

# SUNSET LAKE ASSOCIATION

## AGENDA

June 4, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

PATROLMAN'S REPORT

APPROVAL OF MINUTES OF May 7, 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 - Delivery of Maps, Revised Rules & Regulations, Membership Lists

- Lake Patrol Flags
- Lot size vs. House size
- Investigation of Incorporation - DECA
- #182, Gerald & Thomas Mottershaw wants SLA to give 25' X 30" at back of lot

NEW BUSINESS - Neighbor Consent forms signed before property is listed for sale

- Track Real Estate sales, especially private sales for appraisal purposes
- Les Seman, #16, has not paid dog fine dated 2-8-96 and put up 2 privacy fences
- Transfers: #166A - Patricia Parscenski sold to John & Joanne Luparell

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

June 4, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, June 4, 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, Bob Hanauer, Pete McCoy, Sharon Lindsay, Ken Phillips, George Madiar and Ray Reardon. John Earley and Al Tretter were absent.
- **Visitor's Remarks:** none present.
- **Lake Superintendent Report:** Bill Hohimer reported he had been mowing grass to catch up after all the rain. He changed the tires on the mower so he has better traction now. He also had the truck starter & brakes (recalled) fixed, but the truck still won't start. The parts alone cost \$590.00 so far. Lou Long said it will have to go back to the garage the next day.
- **Approval of the Minutes of the Board Meeting on May 7, 1996:** Bob Hanauer made the motion to approve the Minutes and Pete McCoy seconded it. The motion carried.
- **Approval of the Bills:** Sharon Lindsay made the motion to approve, and Bob Hanauer seconded. The motion carried.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that he warned a few boaters on the lake. He and Ken Phillips started trapping muskrats this week with little luck. #36, David Beck asked if he could bring his pontoon boat down from Springfield Lake to Sunset Lake with a bigger motor than 50 HP on it. Pete McCoy told him no. Lou Long concurred. Pete McCoy asked what to do with a paddle boat that washed up unclaimed. Pete McCoy stopped a motorized paddle boat going fast along the edge of the lake. The consensus was that the paddle boat was permitted as long it stayed to the side of the lake. Pete McCoy reported 1 beaver cutting. Ray Reardon had gotten an extension on the permit to trap beavers and muskrats.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #199, Thomas Meeker for a garage, #282, David Barnes for a garage, and #190, Ken Phillips for a shed. So far this year Building permits total \$710.00. Lou Long asked if a permit was issued to #253, Vincent Zerante for a boat house. Bob Hanauer said Zerante is putting a roof on top of his boat house and is coming in to pay for the permit after Bob Hanauer went over to inspect it. Bob Hanauer said that he will have to call Lorrie Farrington, #285, to tell her that she can not put metal silo sheeting on the tower portion of the house she is having built, because metal sheeting is unacceptable according to the Rules & Regulations. Lou Long added that Jim Wyatt, #1, had been given a building permit last year by Lou Long for an addition to his house.

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

**Finance Committee:** Sharon Lindsay reported Charles & Jeanette Clark, #117, are selling and have prepaid their silt which should stay with that lot. Clark's are buying Donald & Donna Jenkin's property, #100, 100A, and they did not prepay their silt assessment, but are paying by the year at \$120.00 for 6 years. The Clarks will want to prepay the Silt Assessment at the closing, so the interest should be deducted from their prepayment & prorated. Peggy Volz said that both options are routinely stated on the Transfer Information sheet given to both the buyers and the sellers for all transfers.

Also, Sharon Lindsay stated that \$13,665.06 has been collected so far this year for the Silt assessments, and that we should pay what we can to reduce the debt. She suggested we pay \$10,000 on the loan. The Board agreed by consensus.

**Legal & Insurance:** Al Tretter was absent.

**Public Relations:** Sharon Lindsay said that the garage sale seemed to go well. Pete McCoy said that several members mentioned to him that there wasn't enough notice. Peggy Volz said she found out when she placed the ad that last year the ad ran for 2 weeks. Plus, our mailing got out late as well. Sharon Lindsay said that it is announced at the Annual meeting and maybe a reminder should go in the January mailing.

**Roads & Grounds:** George Madiar said we need some money for the roads. Bill Hohimer reported that the Township bought a Hot Oiler truck which oils and chips the road at the same time. Bob Butler, the Township Commissioner, will loan the truck to us, which would be much better than patching. Lou Long said we need to make sure the driver doesn't need a special permit to operate the truck.

George Madiar brought up Gary McLean's lots, #267,268, stating that it was mowed, but still looks pretty bad. No clean up or removal of the stumps was done. Bill Hohimer got an estimate from Terry Clark for \$1600.00 to remove all the tree stumps and level the ground. Lou Long asked if there was any money in our budget, if McLean did not pay for the estimated clean up. The answer was no. Pete McCoy said we shouldn't send letters if we aren't willing to back them up with action, and that he would help Bill Hohimer clean up that lot, except for the stumps. Sharon Lindsay said that she didn't think we had the right to do so. Bill Hohimer said it does look better. Bob Hanauer said he didn't think we could legally go in and clean up everything. Lou Long asked what was the worst isore at present. Bill Hohimer said the wood pile is falling down, and the ruts are bad. Also, next door there is a little boy, Boyd's son, who could get hurt playing around the wood pile. Bob Hanauer agreed, but added the stumps laying on the ground need to be picked up, and the wood pile might be on the neighbor's lot. Ray Reardon said to be cautious about bulldozing someone's property. He also added that Russ from the bait shop would gladly pick up the wood for free. The secretary got the file to read the letter that was sent. There was discussion on how high the stumps should be cut down to. Ray Reardon read the letter sent to Gary McClean. It was not as specific as it needed to be. Ray Reardon asked why someone couldn't talk to him first, then send a letter again that is more specific if needed. George Madiar pointed out that McClean owns a house in Nilwood that should be condemned. After much discussion, the Board agreed by consensus that George Madiar should have the discretion to proceed on this subject and work with the Secretary. George Madiar said he will take some more pictures.

Bob Hanauer added that he fined Bill Tavernor, #276, for \$90.00 for not getting a permit to build the deck. George Madiar reported that we need money for 250 gallons of oil for Bill Hohimer to oil the roads. Lou Long stated that there is \$1000.00 to purchase oil for the roads.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported 7 inspections were done. He had one phone complaint about a burn barrel. He and Bill will check on it.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon brought up that Stripers have been caught in the lake. Bob Hanauer said they are White or Yellow Bass. Ray Reardon's son caught a White Bass last weekend. Someone must have thrown them in the lake. Ray Reardon checked with Jeff Pontrack, DNR, and found that it should not be a problem since there is no spring running into the lake where they spawn, which will keep the population down naturally.

- **Old Business** - Pete McCoy reported that too many people are calling Bill for insignificant reasons: to kill muskrats, to remove a dead goose, to remove sticks from a slew, and to put gravel around mail boxes. He suggested that Bill use his discretion and say that is not his job. Sharon Lindsay said that branches in the water are our responsibility. Ken Phillips added that if the sticks are a hazard, then it is our responsibility. Bill

Hohimer said it is easier to just do whatever is asked, rather than deal with the bad will.

- The new maps, new membership lists and the computerized Rules & Regulations were delivered by the Board members.
- The Lake Patrol flags are done and ready for each Board member to put on their boat. Bob Hanauer said that when a Board member leaves the Board, he/she should turn in their flag.
- Lot size vs. House Size - Ken Phillips said the house on lot #119, McMur1's, is too big and doesn't allow for private parking. We need to look into this and amend the Building Code. Sharon Lindsay said enough room should be allowed to park a car lengthwise off the road. Ken Phillips told the Board that presently there is only a 3 foot offset. Bob Hanauer added that some lots are so small there isn't enough room for septics. Ray Reardon said that some allow enough room for a parallel driveway into a side garage, which would not be a car length. Lou Long said we need to agree on the proper wording. Ray Reardon said that Bob Hanauer and Ken Phillips should look into this and have it ready for the next meeting.

Bill Hohimer said that the house that Waughop's are building on lot #236 is on the lot line. Bob Hanauer said he hasn't signed that permit yet because of rip rap deficiency, and Peggy Volz sent them a letter stating that the rip rap must be done or contracted to be done, before a building permit will be issued. Sharon Lindsay added that according to Section 39, Association privileges can be suspended. Bob Hanauer said he would talk to the builder.

- DECA - Bob Hanauer said that the secretary has been missing the call-backs from DECA and vice versa.
- **Visitor arrived at 8:15 PM:** Dan Cox of Cox & Cox Contractors was hired by Mae Ess, #128, to remedy the water running into her garage when it rains. She wants a new sewer system and enlargement of the 2 foot wide grate in front of her garage. Dan Cox said her house needs to be 3 feet higher. Dan Cox would like to meet with a Board member to look over the situation for a possible solution. Ray Reardon suggested that he and John Earley meet with Dan Cox on Saturday after lunch. Bill Hohimer said he'd had more experience with this situation and should be involved. Ray Reardon said a dry pond might be possible. Dan Cox said there was no hurry because it needs to dry up first before anything can be done. Ray Reardon said he would talk to John Earley about possible solutions. Dan Cox gave his phone numbers to be contacted later: 439-7391 or 436-2198.
- Gerald & Thomas Mottershaw, #182, wants a 25'X 30' plot of Association land along their back lot line for free. Lou Long said land was sold to Jennings for \$100.00 per running foot in the past. Bill Hohimer said there is a row of trees in that area. Ray Reardon said they should stake it out first, so we can see what they want exactly. The consensus was not to give the land to them, rather that it should be staked out for pricing. Pete McCoy said to send a letter quoting the price to avoid extra work of staking it out first. Lou Long said that it should be staked first, then priced. The secretary is to send a letter explaining the Boards' position to the Mottershaw's.
- Bob Hanauer, Lou Long and Ken Phillips went over to #6, Cosimo Traficante's and found sewage on top of the ground in the front yard, and want to fine him for Pollution. Terry Clark didn't think that there is enough room for a sand filter system on lot #6. Ken Phillips said the County Health Dept. would condemn it, if they were involved. Bob Hanauer and Sharon Lindsay said a fine is warranted according to Section 35, Sections 4 & 5, and Ray Reardon wants a survey done. But, Clem Charles, #7, should have had to pay for a survey before the transfer. The Secretary said that Joe Traficante asked for more time due to the rain. The transfer was completed pending the septic system replacement and

shoreline rip rap or cement wall installation with a beach. Sharon Lindsay and Bob Hanauer suggested a letter giving them 5 days to have a contractor confirm the jobs will be done, then a \$50.00 fine, and 15 days after that would constitute a fine of \$100.00 and suspension of lake privileges. Ray Reardon said that others have had seepage and they weren't reported to the County Health Dept. The first fine is for \$25.00.

- Consent to Transfer Property form - Bob Hanauer quoted page 15, Section 41, Item I. He suggested that the buyers' names should be left off the form and have it signed before it goes up for sale. Lou Long asked if the Realtors would be a problem, but if they were informed it would not be a concern for them at all. Sharon Lindsay read the 2nd page, number 9 of the Lease. It must be changed first before we can change any rules of consent. She pointed out that neighbor disputes could be settled with the Consent form. Bob Hanauer pointed out that it would not hold up in court, and we could be sued. Lou Long and Ken Phillips said that it should be checked out with our attorney, but Lou Long added it has already come up when the attorney was present and the attorney didn't want it discussed. Sharon Lindsay pointed out that the members she has talked to are split 50/50 on this issue.
- Lou Long reported talking to Charles Wooten, #231, who owes a balance of \$1118.00. He has been offered a settlement for his work-related injury and should get it in 4-5 weeks. He hopes to pay all his balance at that time. He has a spine injury and also suffered a heart attack. Sharon Lindsay asked if he has paid his taxes because the Association might have to pay it. Lou Long disagreed and said the Assoc. is not responsible for his property taxes.
- Lou Long informed the Board that James Wyatt, #1, will not pay his assessments until he receives a letter from the Board stating that a silt pond will be put in within 3 years. Pete McCoy pointed out that he promised to pay after the broken pipe from his septic system was fixed by the Association. Bob Hanauer said we can't promise a silt pond if we don't have the money, and we need consent from Ed Snell. Lou Long asked if run-off around lot #1 was a major problem and Ed Snell said that ground around lot #1 hasn't been plowed in 10 years. Bill Hohimer agreed that it was set aside years ago. Peggy Volz was asked if there was a bad situation on that slew and she answered no more than any other slew. Lou Long said he is off the lake until he pays. Sharon Lindsay agreed that he should not have any lake privileges.
- **New Business -**
- Track Real Estate sales, especially on private sales for appraisal purposes - Peggy Volz informed the Board as to what the realtor Jim Griffin, asked about. He wanted to know if the secretary could track real estate sales on the lake, especially private sales to make it easier to find 2 comparably priced properties for appraisals. Lake property is rising in price faster than surrounding property in the area. Lou Long and Bob Hanauer said that is not the secretary's job. The Realtors can go to the Court House and count the tax stamps for that information.
- Les Seman, #16, has not paid his dog fine dated 2-8-96 and put up 2 privacy fences - Pete McCoy pointed out that the house next to Seman's has a fence, and Lou Long said it was around a propane tank and is 15 years old. Lou Woods, #204 also had a fence around his propane tank. Bob Hanauer said if we allow a privacy fence for one, then everyone could put one up. Les Seman didn't ask permission from the Board and the fence should be torn down. The secretary is to send a letter to Les Seman, #16, to tear down the fence and pay his fine.
- **Transfers:** #166A, Patricia Parscenski sold to John & Joanne Luparell. Sharon Lindsay objected to accepting transfers after the closing on the property. Lou Long pointed out that it is the same as approving the Bills Paid after they have actually been paid.

