott sold to Larry & Janet Duke. Sharon Lindsay made the motion to accept the transfer. Bob Hanauer seconded. The motion carried.
  - #196, Griffin/Grothaus sold to Walter & Charlotte Ragan. Sharon Lindsay made the motion to accept the transfer. Bob Hanauer seconded. The motion carried.
  - #137, Garnetta Lamb sold to Richard & Betty Maguire. Sharon Lindsay made the motion to accept the transfer. Bob Hanauer seconded. The motion carried.
  - #244, Geraldine Talla transferred to Geraldine Talla, Linda Dvorak, & Richard Talla. The secretary explained that there had been a misunderstanding between her and Mrs. Talla. The transfer papers had to be redone to include Geraldine Talla's name, and not just her children. So, it hasn't gone through yet. All assessments have been paid. Ken Phillips was informed by Sharon Lindsay that it should still be inspected according to what our attorney said. So, Ken Phillips will inspect the boat dock, rip rap, shoreline, and septic system. Bob Hanauer made the motion to accept it pending inspection. Bill Hohimer said that it is in very good condition. Sharon Lindsay seconded it. The motion carried.
- George Madiar brought up cleaning up lot #267, 268, Gary McLean's. He had a call complaining about the mess. Bob Hanauer said we have sent enough letters to him, so have Bill should clean it up, and bill Gary McLean for the clean up and a fine. Ray Reardon said it has tree trunks, branches, etc. George Madiar asked what we could do. The secretary got the file and found a letter dated Feb 22, 1996 for leave clean up. Ray Reardon suggested that the Grounds Committee should work with the Secretary to send out letters for clean up. George Madiar is to help Peggy Volz on keeping up with clean up letters.
- Ken Phillips brought up domestic animals on the lake: 2 white ducks, 1 white goose, 1 grey goose. He suggested we find a farmer with a pond to give them to.
- Peggy Volz reported that a sympathy card was sent to Glenda Sutton and a memorial contribution of \$40.00 was made to the 1st Baptist Church in Gary Sutton's name. She also reported on the last 10 Saturdays: the average was .2 calls and 1.6 walk-ins. Ken Phillips suggested that next year, she should start working Saturdays at the beginning of April, instead of March.
- Sharon Lindsay made the motion to adjourn, and Bob Hanauer seconded. The motion carried. Vice Pres. Robert Hanauer adjourned the meeting at 8:05 P.M.

Secretary,  
Peggy L. Volz