Ray Reardon agreed. Ken Phillips inspected the property and a survey was done. Lou Long said it doesn't make sense to hold up a closing. Ken Phillips said that Glenda Sutton had always done the transfers that way. The Secretary asked if that wasn't the Committee's responsibility to make sure that everything was inspected and approved. Sharon Lindsay pointed out that Lazarro's, #12, turned off the aeration system after they moved which dumped sewage into the lake, and might impair the system after it is turned back on by a new owner. So it will have to be escrowed at transfer to make sure it still works. Bob Hanauer made the motion to accept the transfer. George Madiar seconded. The motion carried.

- Ray Reardon brought up the lot lines being inaccurate on the west side of the lake, specifically #277 (old #3 & part of #4), Robert & Teresa Sons property. #276 is Tavernor's and #275 is too small, the Island was #276 but now is 212A. Bob Hanauer said he made Coultas Dr. too long, and the new map was for directions, not to be used as a plat map. Lou Long suggested making a new map of the west part of the lake.
- Ken Phillips brought up inspection of the dam, especially after all the rain we've had this spring. Lou Long added that we need to know when to open it up if it gets too high. Ray Reardon said that Hank Sutton knows who to contact for the inspection. Lou Long wants information on the structural strength of the dam. Bill Hohimer said it was inspected 3 years ago. Ray Reardon added a few voids were found and fixed, and to tell if there is a problem, check the water coming out. If no soil comes out, then it is fine. Sharon Lindsay said it is supposed to be good for 30 years.
- Pete McCoy made the motion to adjourn, and Ray Reardon seconded. The motion carried. Pres. Lou Long adjourned the meeting at 9:50 P.M.

Secretary,  
Peggy L. Volz

NOV '95	FARRINGTON	285	HOME	60 <sup>00</sup>	
	HENRY SMITH	130	ROOM ADDITION	60 <sup>00</sup>	
DEC '95	MATTISON	208	GARAGE	60 <sup>00</sup>	
	HARRIS	105	BEAT HOUSE	30 <sup>00</sup>	
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JAN '96	CROSS	22A	DOCK	15.00	
	BECK	36	DECK	30.00	
	HAMMOND	46	DOCK	15.00	60/60
FEB '96	CARPENTER	49C	DOCK	15.00	
	HYATT	124	DOCK	15.00	
	MCWILL	119	HOME + DOCK	75.00	
	HOMMER	155	DOCK	15.00	120/120
MAR '96	REARDON	257	CARPORT	25.00	
	BRAWNER	281	GARAGE	60.00	
	CROSS	22A	BEAT HOUSE	60.00	
	ADAMSKI	247	HOUSE	60.00	
	GLATZ	260	POULH	60.00	
	HELTOD	227	HOUSE	60.00	
	SEHRING	23	GARAGE	60.00	385/565
APR '96	<hr/>				
MAY '96	MEERER	199	GARAGE	60.00	
	BARNES	282	GARAGE	60.00	120/625
JUN '96	PHILLIPS	190	SHED	25.00	
	BARNES	15A	DOCK	15.00	
	ZERANTE	253	DOCK ROOF REPAIR	15.00	
	BECK	36	DOCK ROOF	25.00	
	SHACKLEFORD	151A	DECK	30.00	
	STACKWEATHER	91	HOUSE + GARAGE	120.00	
	SWEATMAN	246	DOCK	15.00	
	WAGHOP	236	HOUSE	60.00	
	MAYES	259	DOCK ADDITION	15.00	1005.00
					320/1250

~~The~~ In keeping with Sunset Lake Association's ongoing program of silt management, it is the stated intent of the association to pursue opportunities to reduce the rate of siltation ~~into the lake~~ at all ~~runoff~~ locations where runoff enters the lake from its watershed, including the NW end near lot #1. These opportunities will be ~~at~~ pursued on a prioritized basis, as funding permits.



SUNSET LAKE ASSOCIATION

June 4, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 46,508.63	
- Interest	<u>\$ 126.20</u>	
		<u>\$ 47,136.83</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,601.23
- Interest		\$ 7.11
F & M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 2525.44
- Interest		\$ 5.52
<b>Total Revenue</b>		<u><b>\$ 52,276.13</b></u>
First National Bank - Escrow Fund		<u>\$ 1,600.00</u>
Monthly Receipts:		
Assessments - General	\$ 3,337.62	
- Silt	\$ 2,217.88	
Boat Permits	\$ 128.00	
Building Permits	\$ 195.00	
Fines & Penalties	\$ 455.50	
Transfer Fees	\$ 400.00	
Earned by Maintenance Man	\$ 20.00	
Misc. Income	<u>\$ 24.00</u>	
		<u>\$ 6,778.00</u>

# SUNSET LAKE ASSOCIATION

June 4, 1996 at 7:00PM

## BILLS PAID:

United Cities Gas	\$ 80.71
CIPS	36.38
Rural Electric	236.20
GTE - 3232 42.44	
- 3339 <u>38.24</u>	80.68
AT & T	2.79
Watts Copy Service (6-13-96 to 7-13-96)	57.00
Girard Ace Hardware	14.83
Employers Tax	536.60
B & F Investments (June rent)	200.00
Illinois Dept. of Revenue	162.59
Ed's Outboard	151.40
D & L Tire & Service	121.00
Petty Cash	34.25
Peggy Volz - net salary	637.98
William Hohimer - net salary	<u>1,366.37</u>
<b>TOTAL PAID:</b>	<b>\$ 3718.78</b>

## BILLS TO BE PAID:

Quill Corporation (Office Supplies)	139.84
Dept. of Business Services, Sec. of State	5.00
Sec. of State - Truck license - 48.00	
Trailer license - 14.00	
Dump Truck license - 390.00	452.00
Clark Backhoe (Repair #1 - Wyatt)	175.00
The Cubby Hole (Lake Patrol Flags)	115.00
Snell Enterprises	91.32
Macoupon Service Co.	<u>394.93</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 1373.09</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, June 4, 1996** at our office at **7:00 P.M.**

# SUNSET LAKE ASSOCIATION

## AGENDA

July 2, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

APPROVAL OF MINUTES OF June 4, 1996

APPROVAL OF BILLS

### COMMITTEE REPORTS:

- |  |                  |
|--|------------------|
| AQUATIC CONTROL, RECREATION & WATER SAFETY     | - PETE McCOY     |
| BUILDING & CONSTRUCTION COMMITTEE              | - BOB HANAUER    |
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| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON    |

OLD BUSINESS - Fish Spawning Materials to use in lake

- Lot size vs. House size
- Payment on Silt Loan

NEW BUSINESS - New Rent Contract

Pending Transfers #100,100A Don & Donna Jenkins to #117 Charles & Jeanette Clark

- #117 Charles & Jeanette Clark to?
- #269 Robert & Patricia Burton to #270 Kenneth & Janis Boyd
- #142 Robert & Rebecca Robbins to Mark Hayward
- #85, 86, 88 Robert & Laura Berk to?
- #213,213A Raymond & Marvella Aneloski to?
- #273 Melissa Moore (Albert G. Moore, Trustee of the Albert G. Moore

Revocable Trust dated Nov. 16, 1994 to?

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

July 2, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, June 4, 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, Bob Hanauer, Pete McCoy, Sharon Lindsay, Ken Phillips, George Madiar, Al Tretter and Ray Reardon. John Earley was absent.
- **Visitor's Remarks:** None were present at the beginning of the meeting. Jim Wyatt, #1 arrived at 8:15 PM. Lou Long introduced him and said we need to reach an amiable agreement to settle the dispute. Lou Long explained that Jim Wyatt, #1, has dropped the demand for a silt pond on the north side of the lake, and only wants the Board to recognize that the area around lot #1 is a source of siltation into the lake, and that the Board intends to remedy the situation. Jim Wyatt asked to have a statement in the minutes from the Board that when funds are available, the silt problem will be addressed. He further stated that he would like to pay his assessments and be done with the 12-year situation. Sharon Lindsay made the motion to include a policy statement for the minutes. Ray Reardon wrote and read a statement to be included in the Minutes of the meeting as follows: In keeping with Sunset Lake Association's ongoing program of silt management, it is the stated intent of the association to pursue opportunities to reduce the rate of siltation at all locations where runoff enters the lake from its watershed, including the Northwest end near lot #1. These opportunities will be pursued on a prioritized basis, as funding permits. Sharon Lindsay seconded and the motion carried. This is the general policy under the Silt Management Program as intended. Ed Snell said the fields around that area are no-till, minimizing the silt problem. Bob Hanauer said the dredgers told him that the east side has the worst siltation problem from the farm fields. Jim Wyatt, #1, signed the Release, paid his assessments, and was promised a copy of the above statement the next day, July 3rd.
- **Lake Superintendent Report:** Bill Hohimer reported that the mowing was slowing down and getting caught up. He hauled dirt for Henry Smith, #130, for \$245.00. On East View the evergreens and shrubs are obstructing the view of on-coming traffic. George Madiar and Bill Hohimer are to look at it and decide what needs to be done.
- **Approval of the Minutes of the Board Meeting on June 4, 1996:** Pete McCoy said he didn't stop a motorized paddle boat. Lou Long said that the motion to pay \$10,000 on the Silt loan was in error at the last meeting. The total collected by the end of May 1996 was \$13,665.06 and we paid \$12,200 in March. So, we paid the difference of \$1465.06 plus \$2029.94 in the account, totaling \$3495.00 paid on the Silt Loan. Sharon Lindsay made the motion to approve the Minutes and Al Tretter seconded it. The motion carried.
- **Approval of the Bills:** Bob Hanauer asked what Cochran & Wilkens Engineers was paid \$70.00 for. Ray Reardon & Sharon Lindsay answered that they must come down when anything is done on the silt pond and they were here for 1 hour. Bob Hanauer also asked what we paid the Gold Nugget for, and the Secretary answered that it was to get extra supplies, copy paper, etc., to finish the delivery of the Revised Rules & Regulations. Al Tretter asked what we paid Glenda Sutton for. Peggy Volz answered that Glenda came in at her request to help close out the books with correct adjusting entries for 1995, which the Accountant did not supply, as he had in the past. Lou Long added that we need to find a new accountant. Sharon Lindsay made the motion to approve the Bills, and Bob Hanauer seconded. The motion carried.

- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported that he had quit hunting & trapping beavers because muskrats and raccoons kept getting caught in the traps. He also stopped a speeder on the lake, stopped kids from swimming across the lake, and also stopped 2 boats without boat stickers. He also stopped Joe Traficante who had a red sticker on a boat with a trolling motor. Ray Reardon said that is OK until 1997. Pete McCoy said he only saw 2 "Lake Patrol" flags on the lake. He wanted to know who would help patrol the lake during the July 4th holiday. Pete also reported that a skier hit the rip rap near Ed Snell's #286, and another nearly hit the shore. Lou Long asked that any Board members that are out on the lake, please help patrol during the holiday weekend. Bob Hanauer said to sit and wait by Shaffer's because the boats have to come back by and can be stopped then. Pete McCoy said he stopped Bob Shaffer, #61, and he was argumentative. Lou Long said that was out of character for him. Pete McCoy said there are too many boaters that don't know how to boat safely and don't read the Rules & Regulations. Ray Reardon said he wouldn't be here during the weekend after the 4th. Pete McCoy reported that there was a sunken boat on the lake, too.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #190, Ken Phillips for a shed, #215A, Darren Barnes for a dock, and #253, Vincent Zerante for a dock roof, #36,36A, David Beck for a dock roof, #151,151A,151B, Henry Snackleford for a deck, #91, Donald Starkweather for a house & garage, #246, Thomas Sweatman for a dock, #236, Allen Waughop for a house, and #258,259, John Mayes for a dock addition. So far this year Building Permits total \$1005.00. He also said that Gabriel Galvin, #122,123, is repairing his dock.

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

**Finance Committee:** Sharon Lindsay said that the Loan payment was already discussed. She also brought up the need to form a Budget Committee to prepare the 1997 budget and get ready for the August meeting. She stated that there are certain expenses that are fixed, such as insurance, utilities and rent, etc. Sharon Lindsay said that it must be decided at the August meeting to get a mailing out to the membership in time for the Annual meeting in Oct. She said that she and Glenda prepared the budget, and former Pres. Frank Gibbons reviewed & approved it, then presented it to the Committee Chairpersons for their input. Lou Long said that is the way we will do it this year.

Peggy Volz brought up the letter from B & F Investments (landlords) asking for \$300.00 a month (presently \$200.00 per month), or \$250.00 per month if we agree to let them use the back room for the Church next door to use as a Sunday school classroom. Sharon Lindsay said to ask for a 2-year lease at \$250.00 per month, letting them have the use of the back room. It was agreed by consensus.

**Legal & Insurance:** Al Tretter asked the Secretary what the status was on the Medical bills for Bill Hohimer's worker's Compensation claim. Peggy Volz explained that as the bills come in, they are forwarded to Wrightsman-Musso immediately. A statement from the hospital came showing that it has not been paid, yet. Al Tretter said they should be paid in a timely fashion and if he needs to call Mark Musso, to let him know.

**Public Relations:** Sharon Lindsay had nothing new to report.

**Roads & Grounds:** George Madiar provided pictures of Gary McClean's lots, #267,268, and said the pictures looked better than in reality. Sharon Lindsay said that Gary McLean got a divorce and got the lots, and possibly would be doing more work on them now. George Madiar said that the dock is on 2 lots, Gary McClean's and Burton's, lot #269. Ken Phillips pointed out that 2 boards need to be replaced as it is an old dock. The secretary said that Burton's do not claim it and are selling their lot. Lou Long stated that as long as the new buyer knows that the dock is not his, it would be all right.

George Madiar said Bill Hohimer needs money for rock chips and oil to use with the township truck, and Bill said he will need help doing the job. Lou Long, Ken Phillips, Bob Hanauer, and Pete McCoy offered to help him. Bill said it would cost \$.70 per gal. for oil and the tank holds 250 gallons totaling \$175.00, but he doesn't know how much we will need exactly to do the entire job on the roads. Bill said he would like to start working on the roads as soon after July 4th as possible.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported 6 inspections were done. He had one phone complaint about a dog. And there was Red algae reported in the lake.

- Lou Long read a letter from Les Seman, #16, to the Board. Les Seman said that the fences were there before he signed a Release of his old Lease to re-write with his wife's name added last fall, and before a garage permit was signed by Lou Long. The letter listed several members who Les Seman claimed have fences, and they will be checked on by George Madiar. The secretary is to write a letter to Les Seman to explain that the Board is considering his appeal to allow his fences.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon explained the appearance of red algae in the lake about 2 weeks ago. It also happened 2 years ago. He talked to the EPA, first to Amy Burns, who said the lake water sample was fine with low algae activity. Then he talked to Jeff Mitchelfelt who concurred with Amy Burns and also said it is beneficial to the fish. The bloom rises to surface when we see it, and settles or seems to disappear.

Ray added he hadn't had time to investigate Mae Ess', #128, run-off problem yet. He will pursue it with Cox Contractors and give a report at the next meeting.

- Lou Long brought up Accounts Receivable's left. Michael Higginson, #143, hasn't paid and owes \$685.28. Sharon Lindsay called him during the meeting and was promised that \$50-\$75 per month will be paid by the 15th to start paying off the balance due. Lou Long said he would contact Charles Wooten, #231.
- **Old Business - Fish Spawning Materials** - Ray Reardon said we need to have suggested materials, but a variety of materials can be used. Lou Long said he is most concerned about the safety issue. Bob Hanauer said that it was already in a mailing last year and to use common sense, and to contact a Board member.
- **Lot size vs. House size** - Ken Phillips said that the house should be set back from the road 20 feet to allow for parking. Bob Hanauer said that when he signs Building permits, he doesn't know where the lot lines are. Sharon Lindsay said that Jenkins, #100,110A, lost ground on 2 sides after 2 surveys were done. Ray Reardon commented that these are "growing pains" since original surveys were done back in 1955. Ed Snell said that the occupation line for 10 years is legally correct, or to seek legal counsel. Bob Hanauer said it is all leased land, not owned. Ray Reardon disagreed and said that the leased lot line is important to know for building and use purposes. Ray also said that when someone wants to build maybe they should have a survey done then.
- Lou Long brought up the easement question on Clyde Scott's, #84, which borders the Association lot #82. After much searching on various maps, there is no measurement on the width of the easement by the road, and Scott's driveway is on the easement by about 5 feet. Clyde Scott is concerned about this, offered to buy the easement to make his driveway legitimate. There is a light pole on the lake end of the easement and it gives lots #82 and #83 access to the lake. Ray Reardon suggested we have Atty. Stu Dobbs right a letter to protect Scott's driveway with access to the lake by lots #82,#83, and the Scotts could pay for the legal bill. Lou Long asked if we really needed an attorney to do this. Al Tretter said the Scott's should have their own attorney do it. Sharon Lindsay suggested that we right a letter giving Scott's use for their driveway, and Rural Electric and Sunset have access to the lake and the light pole. This was agreed on by consensus.

- **New Business** - The new rent contract had already been discussed. Sharon Lindsay asked for permission from the Board to approve a fence 48" X 10' on the side of their garage to hide miscellaneous garden materials, such as tomato fencing, etc. Ray Reardon said that is for screening purposes, not to enclose property. Pete McCoy asked about Les Seman's, #16, fences, and the conflict this would present. Lou Long and Ray Reardon said that we can not approve a fence for Sharon Lindsay, if we don't approve Les Seman's fence. Bob Hanauer asked what the definition of a fence is. There was much discussion on defining a fence. Sharon Lindsay offered to bring her request up again at the next meeting, after Les Seman's appeal was settled. The secretary is to write a letter to Les Seman, #16, explaining that his appeal is being investigated until the August meeting, at which time a decision will be made.
- Pete McCoy reported that lot #144, Kissindra Moore, has weeds 2-3 feet tall and needs mowing. The secretary is to write a letter to Kissindra Moore, #144 and give Bill Hohimer a copy. Bill is to give the Secretary a list of lots to offer contracts to for mowing. Lou Long said that Bill Hohimer is to give the Secretary orders to write letters concerning mowing overgrown lots when needed.
- **Transfers:** All transfers are pending at this time. They are listed on the Agenda because Sharon Lindsay brought up the issue of which comes first, Board approval of a transfer or the closing on a transfer. The secretary checked with Glenda Sutton who explained that if everything was inspected and approved, then she put it on the list for Board approval, or if there was a closing before the meeting and everything was approved, it went on the list for Board approval.
- Lou Long explained that we need to start looking for a new accountant, who isn't too busy. Ken Phillips brought up that Clarks, #117, have a floating dock which was grandfathered.
- Al Tretter made the motion to adjourn, and Ken Phillips seconded. The motion carried. Pres. Lou Long adjourned the meeting at 9:35 P.M.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

July 2, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 41,831.87	
- Interest	<u>\$ 98.29</u>	
		<u>\$ 42,432.16</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,608.34
- Interest		\$ 5.70
F&M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 501.02
- Interest		\$ 2.84
<b>Total Revenue</b>		<u><b>\$ 45,550.06</b></u>
First National Bank - Escrow Fund		<u>\$ 1,600.00</u>
Monthly Receipts:		
Assessments - General	\$ 472.26	
- Silt	\$ 240.00	
Boat Permits	\$ 92.00	
Building Permits	\$ 245.00	
Fines & Penalties	\$ 49.73	
Transfer Fees	\$ 100.00	
Earned by Maintenance Man	\$ 337.42	
Misc. Income	<u>\$ 9.20</u>	
		<u>\$ 1,545.61</u>



# SUNSET LAKE ASSOCIATION

July 2, 1996 at 7:00PM

## BILLS PAID:

United Cities Gas	\$	44.50
CIPS		49.94
Rural Electric		234.81
GTE- 3232	43.57	
- 3339	<u>38.50</u>	82.07
AT & T		1.07
Nilwood Water		23.25
Watts Copy Service (7-13-96 to 8-13-96)		202.97
U.S. Postmaster (Box Rental)		40.00
Cochran & Wilken, Engineers		70.00
Employers Tax		541.08
B & F Investments (July rent)		200.00
Gold Nugget		89.89
Quill Corporation (Office Supplies)		139.84
Sec. of State, Dept. of Business Services		5.00
Sec. of State - Truck license	- 48.00	
Trailer license	- 14.00	
Dump Truck license	- 390.00	452.00
Clark Backhoe (Repair #1-Wyatt)		175.00
The Cubby Hole (Lake Patrol Flags)		115.00
Snell Enterprises		91.32
Glenda Sutton, Consultant Fee		60.00
Petty Cash		43.19
Peggy Volz - net salary		585.76
William Hohimer - net salary		<u>1,366.36</u>
<b>TOTAL PAID:</b>	<b>\$</b>	<b>4613.05</b>

## BILLS TO BE PAID:

Macoupin County Collector (Total \$2846.22) 1st half of payment	\$	1,423.11
Morris Stults		154.36
Konneker-Brown		63.47
Smoky Jennings Chevrolet		1,029.05
Macoupin Service Co.		<u>58.44</u>
<b>TOTAL TO BE PAID:</b>	<b>\$</b>	<b>2,728.43</b>

- To the Board of Directors
- From the Secretary:

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

SUNSET LAKE ASSOCIATION

AGENDA

August 6, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

APPROVAL OF MINUTES OF July 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 - Les Seman, #16, Fences

- Transfer of Lease - Item 9 on Lease form
- New Budget, Committee Reports
- Private Property - No Trespassing Sign on West Lake Dr.
- Easement Agreement for #84, Clyde & Gladys Scott

NEW BUSINESS - Transfers - #100,100A Don & Donna Jenkins to #117 Charles & Jeanette Clark

SUNSET LAKE ASSOCIATION

August 6, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 37,762.34	
- Interest	<u>\$ 90.08</u>	
		<u>\$ 38,354.42</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,614.04
- Interest		\$ 5.72
F&M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 501.02
- Interest		\$ 2.84
<b>Total Revenue</b>		<u><b>\$ 42,207.03</b></u>
First National Bank - Escrow Fund		<u>\$ 6,600.00</u>
Monthly Receipts :		
Assessments - General	\$ 1,032.42	
- Silt	\$ 728.00	
Boat Permits	\$ 63.00	
Building Permits	\$ -0-	
Fines & Penalties	\$ 89.01	
Transfer Fees	\$ 200.00	
Earned by Maintenance Man	\$ 115.00	
Misc. Income	<u>\$ 52.05</u>	
		<u>\$ 2,279.48</u>

## SUNSET LAKE ASSOCIATION

Aug 6, 1996 at 7:00PM

### BILLS PAID:

United Cities Gas	\$ 23.84
CIPS	108.15
Rural Electric	232.39
GTE- 3232 44.61	
- 3339 40.17	84.78
AT & T	3.25
Nilwood Water	8.25
Watts Copy Service (8-13-96 to 9-13-96)	57.00
Smoky Jennings Chevrolet	1,029.05
Konneker-Brown	63.47
Employers Tax	532.12
B & F Investments (July rent)	250.00
Gold Nugget	9.27
Morris Stultz Trucking Service	154.36
Macoupin Service Co.	58.44
Ill. Dir. Of Employment Services	29.44
Ill. Dept. of Revenue	193.26
D & L Tire and Service	20.00
Macoupin County Collector (Total \$2846.22) 1st half of payment \$	1,423.11
Macoupin County Recorder (Register new address & Secretary)	15.00
Petty Cash	36.44
Peggy Volz - net salary	553.79
William Hohimer - net salary	<u>1,366.36</u>
<b>TOTAL PAID:</b>	<b>\$ 6,251.77</b>

### BILLS TO BE PAID:

Macoupin County Collector (Total \$2846.22) 2nd half of payment \$	1,423.11
R.P. Lumber Co.	22.71
Wrightsmen-Musso (Surety Bond)	100.00
American States Ins. (Auto Policy)	1,194.00
Louis Marsch, Inc. (Oil for Roads)	125.82
Macoupin Service Co.	<u>363.15</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 3,228.79</b>

- To the Board of Directors
- From the Secretary:

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

**SUNSET LAKE ASSOCIATION**  
**2nd Quarter Report - June 30, 1996**

<u>INCOME:</u>	<u>1996 Budget</u>	<u>2nd Quarter</u>	<u>Balance + or -</u>
Accounts Receivable		2,092.84	-2,092.84
General Assessments	65,823.60	62,765.93	3,057.67
Silt Assessments	14,520.00	13,905.06	614.94
Building Permits	500.00	1,005.00	+505.00 (over)
Fines & Penalties	300.00	743.75	+443.75 (over)
Interest	1,000.00	561.54	438.46
Transfer Fees	2,500.00	2,000.00	500.00
Boat Permits	750.00	287.00	463.00
RV Permits	35.00	5.00	30.00
Cablevision	1,700.00	1,790.38	+ 90.38 (over)
Earned by Maintenance Man	850.00	497.42	352.58
Other Receipts	500.00	2,691.30	+2191.30 (over)
<b><u>TOTAL REVENUE</u></b>	<b><u>\$ 88,478.60</u></b>	<b><u>\$ 88,345.22</u></b>	<b><u>\$ 6,594.24</u></b>

<u>EXPENDITURES:</u>	<u>1996 Budget</u>	<u>2nd Quarter</u>	<u>Balance</u>
Lake Superintendent Salary	\$ 20,600.00	\$ 10,300.04	\$10,299.96
Secretary Salary	8,240.00	4,686.00	3,554.00
Legal & Accounting Fees	2,000.00	1,527.50	472.50
Office Rent & Building Reserve	2,400.00	1,400.00	1,000.00 (+500 over)
Postage, Printing & Office Expense	3,600.00	1,123.52	2,476.48
Maintenance: Lake	-0-	-0-	-0-
Roads	2,000.00	(July) 154.36	1,845.64
Grounds	500.00	237.85	262.15
Shoreline	500.00	-0-	500.00
Equipment	1,000.00	(July) 1375.44	+375.44 (over)
Conservation & Water Shed	4,000.00	252.77	3,747.23
Gas & Oil	1,800.00	907.05	892.95
Maintenance Expense & Supplies	200.00	59.95	140.05
Fish Stocking	2,100.00	2,100.00	-0-
Utilities	4,200.00	2,696.46	1,503.54
Insurance	12,000.00	792.13	11,207.87
Employment Taxes	2,285.00	1,348.56	936.44
Property Taxes	3,000.00	(July) 2,846.22	153.78
Equipment Reserve	-0-	-0-	-0-
Office Equipment & Furniture	-0-	-0-	-0-
Misc. Interest Expenses, Etc.	570.00	1,430.18	+860.18 (over)
Silt Loan - 1st Payment on Principle	12,200.00	14,224.43	+2,024.43 (over)
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$ 83,195.00</u></b>	<b><u>\$ 47,462.46</u></b>	<b><u>\$ 42,252.64 (+500)</u></b>

**SUNSET LAKE ASSOCIATION  
INSURANCE REPORT**

<u>DATE</u>	<u>COMPANY</u>	<u>KIND OF POLICY</u>	<u>COVERAGE</u>	<u>PREMIUM</u>
02/23/96	Am. States	Commercial Property and Liability Combined	Fire on frame building - 11,100 (80%) Gen. Aggregate Liability 1,000,000 Products (raised limits) 1,000,000 Personal & Advertising Injury 500,000 Each Occurrence 500,000 Fire Damage Limit 50,000 Medical Expense 5,000	\$ 4092.00 Paid
04/15/96	Am. States	-Work Comp Audit (1994-95 and 1995-96)		\$ 1242.00 Paid
08/15/96	Western Surety	Dishonesty Bond	Liability - Pres, V.Pres, Sec, & Treas up to \$5000	\$ 100.00
09/06/96	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	\$ 1194.00
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 ?
12/29/95	Am. States	Workers Comp & Employers	Liability	\$ 2634.00 ?
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 ?
<u>TOTAL INSURANCE EXPENDITURES</u>				<u>\$ 11,155.00</u>

# Sunset Lake Association

P.O. Box 61, 146 W. Center, Girard, IL 62640

217-627-3232

August 3, 1996

The Sunset Lake Association, owners of Lot 18, Block 11, Meter #83, do hereby agree to a permanent easement as indicated for lessee Clyde and Gladys Scott, Lot 3, Block 12, Meter #84.

This easement covers an area located on the property of Lot 18, Block 11, Meter #83 that contains part of a driveway of Lot 3, Block 12, Meter #84. This agreement allows present and successive owners continued use of that portion of the driveway that presently encroaches on the northeastern property line of Lot 18, Block 11, Meter #83.

Sunset Lake Association  
Board of Directors

9. **TRANSFER OF LEASE:** Before assigning this lease the custodian—lessee shall give written notice to the custodians of each adjacent tract stating the intent of the custodian—lessee to apply for transfer of his said lease and stating the name or names of the proposed transferee(s), his or their addresses, and the description of the tract which said custodian—lessee proposes to assign. Said notice shall be given by certified mail, return receipt requested. If said custodians of adjacent tracts give their written consents to the proposed assignment within 10 days, such assignment may be consummated, subject to hereinafter set forth limitations. If the custodians of adjacent tracts do not, within 10 days after receipt of written notice by certified mail, give their consent to the proposed transfer, the custodian—lessee shall forthwith, in writing served by certified mail, return receipt requested, indicate to said adjacent custodians the price at which said custodian—lessee proposes to sell the leasehold in question, the name of the purchaser, and shall enclose a copy of a contract of sale signed by said proposed purchaser, which contract must be legally binding between custodian—lessee and the purchaser; within 10 days after the receipt of this notice and binding between custodian—lessee and the purchaser; within 10 days after the receipt of this notice and information, the custodians of adjacent tracts shall have the right, at their option, to substitute their nominee as purchaser at the price specified in the above-mentioned contract, providing said nominee has signed a good and valid contract of purchase binding himself to purchase the subject real estate from the custodian—lessee at the price indicated in the second notice by the custodian—lessee. This notice of substitution by adjacent custodians must be served upon the custodian—lessee and the Secretary of the Association within the 10-day limit and shall be served by certified mail, return receipt requested. In the event custodians of the adjoining tracts fail to present a nominee qualified as hereintofore provided within 10 days after the second notice above provided, or if said substituted nominee fails to pay the proposed price set forth in the above mentioned second notice within 10 days after the tender of an acceptable abstract and evidence of insurable title furnished by the Chicago Title and Trust Company, the, subject to the terms and conditions of the original lease, the custodian—lessee may make the transfer of lease to the person or persons of his original choice; provided, however, no such transfer may be made to any person who is not a Class A member of Sunset Lake Association; and provided further that copies of all notices, consents, and offers of substitution shall be given to the Secretary of the Association, as well as to the parties in interest.
10. **RIGHT TO MORTGAGE:** Neither this lease or any interest therein or in the leased premises shall be assigned or transferred by the custodian, any receiver, trustee in bankruptcy or other representative of the custodian or by operation of law, legal process or any other means whatsoever without the written consent of the Association. Nothing contained herein shall limit the right of the custodian to mortgage the leasehold estate owned by him or the right of the mortgagee and said mortgagee's assigns to enforce such mortgage in event of default, acquire title to the leasehold estate and all improvements thereon in any manner provided by law, or to rent said property pending foreclosure, or to transfer said leasehold estate and the improvements thereon, providing said mortgagee and/or assigns have complied with the procedures of transfer and assignment as set forth in Paragraph 9 of the standard Sunset Lake Association lease as amended.
11. **SUB-LEASING:** No lease granted by Sunset Lake Association shall be subject to begin sub-leased for any term.
12. **VOLUNTARY CANCELLATION:** Upon full performance of all his accrued obligations hereunder the custodian may surrender his lease and be relieved of any obligations thereafter accruing under the provisions thereof.
13. **SPECIAL RIGHTS OF CUSTODIAN:** The custodian has the right to construct a boat dock on the lake frontage in front of his leasehold, subject to the Association's rules and regulations, and to consider it as his private property.
14. If default is made in any of the provisions herein to be kept, observed or performed by the custodian, and such default be not made good within thirty days after written notice thereof from the Association or if the custodian fails to vacate the premises at the expiration of the term



## SUNSET LAKE ASSOCIATION

### MINUTES OF THE SPECIAL MEETING

August, 14, 1996

A Special meeting was called for on Aug. 14, 1996 at 11:00 AM. to discuss an offer made on Lots #82,83 for \$12,000 by Ronald Bormida through Wrightsman-Musso Ltd., Mark Musso, agent for Bormida.

- Present were Lou Long, Pete McCoy, George Madiar, Bill Hohimer, Ed Snell. Ken Phillips gave the Secretary, Peggy Volz, his opinions over the phone and the right to speak for him and vote his proxy.

The offer included the following provisions:

- Buyer wants the Lake Association to approve the splitting of Lots 82, 83 close to equal size. It was agreed by consensus that if the buyer pays for the new survey, it is his to divide as he wants.
- Buyer wants 2 areas at the levee (dividing dam) for 2 boat houses. It was agreed by consensus that there was only room for 2 boat docks, not boat houses.
- Buyer wanted a 15' easement across lots #80, #81, and #84 to the Beach Area, and a mini tie-up dock at the lake end of the easement. It was agreed by consensus that the buyer would have to accept the easement as it exists, not specifically 15', and a map of the lots and the easement would be given to the buyer to see. It was also agreed by consensus that there could not be a mini tie-up dock at the lake end of the easement, because it would encroach on other lots rights to access the lake at the easement.
- Buyer will not pay 1996 assessments. It was agreed by consensus that he would not have to pay the 1996 assessments prorated to \$105.00. The buyer would have to pay the prorated Silt Assessment for both lots totaling \$546.00 if prepaid, or \$240.00 per year starting the 3rd year in 1997. The buyer would also have to pay for 2 Class A memberships totaling \$800.00.
- The selling price was changed to \$13,500.00 by consensus.
- The Board members present initialed the counter-proposal and gave it to Ed Snell to present to Mark Musso, Agent for Ronald Bormida.

Ed Snell came back on Sat, Aug. 17, 1996 with a counter proposal from Ronald Bormida. The Secretary called Lou Long who came into the office. All provisions were accepted except for 2 items as follows:

- the 2 areas at the levee (dividing dam) were acceptable if the buyer could put in a boat lift. Lou Long approved.
- Easement across Lots #80, #81, and #84. This was changed to "Easement across Sunset Lake Property easement as platted.

Secretary,  
Peggy L. Volz

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

August, 6, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, August 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, Bob Hanauer, Pete McCoy, Sharon Lindsay, Ken Phillips, George Madiar, Al Tretter and Ray Reardon. John Earley arrived at 7:15 PM.
- **Visitor's Remarks:** None were present.
- **Lake Superintendent Report:** Bill Hohimer reported that he is continuing mowing, and the roads were patched with oil and rock chips, and Lou Long and Pete McCoy helped him. The straw pile was picked up. Al Tretter asked about the roles of hay, and Bill answered they are gone.
- **Approval of the Minutes of the Board Meeting on June 4, 1996:** Sharon Lindsay made the motion to accept, Bob Hanauer seconded. The motion passed by consensus.
- **Approval of the Bills:** Al Tretter asked what was done on the truck costing \$1092.00. Bill Hohimer and Lou Long answered that brakes were put on it under warranty, but the starter was the biggest problem. It took 3 trips to get it fixed. Al Tretter asked if the 2 bills on insurance came in both Wrightsman-Musso and American States names. The secretary answered yes. Sharon Lindsay made the motion to approve the Bills, and Al Tretter seconded it. The motion carried.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Ray Reardon reported that John Earley and Jan Cox looked at lot #128, Mae Ess' runoff problem. Dale Walk owns the farm that the runoff comes from and should be approached concerning field tile installation and other methods of preventing run off. Dale Walk had heart surgery and is still recuperating, so we need to wait until he is better to talk to him. Pete McCoy asked what to tell Mae Ess. Ray Reardon said to explain what he just reported, and that she will have to wait.

Pete McCoy thanked the Board members who helped patrol the lake during the July 4th holiday. He said Bob Hanauer helped him catch Robert Dunham's son, #39,40, who was speeding on the lake on both Sat. and Sun., and was fined \$25.00. It has been paid.

The beavers are still a problem, but we will have to wait until they are in season again to trap or shoot. Ken Phillips found someone who has lots of traps we can use in the next season. Ray Reardon got 2 extensions, but can't get any more. Ray Reardon said the Board needs to review the amount paid for muskrats, presently at \$6.00 each, down to \$4.00 or less. Ken Phillips said \$4.00-\$5.00 is a good incentive. After much discussion, Bob Hanauer suggested \$4.00 for muskrats and \$20.00 for beavers. Ray Reardon and Pete McCoy agreed. Pete McCoy said he caught lots of raccoons, but few beavers. Pete McCoy said he got a call from Carrollton and then with Havana concerning the shads and mussels dying. Someone called Havana from Gainesville, Florida saying that Zebra Mussels caused the die-off. Havana called and Pete explained that everything was OK, and that it was not due to Zebra mussels, but is a normal occurrence.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #99,99A, Ed Dorworth and #130, Henry Smith both for decks.

**Farm Management:** John Earley reported Mike Neff cut the 1.7 acres of hay 1 month ago. Bill Hohimer should mow it. Bill said that Chester Jones will take the hay. John Earley asked Bill when Terry Clark is going to open the silt pond on the south side and Bill said Aug. 7 (tomorrow). John asked Bill when the inside of the silt pond could be mowed to stop the willow sprouts from growing. John said the silt pond could probably be taken down by the

end of next summer. Lou Long asked what it will cost. John said the estimated cost was \$20,000-\$25,000 to level the entire area for farming. He will ask Hank Sutton and Miller. Lou Long asked if it could be done a little at a time and John answered no. John Earley asked for a \$10.00 special assessment to pay for time and equipment to do the job. Sharon Lindsay said there hadn't been any provisions made for it because we didn't have the estimate at the time. John Earley suggested \$10.00 a year (\$3100.00 a year) to finish the job. Sharon Lindsay said we could use our credit line at Farmers & Merchants Bank to borrow the funds, but we would have to make more payments. Sharon Lindsay said that we must get our Budget needs worked out so that information can go out in the next mailing for the Annual meeting.

John Earley offered another suggestion to acquire funds to pay off the silt fund. Dale Walk has 9 acres (at \$5000/acre) he might be willing to sell to SLA on the northeast side, and we could sell 5-6 lots for \$10,000 a lot to recoup the money paid for the ground and for the silt ponds. John also asked Bill if Gary Hays would cash rent the east area that is silting into the lake, to plant grass for silt prevention. Ray Reardon asked if that would be better than silt ponds at preventing silt from running into the lake. The answer was that we need both. John Earley said we need to clean out 3 ponds that have silted in, and then they would help control the silt. He also said that 200' along East Lake Dr. would be very helpful to control the silt runoff by planting grass, it would have to be purchased or Cash rent for \$100.00 an acre (more than it is making now) from Gary Hays. John Earley further stated that the NRCS should be contacted to see if we could get some money to help pay for some of the Silt project. Bill said Gary Hays said he would contact them, but didn't. Lou Long asked Bill Hohimer if he could talk to Gary Hays about cleaning out those ponds as a start toward silt prevention. Bill said those 3 ponds could be cleaned out in 2 days with heavy equipment. Sharon Lindsay said we have \$3700.00 in the budget to do the job. Lou Long deferred this discussion until next month after Gary Hays has been contacted.

**Finance Committee:** (see OLD BUSINESS - New Budget for 1997)

**Legal & Insurance:** Al Tretter discussed the need to increase Insurance in the Budget. We have no legal fees to date. The Accounting fee was \$635.00 for 1996.

**Public Relations:** Sharon Lindsay told the secretary to reserve the Hall for Oct 17, 1996, or the next Thurs., or the Wed. before, at 7:30PM for the Annual meeting.

**Roads & Grounds:** George Madiar deferred to Bill Hohimer to report the status of the roads. Bill informed the Board that he borrowed an oiler to repair the roads, and Pete McCoy and Lou Long helped him on the roads. He said we still need some Black Patch, and 2 culverts need repair on the North side. Don Starkweather, #91, gave us 6 road barricades and a 24'X 10" culvert. He also said he was called concerning Nicholson's beagle dog, by Robert Meeker, lot #215, who said the dog was scaring his kids. Bill resolved the problem without having to pick up the dog.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported 2 new Septic systems were installed at #246, Thomas & Renee Sweatman and #285, Lorrie Farrington. Ken gave out copies of information he would like added to the next Newsletter concerning "Routine Maintenance of Sanitation Systems". Al Tretter said to add that the Chlorine Tablets are available at the shed, and Ray Reardon said to add the cost of \$8.00 per bag (40 tablets) or 3 bags for \$25.00. Ray Reardon said to also add pumping the holding tank out every 2 years for a Lateral system and every 3 years for a Sand filter system, and to use no or low phosphate liquid detergents, which is not removed by any septic system. Ken Phillips also passed out changes to Section 36 for the Board to review for the next meeting. He reported that #142, Robert Robbins and #143, Michael Higginson contracted for Rip Rap themselves. A letter was prepared to send out for deficient rip rap, but there was no money to have it done by the Association.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon gave his report above.

**OLD BUSINESS - New Budget, Committee Reports** - Sharon Lindsay said the Proposed Budget for 1997 must be discussed and asked that Bill Hohimer and Peggy Volz leave the meeting for an Executive session to discuss salaries. It was decided by the Board that Bill Hohimer will receive a 3% raise in salary, and Peggy Volz will get a \$.50 per hour raise, plus a \$100.00 Christmas Bonus for each employee. The **Proposed Income Budget** is as follows:

General Assessments - 310 X \$220.20	\$68262.00
Building Permits	500.00
Fines & Penalties	300.00
Interest	500.00
Transfer Fees	2500.00
Boat Permits	5000.00
RV Permits	10.00
Cablevision	1800.00
Earned by Maintenance Man	500.00
Other Receipts	<u>1000.00</u>
Total Revenue	\$80372.00

The **Proposed Expenditures** are as follows:

Lake Superintendent	\$21220.00
Secretary Salary	\$ 7280.00
Legal & Accounting Fees	\$ 3000.00
Office Rent (\$250.00 X 12)	\$ 3000.00
Building Reserve (+\$1800.00 from 1996)	\$ 1800.00
Postage, Printing & Office Expense	\$ 3600.00
Maintenance: Lake	\$ 500.00
Roads	\$ 5000.00
Grounds	\$ 500.00
Shoreline	\$ 1000.00
Equipment	\$ 1800.00
Conservation & Water Shed	\$ 4000.00
Gas & Oil	\$ 1800.00
Maintenance Expense & Supplies	\$ 200.00
Fish Stocking (+\$100.00 donated)	\$ 1000.00
Utilities	\$ 5400.00
Insurance	\$12500.00
Employment Taxes	\$ 2500.00
Property Taxes	\$ 3000.00
Misc, Interest Expense, Etc.	\$ 600.00
Equipment Reserve	<u>\$ 2500.00</u>
Total Expenditures	\$82200.00

Loan for Silt Project	\$43000.00
1st Silt Loan Payment on Principle	-\$14224.43
1st Silt Loan Interest Paid	<u>-\$ 1470.57</u>
Balance	\$28775.57 + interest

1997 Silt Assessments Income \$14280.00

Level Silt Pond for farming \$25000.00/310= \$80.65 per Class A membership

Sharon Lindsay asked the Board if they wanted to add \$10.00 per assessment for the next 4 years to pay for the reclamation of the Silt Pond to Farm land making the 1997 Assessment \$230.20. Or cut \$3000.00 from the Budget to lower the 1997 Assessment to \$220.20. Bob Hanauer remarked that the Boat Stickers are going to cost close to \$1000.00 to print, but the Secretary said she might be able to get the cost down on that. Bob Hanauer asked if the Boat Permits should be raised to help the Budget? Pete McCoy said the lot numbers don't stay on the stickers, and Ken Phillips suggested that the stickers be sequentially numbered and keep a list of the numbers given out to members. John Earley said each Committee Chairman needs to make a better presentation to justify the budgeted amount in their category. Sharon Lindsay said we may or may not have a problem at the Annual meeting. She said that if they cut \$3000 out of the budget, they would only save \$9.68. The Silt should be separated from the regular Budget. John Earley said we really need to include funds for Equipment Reserve since the trucks are getting old. Sharon Lindsay said we may have to make payments on a truck in the future and if we have to we can assess \$35.00 as a special assessment. Otherwise, the 1997 Assessment would be \$230.20.

There was discussion concerning the Lake Association Building to be built. Rumors are floating around as to where it will be, and how large it will be. John Earley and Lou Long suggested a small Morton building to save on money.

Sharon Lindsay made the motion to accept the Proposed Budget for review until the next meeting. Bob Hanauer seconded. The motion carried.

- **Les Seman, #16, Fences** - George Madiar reported that what Les Seman reported as fences are actually hand rails on docks & decks, while he has 2 sections on each side of his patio about 6' high. He asked if he should be allowed to keep them. Bob Hanauer said that he did not ask the Board as is written in the Rules & Regulations. Lou Long said he saw 2 privacy fences, and he said he saw other fences that are right next door, around garages and storage areas, and we are being picky about Les Seman's fences. Don Burgess has a nice fence around a burn barrel which hides an eyesore. Sharon Lindsay said the intent of this rule was to keep dividing fences from going up all over the lake, not to hide an eyesore or for privacy. If it obstructs the view of the lake, then it is not approved. John Earley said Seman should be able to keep the fence, but be fined for not asking the Board before it was erected. Bob Hanauer pointed out that we can't fine him, because it isn't in the rules. John Earley said to create a permit for fences for \$15.00 to control what kind of fence is constructed. Pete McCoy said we still need to define a fence.

Lou Long asked for a vote on telling Les Seman to tear down his fence. Bob Hanauer voted yes. All others voted no. Sharon Lindsay said to send a letter and a fine. The secretary reported that she sent him a letter stating that the real problem is that he did not consult the Board before putting up the fence, and that the Board is trying to define a fence. Ken Phillips suggested defining fences as pieces of fencing as opposed to a run of fence in the Rules & Regulations. Sharon Lindsay said to send a letter to Les Seman stating that he must consult the Board before building fences, etc. in the future. Bob Hanauer said to add this to the Rules & Regulations, under Building permits so the Board can monitor all fences. Ray Reardon said that we still need to define a fence. Bob Hanauer is to write an addition to the Rules & Regulations for the next meeting.

- **"Transfer of Lease" on the Lease** - Lou Long said the lease needs to be re-written. Bob Hanauer explained how the situation on the Charles/Traficante transfer developed. The previous owner of the lease, Steve Gyorkos, wanted to sell #6 to a relative at a reduced price and Clem Charles refused to sign the Consent Form, demanded to buy it at the reduced price, and then "sold" it to Cosimo Traficante without actually transferring the lease to him. According to our records Clem Charles bought the lease. But he used the Consent Form to acquire lot #6 at a greatly reduced price.

Bob Hanauer also commented that the Secretary has been sending out the Consent forms and it isn't her responsibility to do this, but should be done by the sellers by Certified mail. Gary McClean has received 2 Consent forms with no response to sign off on lot #269. John Earley tried to read paragraph 9 of the lease, but found it to be impossible to understand. Al Tretter asked if Atty. Stu Dobbs should be consulted.

Sharon Lindsay said that the Consent forms need to be rescinded, but you can only do that at the Annual meeting. Present this information to the members at the Annual meeting to try to delete this form and paragraph 9 on the lease. John Earley said the original intent was to give the neighbors a chance to purchase the empty lot next to them, since some of the lots were so small. Sharon Lindsay pointed out that is not the case now, because most lots have homes on them. This should be pointed out at the Annual meeting.

- **Private property-No Trespassing Sign on West Lake Dr.** - Peggy Volz explained that Wanda Volz had asked for a sign last spring, due to the number of solicitations at her door. Bill Hohimer said that there was one there, but it was stolen. Lou Long asked if the sign at the dam could be moved over to West Lake Dr., otherwise we will have to buy a new sign. Bill Hohimer said we need to buy other new signs as well.
- **Easement Agreement for #84, Clyde & Gladys Scott** - A copy of the agreement was given to all the Board members for approval. Sharon Lindsay made the motion to approve, Bob Hanauer seconded. The motion carried by consensus.

**NEW BUSINESS - Transfer** - #100,100A, Don & Donna Jenkins to #117, Charles & Jeanette Clark. Sharon Lindsay made the motion to accept the transfer, and George Madiar seconded. The motion carried.

- **Donation of \$100 for Fish Fund** - Al Tretter informed the Board that Loren Bloom donated \$100.00 to the Fish Fund, and Al would like a letter of Thanks sent, plus a copy sent to him.
- Sharon Lindsay said we need to get the Budget done by the September meeting.
- The Secretary is to find out who is up for re-election in Oct.
- Pete McCoy said the boat motor needs repaired. He also asked who wanted the Lake Boat while he is gone in Sept. Bill Hohimer said he would put it in the shed. Pete also asked about putting up a fence. He was told to bring the specs to the Building Committee.
- Al Tretter made the motion to adjourn, George Madiar seconded. The motion carried. Pres. Lou Long adjourned the meeting at 9:55 P.M.

Secretary,  
Peggy L. Volz

# SUNSET LAKE ASSOCIATION

## AGENDA

Sept. 3, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

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

- OLD BUSINESS - 1997 Proposed Budget
- Amend Section 36 on Rip Rap
  - Election Terms up in 1996

- NEW BUSINESS - Check serial numbers on boat motors in 1997
- Letter from Bob Fish
  - Transfers - #142 Robert & Rebecca Robbins to Mark Hayward
    - #269 Robert & Patricia Burton to #270 Kenneth & Janis Boyd
    - #82,83 Sunset Lake Assoc. to Ronald Bormida

## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

Sept. 3, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, Sept. 3, 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, Bob Hanauer, Pete McCoy, Sharon Lindsay, Ken Phillips, George Madiar, Al Tretter and Ray Reardon. John Earley arrived at 7:10 PM.
- **Visitor's Remarks:** Ruth Turner #25 & Verna Mayes #24 & Ed Snell #286 were present.
- **Lake Superintendent Report:** Bill Hohimer was absent.
- **Approval of the Minutes of the Board Meeting on Aug. 6, 1996 and the Minutes of the Special Meeting on Aug. 14, 1996:** Sharon Lindsay made the motion to accept, Al Tretter seconded. The motion passed by consensus.
- **Approval of the Bills:** Bob Hanauer asked how much Cochran Engineers had left in their budget for Sunset Lake. The Secretary answered that there was still \$300.00 left according to the last billing. Al Tretter asked if our Bond Insurance was with Western Surety. Peggy Volz answered yes. Sharon Lindsay made the motion to approve the Bills, and Ray Reardon seconded it. The motion carried.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy told the Board about 3 quotes he got for a new boat motor. 1.) From Hanks - Johnson 25HP = \$2595, 40HP = \$3295, 50HP = \$3395 plus \$200 extra for new controls. 2.) From Ed's - Force 25HP = \$2906, 40HP = \$3358, 50HP = \$3481. 3.) From Gilmore's in Carlinville - Nissan 25HP = \$2038, 30HP = \$2337, 40HP 3 cylinder with power trim = \$3044. Bob Hanauer & Ray Reardon agreed with Pete McCoy that we only need a 25HP motor. Ray Reardon asked if the Nissan 25HP motor has an electric start, and Pete McCoy said he would find out. Ray Reardon said to get a hydrofoil to help it plane. Pete McCoy said he has a Nissan and likes it. Lou Long said we should buy now in the fall while prices are the lowest. Sharon Lindsay said we should buy it now and add the cost of \$2500 to the 1997 Budget. The Board approved by consensus to buy the Nissan 25HP motor for \$2038.00, which also includes the controls, prop and a gas tank. Since Pete McCoy will be gone for a month. Bob Hanauer offered the use of his trailer to take the boat down and have the motor put on, and he and Ken Phillips will take care of the purchase.

Lou Long brought up adjusting the 1997 Budget for the boat motor and for any overtime incurred by the Secretary. Sharon Lindsay said they have never budgeted for overtime because other income usually covers any overtime costs. There was discussion on whether or not we can get any money for the old motor.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #253, Vincent Zerante for a deck, #6, Cosimo Traficante for a house addition, and #94, Arden VanIten for a house.

Bob Hanauer said that he and Ken Phillips discussed rules regarding fences, and came to the conclusion to leave the rule the way it is, to come to the Board for permission on any kind of fence. Ray Reardon asked what would happen if someone built a fence without Board approval and Bob Hanauer said they would have to tear it down. Lou Long read the definition on "Fences" at Lake Wildwood, that the Secretary got a copy of. This includes the definition of "Esthetic" Fences. It was agreed to leave our rule as is.

**Farm Management:** John Earley reported he finished mowing inside the Silt Retention Pond last Thursday. Bill Hohimer and John Earley discussed what to do next. Spring is too wet to plant anything to keep the weeds down, and by July the weeds would be too high. John Earley said we should disc it now, and plant oats which the frost will kill producing a mat to



prevent weeds in the spring. Then burn it off before the bulldozers arrive. He stated that it would be too much of a mess and cost much more if we don't do anything.

Lou Long asked what it would cost. John Earley said it will need disking 2-3 more times, plus tractor rent, so the cost would be between \$150-\$200, plus \$200 for the cost of the oats. The total cost will be \$350 to \$400.

John Earley also reported about talking to Gary Hays about silt control on the East side and Hays was receptive. John suggested not renting the ground, instead ask Gary Hays to plant alpha hay to generate money, and cost us less. The first planting of alpha is expensive, so we would pay for the seed rather than cash rent. In spring plant wheat, then harvest in early July. Clean out the 3 silt ponds, and in Aug. or Sept. plant alpha for ground cover. Bob Hanauer asked if we could buy the necessary land. John said we can't leave the ground bare this fall and money is tight. It would involve 5-6 acres at a cost of \$100-\$120 per acre for the first year and it would reduce to \$75-\$100 or less in following years. Ray Reardon asked what it will cost to clean out the silt ponds. John Earley answered around \$500.00.

**Finance Committee:** Sharon Lindsay said to add the cost of the boat motor to the 1997 Budget under Maintenance on Equipment in the amount of \$4300.00, changing the total Expenditures to \$85,217.84, and the assessments would be \$234.32 per lot. The \$25,000 we need to level the silt pond on the North side, we can borrow on our loan, which will be almost paid off by 1998, while the Association will still be collecting Silt Assessments two years after that. Lou Long said we need to allocate the funds from the sale of lots #82,#83, of \$14,000, and the funds from the sale of the fencing for \$1600.00. Sharon Lindsay said that the money from the sale of lots #82,#83 was allocated to the Silt fund by a previous Board. Lou Long asked Sharon if she can illustrate this to the members at the Annual meeting. John Earley stated that it was good to see what expenses were fixed (\*) on the budget. Lou Long asked why there was \$1800 for a new building in the proposed budget. Sharon explained that it was agreed that \$1800 would be in the budget each year to build a fund for the new building when we have enough money. Sharon Lindsay asked if there are any other changes. No reply. Sharon Lindsay made the motion to accept the 1997 Proposed Budget with the above changes, and Ken Phillips seconded it. The motion passed unanimously.

**Legal & Insurance:** Al Tretter said our insurance was over \$11,000 this year, so \$12,500 should more than cover insurance in 1997. He added that American States Insurance changed the way it figured our rates to per unit or per lot.

**Public Relations:** Sharon Lindsay asked the secretary if the Hall was reserved for Oct 17, 1996. The secretary answered yes and she will have to pick up the key so we can set up. Lou Long said we will need volunteers to help set up for the meeting around 1:00PM that Thursday, Oct. 17, 1996.

**Roads & Grounds:** George Madiar said we MUST have the 1997 Budgeted funds for the roads. The roads really need work and we cannot let that get cut again.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported 2 new Septic systems were installed at #236, Allen Waughop and #6, Cosimo Traficante. Ken brought up a call from Sheryl Cameron from Wrightsman-Musso Realtors, representing a possible buyer of lots #85,86,88, Robert Berk's, who told Ken that the new buyer doesn't want the cabin at all and would demolish it, never using the old septic system. They want to build a new house on the point and put in a new septic system. Ken Phillips asked if we would accept a written statement that the cabin would be torn down and the old septic system would never be used, and no escrow would be required for the septic. The consensus was that would be fine if in writing.

Ken Phillips gave out a list of members who have insufficient rip rap or boat houses that need repair or torn down. Lot #s 35, 42,43, 107, 129, & 154,154A are to receive letters

immediately. The rest on the list had been notified in 1995 of a rip rap or boat house problem and Sharon Lindsay said to include a "Needs Maintenance" list in the Annual meeting mailing.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon reported the lake water is clearing due to reduced silt and lack of rain. He also commented on an increase of mussels in the lake. He will talk to DNR before the Annual meeting for a report. Pete McCoy said that Jeff Pontnack, a conservationist, is coming to look at the lake.

**OLD BUSINESS** - The Proposed 1997 Budget was discussed earlier.

- **Amend Section 36 on Rip Rap** - After much discussion, the following are the changes to be made to Section 36, Item A & D.
    - Section 36, A. Leaves.** All lots must be kept free of the accumulation of leaves. No one shall intentionally rake or blow leaves into the lake at any time. Failure to comply with these rules will result in a fine of \$50.00 plus the cost of cleanup.
    - Section 36, D. Rip Rap.** Starting April 1, 1997, all shorelines are to be rip rapped to prevent erosion. Failure to comply with this rule shall result in a fine of \$100.00 per every 90 days after the initial warning until the rip rap is in compliance.
- Bob Hanauer made the motion to accept the above changes. Ray Reardon asked for a 1st warning to be put in on Leaves. Lou Long asked the Board to vote on accepting the above with a 10-day warning first on Leaves. The vote was 6 yes, 3 no. The motion passed.
- **Election Terms up in 1996** - John Earley, Ken Phillips, & George Madiar.

**NEW BUSINESS** -

- **Check serial numbers on boat motors in 1997** - Ken Phillips said he found out that he would not get any cooperation from the manufacturers to check the serial numbers and the Conservation Dept. cannot help either.
- **Letter from Bob Fish** - Ken Phillips reported that the 6" ditch was filled in and had a block at the end to prevent siltation, and the pile of dirt isn't there. Lot #95 was sent a letter in 1995 and has not been cleaned up but the rip rap is fine and the reference in the letter might be referring to the beach. The weeds across from Fish' were sprayed and killed. Bob Fish' weeds are 6 ft. tall. McMurl's, lot #119, said they will level over the disturbed area.

Sharon Lindsay suggested that a Registered Letter be sent to Bob Fish saying the issues in his letter have been referred to the proper Committees and addressed. She also pointed out that Bob Fish threatened to sue individual Board members that he thought were negligent, not the Association.
- **#41, Darrel & Collette Grider's Letter** - Bob Hanauer explained their letter which stated that they would like to obtain the easement adjoining their property on the dividing dam to properly take care of it. Lou Long read the letter to the Board. Bob Hanauer and Lou Long stated that they were opposed to starting a bad precedent by giving away SLA land. Sharon Lindsay suggested that the Board grant an easement for their use, but not to sell it. Bob Hanauer pointed out that this area is difficult for Bill Hohimer to mow by hand because it is steep, and the Griders are offering to take care of it for free. Ray Reardon said that the SLA might have a use for it in the future. Sharon Lindsay made the motion to give them an open-end easement with a 30-day notice if sold, or if the agreement is terminated. Bob Hanauer seconded and the vote was unanimous.

- **SLA Hats** - The Secretary informed the Board that since all the SLA hats were sold, 3 people have asked if we will get any more. It was determined that it took 5-6 years to sell the SLA hats. The Board decided they would not purchase any hats at this time.
- **Saturday Office Hours** - The Secretary informed the Board that Saturdays are not worth coming in for at only 1.78 walk-ins and .34 calls. She also informed the Board that on Friday mornings, there are usually 4-7 calls on the answering machine from Thursday. It was decided by the Board that after Oct. 1, 1996, the Secretary will work Thursdays, not Saturdays. This information should go in the up-coming mailing.
- **Consent Forms** - The Board agreed that the issue of rescinding the Consent Forms should be brought before the members at the Annual meeting, and should therefore be included in the mailing (Section 9 on the Lease). The Secretary told the Board about a phone conversation with Ron Ladley, who teaches Real Estate in Springfield. He is gathering information from several lakes in the area for a realtor's newsletter. He warned SLA that this issue is unconstitutional and Springfield Lake has done away with the forms, rather than be sued.
- **State Journal Register possible home delivery** - The secretary informed the Board that James Tremain, District Manager for the State Journal-Register, came in the office and was very interested in starting home delivery service between the west end of Girard to Otter Lake. He asked the Secretary to send him a list of year-long residents on the lake, which was done, for the newspaper to do a survey mailing in this area to find out if it is possible and profitable to do.
- **Transfers** -
  - #142, Robert & Rebecca Robbins to Mark Hayward. Sharon Lindsay made the motion to accept the transfer, and Al Tretter seconded. The motion carried.
  - #269, Robert & Patricia Burton to #270, Kenneth & Janis Boyd. Sharon Lindsay and Ray Reardon asked if this was an empty lot, which it is. Sharon Lindsay made the motion to accept the transfer, and Ray Reardon seconded. The motion carried.
  - #82,83 Sunset Lake Association to Ronald Bormida. Sharon Lindsay made the motion to accept the transfer, and Bob Hanauer seconded. The motion carried.
- John Earley made the motion to adjourn, Al Tretter seconded. The motion carried. Pres. Lou Long adjourned the meeting at 9:20PM.

Secretary,  
Peggy L. Volz

## 1997 Budget

### Proposed Income:

General Assessments - 312 X \$250.00	\$78,000.00
Building Permits	500.00
Fines & Penalties	300.00
Interest	500.00
Transfer Fees	2500.00
Boat Permits	5000.00
RV Permits	10.00
Cablevision	1800.00
Earned by Maintenance Man	500.00
Other Receipts	<u>1000.00</u>
<b>Total Revenue</b>	<b>\$90,110.00</b>

### Proposed Expenditures:

Lake Superintendent	\$21220.00
Secretary Salary	\$ 7800.00
Legal & Accounting Fees	\$ 3000.00
Office Rent (\$250.00 X 12)	\$ 3000.00* (fixed)
Building Reserve (+\$1800.00 from 1996)	\$ 1800.00
Postage, Printing & Office Expense	\$ 3600.00*
Maintenance: Lake	\$ 500.00
Roads	\$ 9890.00
Grounds	\$ 500.00
Shoreline	\$ 1000.00
Equipment	\$ 4300.00
Conservation & Water Shed	\$ 4000.00
Gas & Oil	\$ 1800.00*
Maintenance Expense & Supplies	\$ 200.00
Fish Stocking (+\$100.00 donated)	\$ 1000.00*
Utilities	\$ 5400.00*
Insurance	\$ 12500.00*
Employment Taxes	\$ 2500.00*
Property Taxes	\$ 3000.00*
Misc, Interest Expense, Etc.	\$ 600.00
Equipment Reserve	<u>\$ 2500.00</u>
<b>Total Expenditures</b>	<b>\$90,110.00</b>

**SUNSET LAKE ASSOCIATION**  
**3rd Quarter Report - Sept. 30, 1996**

<u>INCOME:</u>	<u>1996 Budget</u>	<u>3rd Quarter</u>	<u>Balance + or -</u>
Accounts Receivable		-3,836.21	-3,836.21
General Assessments	65,823.60	64,478.47	1,345.13
Building Permits	500.00	1,200.00	+700.00 (over)
Fines & Penalties	300.00	974.93	+674.93 (over)
Interest	1,000.00	852.09	147.91
Transfer Fees	2,500.00	3,000.00	+500.00 (over)
Boat Permits	750.00	392.00	358.00
RV Permits	35.00	5.00	30.00
Cablevision	1,700.00	1,790.38	+ 90.38 (over)
Earned by Maintenance Man	850.00	1,374.92	+524.92 (over)
Other Receipts	500.00	2,816.44	+2,316.44 (over)
<b>TOTAL REVENUE</b>	<b>\$ 73,958.60</b>	<b>\$ 76,884.23</b>	<b>\$ 2,925.63 (over)</b>

<u>EXPENDITURES:</u>	<u>1996 Budget</u>	<u>3rd Quarter</u>	<u>Balance + or -</u>
Lake Superintendent Salary	\$ 20,600.00	\$ 15,450.02	\$ 5,149.98
Secretary Salary	8,240.00	6,292.00	1,948.00
Legal & Accounting Fees	2,000.00	1,527.50	472.50
Office Rent & Building Reserve	2,400.00	1,950.00	450.00
Postage, Printing & Office Expense	3,600.00	1,123.52	2,476.48
Maintenance: Lake	-0-	-0-	-0-
Roads	2,000.00	154.36	1,845.64
Grounds	500.00	260.56	239.44
Shoreline	500.00	-0-	500.00
Equipment	1,000.00	1375.44	+375.44 (over)
Conservation & Water Shed	4,000.00	677.77	3,322.23
Gas & Oil	1,800.00	1323.14	476.86
Maintenance Expense & Supplies	200.00	295.52	+95.52 (over)
Fish Stocking	2,100.00	2,100.00	-0-
Utilities	4,200.00	3,905.36	294.64
Insurance	12,000.00	2,086.13	9,913.87
Employment Taxes	2,285.00	1,348.56	936.44
Property Taxes	3,000.00	2,846.22	153.78
Equipment Reserve	1,800.00	-0-	-0-
Office Equipment & Furniture	-0-	-0-	-0-
Miscellaneous	\$ 570.00	1,430.18	+860.18 (over)
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,995.00</b>	<b>\$ 44,410.49</b>	<b>\$ 26,584.51</b>

SILT MANAGEMENT LOAN

1996 Activity through Oct 31, 1996

Silt Loan at 9% of \$43,000.00 plus interest \$1470.57 = \$44,470.57

Jan. 1, 1996 Balance in Silt Fund at 2.53% average	\$ 2,651.97	
1996 Silt Assessments collected	+15,710.77	(+\$ 1190.77 over)
03-15-96 Payment on Loan	-12,200.00	(\$10,729.43 principal + \$1,470.57 interest)
06-05-96 Payment on Loan	- 3,495.00	
Income from Sale of 2 SLA lots 10-08-96	+12,695.21	
Interest Earned to Date	+ 63.07	
Payments to Cochran & Wilken	- <u>595.00</u>	
<b>Balance in Silt Fund as of Oct 31, 1996</b>	<b>\$ 14,831.02</b>	

SUNSET LAKE ASSOCIATION

Sept. 3, 1996

CASH POSITION

Cash on Hand		\$	100.00
First National Bank			
Checking	\$	402.00	
Money Market Account - General	\$	34,025.16	
- Interest	\$	<u>103.11</u>	
			<u>\$ 34,630.27</u>
First National Bank - Committed Funds			
Money Market Account - Equipment Reserve	\$	2,619.76	
- Interest	\$	7.16	
F&M State Bank - Committed Funds			
Money Market Account - Silt Management	\$	1,232.85	
- Interest	\$	1.96	
<b>Total Revenue</b>			<u><b>\$ 38,492.00</b></u>
First National Bank - Escrow Fund			<u>\$ 6,100.00</u>
Monthly Receipts:			
Assessments - General	\$	470.08	
- Silt	\$	120.00	
Boat Permits	\$	31.00	
Building Permits	\$	180.00	
Fines & Penalties	\$	117.17	
Transfer Fees	\$	600.00	
Earned by Maintenance Man	\$	56.00	
Misc. Income	\$	<u>162.09</u>	
			<u>\$ 1,736.34</u>

# SUNSET LAKE ASSOCIATION

Sept 3, 1996 at 7:00PM

## BILLS PAID:

United Cities Gas	\$ 24.54
CIPS	39.74
Rural Electric	233.78
GTE- 3232 42.83	
- 3339 <u>39.10</u>	81.93
AT &T	3.63
Nilwood Water	8.25
Watts Copy Service (8-13-96 to 9-13-96)	57.00
Cochran & Wilken Engineers (3 hrs. X\$75.00)	225.00
Ed's Outboard	70.00
Employers Tax	526.66
B & F Investments (Aug rent)	250.00
R.P. Lumber	22.71
Wrightsman-Musso ( Surety Bond)	100.00
American States Ins. ( Auto Policy)	1,194.00
Louis Marsch, Inc. (Oil for Roads)	125.82
Macoupin Service Co.	363.15
Macoupin County Collector (Total \$2846.22) 2nd half of payment \$	1,423.11
Petty Cash	30.45
Peggy Volz - net salary	539.23
William Hohimer - net salary	<u>1,366.36</u>
<b>TOTAL PAID:</b>	<b>\$ 6,685.36</b>

## BILLS TO BE PAID:

John G. Miller & Sons, Inc.	\$ 200.00
<b>TOTAL TO BE PAID:</b>	<b>\$ 200.00</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Sept 3, 1996** at our office at **7:00 P.M.**



# 1997 Proposed Budget

## Proposed Income:

General Assessments - 312 X \$226.32	\$70611.84	<i>73,110.00</i>
Building Permits <span style="float: right;"><i>234.33</i></span>	500.00	
Fines & Penalties	300.00	
Interest	500.00	
Transfer Fees	2500.00	
Boat Permits	5000.00	
RV Permits	10.00	
Cablevision	1800.00	
Earned by Maintenance Man	500.00	
Other Receipts	<u>1000.00</u>	
<b>Total Revenue</b>	<b><del>\$82721.84</del></b>	<i>85,220.00</i>

## Proposed Expenditures:

Lake Superintendent	\$21220.00	
Secretary Salary	\$ 7800.00	
Legal & Accounting Fees	\$ 3000.00	
Office Rent (\$250.00 X 12)	\$ 3000.00*	(fixed)
Building Reserve (+\$1800.00 from 1996)	\$ 1800.00	
Postage, Printing & Office Expense	\$ 3600.00*	
Maintenance: Lake	\$ 500.00	
Roads	\$ 5000.00	
Grounds	\$ 500.00	
Shoreline	\$ 1000.00	
Equipment	\$ <del>1800.00</del>	<i>4300.00</i>
Conservation & Water Shed	\$ 4000.00	
Gas & Oil	\$ 1800.00*	
Maintenance Expense & Supplies	\$ 200.00	
Fish Stocking (+\$100.00 donated)	\$ 1000.00*	
Utilities	\$ 5400.00*	
Insurance	\$12500.00*	
Employment Taxes	\$ 2500.00*	
Property Taxes	\$ 3000.00*	
Misc, Interest Expense, Etc.	\$ 600.00	
Equipment Reserve	<u>\$ 2500.00</u>	
<b>Total Expenditures</b>	<b><del>\$82720.00</del></b>	<i>85,220.00</i>

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1996 - Loan for Silt Project	\$43000.00	
1996 - 1st Silt Loan Payment on Principle	-\$14224.43	
1996 - 1st Silt Loan Interest Paid	-\$ 1470.57	
Balance	\$28775.57	+ interest
1997 - Silt Assessments Income	\$14280.00	
1997 - 2nd Payment on Silt Loan	<u>\$12200.00</u>	
Balance	\$ 2080.00	+ \$1240.00 = \$3320.00 as of 3-30-97
1997 -Silt Loan Balance after 2nd payment	\$16,575.57	+ Interest
Level Silt Pond for farming	<del>\$25000.00/312 = \$80.13/</del>	<del>Class A membership</del>

SUNSET LAKE ASSOCIATION

AGENDA

Oct 1, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

APPROVAL OF THE MINUTES OF SEPT. 3, 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 COMMITTEE                      | - GEORGE MADIAR  |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE   | - KEN PHILLIPS   |
| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON    |

OLD BUSINESS -

- NEW BUSINESS - Robert Hill letter regarding temporary fence in lake to stop leaves  
Transfers - #10A George & Ruth Neal transfer to Russell & Betty Jo Mortimer (buyer wants to pay for new septic- will be put in righting  
- #90 Michael & Richelle Laughlin to Scott & Patricia Kimmell  
#213A, 213 Marvella Aneloski to Loren & Maxine Bloome

# SUNSET LAKE ASSOCIATION

## MINUTES OF THE MONTHLY MEETING

Oct. 1, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, Oct. 1, 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, Bob Hanauer, Pete McCoy, Ken Phillips, George Madiar, and Ray Reardon. John Earley arrived at 7:10 PM.
- **Visitor's Remarks:** Ed Snell #286, was present.
- **Lake Superintendent Report:** Bill Hohimer reported he mowed once last month due to the lack of rain. He cleaned up dirt piles and burn piles around the lake. He & George Madiar looked at a culvert on the North side to be replaced. By Obcamp's, #49B, near the dividing dam, he needs to replace an elbow in the culvert. When we take the Retention pond down, we will have a piece of culvert, but this may not be a top priority. Bill said he picked up a Labrador dog and he will be a Carlinville until Thursday.
- **Approval of the Minutes of the Board Meeting on Sept. 3, 1996:** Lou Long made the motion to accept, Al Tretter seconded. The motion passed by consensus.
- **Approval of the Bills:** Ray Reardon asked if the bills to Macoupin Service was for the oats & rye that John Earley talked about. Bill Hohimer said it was his. Bob Hanauer made the motion to approve the Bills, and Ray Reardon seconded it. The motion carried.
- **Committee Reports:**

**Farm Management:** John Earley explained that the bill for Rye grass in the amount of \$59.77 was for Bill's use, not in the Retention pond. He talked to Gary Hays about procuring or renting the 5-6 acres along East Lake Dr. They are still negotiating but Gary Hays is receptive. John Earley proposed that wheat be planted this fall in that area for a cover crop, which would be harvested in July, 1997, then plant hay in Aug. 1997 to prevent siltation from running into the lake. He is still negotiating.

Bill Hohimer brought up the silt run-off problem across West Lake Dr. from the 40 acres that Nichol's sold to Divjak for development. The rain water runs over the road and there needs to be a terraced and drainage tile installed to stop the run-off. Bob Hanauer agreed with Bill to do whichever job we can do first.

**Aquatic Control, Recreation & Water Safety:** Pete McCoy told the Board that while on vacation in Florida, he witnessed the water turning red, and was told that it was caused by the roots of Cyprus trees. We saw the same thing here and we have Cyprus trees.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #38, Virgil & Janet Bryant for a dock, and to #41,41A, Darrel & Collette Grider for a garage.

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

**Legal & Insurance:** Al Tretter was absent. Peggy Volz reported for Al Tretter in his absence. He is concerned that the Wyatt lawsuit is not completely done, since no letter has been received from Attorney Stu Dobbs to verify that SLA has been released. His question to the Board is whether we should contact our attorney on this, and also ask him about rescinding the Consent forms now or after the Annual meeting. Bob Hanauer said that Wyatt fired Atty. Narmont and we have a signed agreement from Jim Wyatt. Lou Long said there was no need to contact our attorney and incur legal fees on either the Wyatt case or the Consent form rescission. Ray Reardon and Bob Hanauer agreed

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

**Roads & Grounds:** George Madiar said Boyd's, #269,270 complained about Gary McLean's lots, #267,268 being such a mess & hazard. Peggy Volz added that Bertha Young, #266, also complained about his lots, because she is selling hers. George Madiar said there was a

bucket truck there this past week, and someone had cut up logs that were on the ground. Lou Long asked if anyone knew him personally to talk to him about this. Lou Long said that the stumps would have to be pulled out. Ray Reardon questioned SLA pulling the stumps. Lou Long said he would talk to McLean. Bill Hohimer said he could talk to him as well, and that the wood pile is the worse isore. Bob Hanauer asked if we can legally bulldoze his lot. Bill Hohimer and Bob Hanauer are to go look at the lots again to determine what the best course of action would be. Ray Reardon said that Russ Brown from BJ's Bait Shop will come pick up the wood to resell.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported 2 new Septic systems were installed at #91, Donald & Alice Starkweather and #44, John Pintar. Numerous inspections were done on proposed transfers. Odie, the Beagle was walked home by Ken. This is his last meeting and he thanked the Board members. He is available to help inform the new inspector about learning his job.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon reported that boat traffic is down, croppies are hitting lately. He wants to be kept informed about what will be done on the west side near Divjak's #238, concerning the runoff from the fields to the west. We need to take care of the East side & West side, but money is a major concern in this year's budget.

**OLD BUSINESS** - Lou Long said the new Boat motor is ready to be picked up. Ray Reardon asked if it was oil-injected. Pete McCoy said no. Ray also asked if it has an alternator and was told yes. He also asked about hydro-foil to help the boat plain better and Bill Hohimer said no, but it can be added later. Lou Long said the dealer commented that the motor might not be big enough for the boat. Pete McCoy said that Bill pointed out on the back of the boat, it states "4 persons-35HP maximum".

- Bob Hanauer brought up the corner of the dividing dam that Grider's would like to take over, which was discussed at last month's meeting. Bill Hohimer was not present at the last meeting and Bob Hanauer asked him to comment on the corner of the dividing dam in question. Bill said the area next to Grider's #41,41A, is the steepest portion of the area and is difficult for him to maintain. It could save 2-3 days of work next summer. Ed Snell assured that there is a spot for #82,83, purchased from SLA by Ron Bormida. Bob Hanauer made the motion to sell the easement to Grider's, and they pay all the expenses of transfer. Lou Long asked how much to ask for it. Bob Hanauer said \$100 to \$150 plus expenses of the survey, etc. Lou Long asked for a show of hands vote, with 6 (six) voting yes, 0 voting no. Bill asked how many feet does this cover and said it needs to be measured. It is approximately 25 feet, but Bill will measure it. Lou Long asked if \$100.00 was enough and asked for a verbal vote. It passed by consensus.

- Pete McCoy said he talked to Mae Ess, #128, and nothing has been done about her water drainage problem into her garage. Lou Long said that Dale Walk was supposed to be there, but he is still recuperating. Bill Hohimer suggested putting in a drop box with an 8" non-rigid pipe, and raise the walls on the dam. She needs to level her driveway off and SLA should pay for the drop box. Ray Reardon recommended we put in the drop box for Mae Ess. Lou Long said he would get together with Dale Walk and Bill Hohimer to remedy this problem. Ray Reardon asked if we had enough money to do this project. It was confirmed that we do.

- Lou Long said that Dale Walk asked him if we would be interested in buying approximately 5 acres on the east side. He never quoted a price, but told Lou Long that someone had asked to buy it for development. Ed Snell said to let someone else buy it, take the risk and clean it up. He continued that it would be an extra expense to whoever develops it because anything less than 5 acres must be an engineered subdivision, new septic to put in, etc. Bill Hohimer agreed with Ed Snell. Lou Long said he would talk to Dale Walk. It

was estimated that it would cost \$25,000 to buy the acreage. Ray Reardon said we would be missing an opportunity to control the entire east end of the lake. Ed Snell said we would probably get another chance to acquire that acreage later.

**NEW BUSINESS -**

- **Letter from Robert Hill, #161, fence in lake to stop leaves from collecting on beach area.** The Secretary read his letter. He wants to use a cyclone fence in the water to prevent the leaves from collecting on his beach. Bill Hohimer suggested using netting over the beach, then roll it up and drag it out. It was discussed and decided that netting should be used, not a fence. Lou Long said the fence would stick up out of the water 6" and could be dangerous. Bob Hanauer made the motion not to allow the fence and Pete McCoy seconded. It passed by consensus. Pete McCoy said he would talk to Robert Hill about the Board's decision.
- **Transfers -**
  - 10A, George & Ruth Neal to Russell & Betty Jo Mortimer. The buyer wants to put in the septic. Ken Phillips said that must be in writing. The secretary informed the Board that Terry Clark has already been contracted. Ken Phillips made the motion to accept the transfer, and Bob Hanauer seconded. The motion carried.
  - #90, Michael & Richelle Laughlin to Scott & Patricia Kimmell. Bob Hanauer made the motion to accept the transfer, and George Madiar seconded. The motion carried.
  - #213,213A Marvella Aneloski to Loren & Maxine Bloome. Bob Hanauer made the motion to accept the transfer, and George Madiar seconded. The motion carried.
- Lou Long asked if we should have a Fall picnic. The consensus was no.
- Bob Hanauer said there should be a Secretary's report at future meetings after the Lake Superintendent's report.
- Bob Hanauer brought up the bids on the fence used around the Retention Pond from Vince Moreth and Terry Clark. Bill Hohimer explained that the used fence should sell for \$.25 per foot, plus 2 rolls are new. Bob Hanauer said to sell to the highest bidder.
- The secretary notified the Board that Cosimo Traficante, #6, came in to complain about dead tree limbs hanging over his house. He contacted Lucille Napier, #5, but she hasn't done anything yet. He wanted to know what the Association could do. A letter is to be sent to Lucille Napier asking her to cut down 3 trees, but Bill Hohimer is to go over and see if he can cut them first.
- Lou Long reported that our Property Taxes this year cost approximately \$2800.00 and if the same rate is used next year, it will be around \$3145.00. Ken Volz figured this for the Association. Lou Long said we should look at the sections of property because some of them are ditches. Ed Snell said they may not be contestable.
- Bob Hanauer made the motion to adjourn, George Madiar seconded. The motion carried. Pres. Lou Long adjourned the meeting at 8:40 PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Oct 1, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 30,077.15	
- Interest	<u>\$ 73.56</u>	
		<u>\$ 30,652.71</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 2,626.92
- Interest		\$ 5.74
F & M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 1,622.56
- Interest		\$ 2.23
<b>Total Revenue</b>		<b><u>\$ 34,910.16</u></b>
First National Bank - Escrow Fund		<u>\$ 5,600.00</u>
Monthly Receipts:		
Assessments - General	\$ 210.04	
- Silt	\$ 477.71	
Boat Permits	\$ 15.00	
Building Permits	\$ 15.00	
Fines & Penalties	\$ 25.00	
Transfer Fees	\$ 200.00	
Earned by Maintenance Man	\$ 167.50	
Misc. Income	<u>\$ 10.80</u>	
		<u>\$ 1,121.05</u>

# SUNSET LAKE ASSOCIATION

Oct. 1, 1996 at 7:00PM

<u>BILLS PAID:</u>		
United Cities Gas		\$ 22.17
Rural Electric		236.46
GTE- 3232	42.72	
- 3339	<u>38.22</u>	80.94
AT & T		6.30
Nitwood Water		8.25
Watts Copy Service (9-13-96 to 10-13-96)		57.00
John G. Miller & Sons, Inc.		200.00
Employers Tax		520.20
B & F Investments (Sept. rent)		250.00
Quill Corporation (Paper Cutter)		46.00
Macoupin Service Co.		235.57
Petty Cash		24.35
Peggy Volz - net salary		507.27
William Hohimer - net salary		<u>1,366.36</u>
	<b>TOTAL PAID:</b>	<b>\$ 3,560.87</b>

<u>BILLS TO BE PAID:</u>		
CIPS		\$ 150.93
Quill Corporation (Copy Paper & Toner)		118.53
Macoupin Service Co. (Oats)		244.80
Macoupin Service Co. (Ryegrass)		59.77
Macoupin Service Co. (Fuel)		328.81
John G. Miller & Sons, Inc.		<u>\$ 200.00</u>
	<b>TOTAL TO BE PAID:</b>	<b>\$ 1,102.84</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Oct. 1, 1996** at our office at **7:00 P.M.**

# SUNSET LAKE ASSOCIATION

## AGENDA

Nov. 5, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Oct. 1, 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 COMMITTEE                      | - GEORGE MADIAR  |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE   | - DAVE BECK      |
| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON    |

OLD BUSINESS - Purchasing a Fax Machine

NEW BUSINESS - Review New 1997 Budget

Raise Real Estate Transfer Fees to go to the Building Fund

Transfers - #82,83SLA to Ronnie R. Bormida

#85,86,88 Robert Berk to Terrell & Raymonde Sutsser

- #169 Peggy Daugherty Giles to John & Cathy LeGrandl

#238 C.B. & Norma Green to Gerald & Mary Divjak

#239 Gerald & Mary Divjak to J. Michael & Karen M. Riegor

#271 Joyce Hawley/ Russell Howington, Jr. to Edward & Marilyn Luttrell

#273 Melissa Moore to Bobby L. & Linda Cox

#117 Charles & Jeanette Clark to Nick Musso (to resell)



## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

Nov. 5, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, Oct. 1, 1996 at the Lake office (146 West Center). Vice President, Bob Hanauer called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Bob Hanauer, Pete McCoy, Dave Beck, Sharon Lindsay, Al Tretter, and Ray Reardon. Lou Long arrived at 7:10 PM.
- **Visitor's Remarks:** Nick Musso came to discuss the transfer of Charles & Jeannette Clark's lot #117, to Wrightsman-Musso to resell to a party in Springfield (trading homes). His concern was a stipulation in our lease contract, Paragraph 14 read by the Secretary which states "The custodian named below, is the true owner of such lease and is not taking title to same on behalf of, for the convenience of, or for the benefit of any other person or organization." Ray Reardon suggested that Nick Musso sign "as assignee" and that he didn't see a violation if Wrightsman-Musso bought the leased lot. No one will live there before it is re-sold. Bob Hanauer read the above section again to the Board. Lou Long said that provision applied to an organization buying property for a Club house, and did not pertain to this situation. Bob Hanauer said Section 14 is vague and asked what the difference was between Nick Musso buying or a Corporation buying. Ray Reardon said that there is no difference between Nick Musso or Wrightsman-Musso, Ltd. buying the property. Nick Musso said the lot would be sold in 30-45 days and he was trying to do a favor for the Clark's, but to eliminate any conflict, he would sign "as are assigns", as Ray Reardon suggested. Bob Hanauer made the motion to pass the transfer in Nick Musso's name "as are assigns" on transfer so as not to come in conflict with any regulations. Sharon Lindsay seconded. It passed by consensus.
- **Lake Superintendent Report:** Bill Hohimer reported that 2 rolls of fence and some barb wire were stolen, and reported to the Sheriff. One roll was marked with spray paint. He also said he met with Bill Grothaus concerning the west side run-off problem. They discussed several options and Bill Grothaus is willing to work with SLA. He was receptive to planting hay, and sharing part of the cost of the berm because the dirt for the berm would come from the back of their pond, which would increase the size of their pond. Bill also said that he had been very busy cleaning up and burning leaves around the lake. Ray Reardon asked if there were any lots that needed to have a "Leaf letter" sent. Dave Beck said that #37, Fitzgerald's lot needed to be raked and part of a tree fell down last week. Bob Hanauer said to send a leaf letter to hurry them up in the pending transfer. Dave Beck asked if their mowing bill was paid, and the Secretary answered yes. Bill Hohimer said that it appeared that most lots have been raked more so than in the past. Ray Reardon said that is due to dry weekends.
- **Secretary's Report:** Peggy Volz reported that if she could find a waterproof stock label, the cost would only be \$100-\$200, instead of \$800.00, but with the Annual meeting and the mailing at the beginning of Oct, there had been no time to really look for what we need. She reported that she used to have a job in printing and has several places to call for quotes. She also informed the Board that the quantity of less than 1,000 labels is causing the high price, in part. Ray Reardon said he could check at work for a name of a company they use for labels. The Secretary showed the Board what she meant by a stock label. Al Tretter asked how many we need to order. The answer was 600 for motor boats and 300 for the non-motor. Dave Beck asked if she should contact the Conservation Dept.

to find out where they get their labels done for Boat Stickers. The Secretary answered that was a possibility, but the state usually does their own printing.

Peggy Volz also reported that she has been in touch with the Macoupin County Recorder's office concerning Transfer forms that are recorded. The old forms were on 8 ½" X 14" size paper and the buyer and seller were charged an odd amount of \$27.00 to record. She was told that if we reduced our Surrender of the Lease and the New Lease to 8 ½" X 11", up to 4 pages, the cost would be \$15.00. Also, there must be a 3" X 5" blank area in the upper right corner for the Recorder's use. She also reported combining the Surrender of Class A Membership on the Surrender of the Lease, and combined the Affidavit of Private Leasehold with the Lease. The forms have already been done and the Secretary displayed the before and after forms to the Board. This not only saves money for the buyer and seller, but also reduces the amount of time needed by the Secretary to prepare forms for a closing. She also said there are still some forms that need to be combined due to redundancy.

She also reported that there were still 8 transfers pending for next month. The fall is very busy on transfers. This year we've had around 32 transfers completed.

- **Approval of the Minutes of the Board Meeting on Sept. 3, 1996:** Bob Hanauer made the motion to accept, Al Tretter seconded. The motion passed by consensus.
- **Approval of the Bills:** Bob Hanauer asked about Macoupin Service's bill. Last month they billed us for Oats at \$244.80, Rye grass at \$59.77 and Fuel at \$328.81. On this month's Bills Paid it says Oats, Rye grass & Fuel at \$628.40, Rye grass at \$59.77 and Fuel at \$328.81. Bob said that he understood that the Rye grass and the Fuel was for Bill Hohimer, so what is the \$628.40 for? The Secretary explained that the 3 were combined with a discount, and the \$59.77 and \$328.81 were listed separately by mistake. Sharon Lindsay said the Oats should be paid out of the Silt Fund, as well as the bill from R. Miller Asphalt Paving for \$600.00, Gary Bettis for \$190.00, John G. Miller for \$200.00. The Cochran & Wilken bill for \$300.00 is paid out of the Silt fund. They were paid out of the General Fund because there can only be 4 transactions per month on the Silt Bank Account. Bob Hanauer asked about Cochran & Wilken's bill for \$300.00. He asked that we be informed as to when they are coming down so we can anticipate a bill coming. Ray Reardon said they dealt with Hank Sutton, but someone on the Board should be notified of what is going on. Sharon Lindsay suggested that we send a letter concerning these questions, especially since the last 2 bills said that they could only bill us another \$300.00, and they went over that amount. Sharon Lindsay made the motion to accept the Bills paid, Bob Hanauer seconded. It passed by consensus.

- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy had nothing new to report.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #182, Gerald & Thomas Mottershaw for a garage, and to #94, Arden & Betty VanIten for a dock & a shed. So far this year, he reported the total income of \$1390.00 on Building Permits.

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

**Finance Committee:** Sharon Lindsay said that the money from the sale of the 2 lots was designated for the Silt Fund to help repay the loan, but we budgeted for the amounts that the members have been paying for the Silt Project, so she suggested that we put \$12,500.00 into a CD account for future use as needed. Lou Long said we are only earning 2.5% average on the Silt account and he thought we should pay on the loan, which is at 9%. Sharon Lindsay said the members will be paying for the Silt Project after it is paid off and to use the money to finish rip rapping the northwest side. The Silt money needs to be spent on Rip Rap or something related, otherwise the members might be upset if we apply the money to something else. Lou Long said he would suggest paying on the loan first, then use what is left over

for an office building. Bob Hanauer said he would prefer paying off the loan as soon as we can. Ray Reardon said he would put the money from the 2 lots toward a building or a truck, rather than pay off the loan, because the membership might ask for their money back who prepaid and those paying annually would stop paying. He also agreed with Lou Long that we need to pay off the loan. Dave Beck asked why the money from the sale of the 2 lots was allocated to the Silt Fund and it was explained that a former Board had ear-marked that money to the Silt Project. Sharon Lindsay said we would have to rescind that decision if the money is used for something else. She also said that we have \$3600.00 for a building, but that some don't want it, and it should be brought up at next year's Annual meeting. Pete McCoy said that there are all kind of rumors about this proposed building. Sharon Lindsay said that steel buildings aren't permitted on the lake, and Bob Hanauer said that pertains to residential not commercial buildings. The Secretary pointed out that we have 1 year & 8 months before our rent goes up. Lou Long said he wanted to pay on the loan. Ray Reardon said the question came up at a prior Boards' meeting about having to refund some money to the membership if the assessments more than covered the Silt Project. Sharon Lindsay made the motion to pay the Silt related bills first, then pay \$12,000.00 on the loan, and Bob Hanauer seconded. It passed by consensus.

Sharon Lindsay told the Board to look at the 1997 Budget and be ready to discuss it at the next meeting. She also said we need to see the original 1996 Budget and put some funds back that were taken to pay for insurance, etc.

**Legal & Insurance:** Al Tretter reported that 2 letters went out for bids on Insurance to Mark Musso with Wrightsman-Musso Ltd. and to Jim Reevy with R.W. Troxel, to project costs for next year, and to ask for any recommendations.

Lou Long asked the Secretary if the new Boat motor was included under Equipment on the Quarterly Report which is over by \$375.44. The new Boat motor is not included because it was bought after Sept 30, 1996.

**Public Relations:** Sharon Lindsay had nothing new to report.

**Roads & Grounds:** George Madiar was absent.

**Sanitation, Shoreline & Boat Docks:** Dave Beck reported inspecting #59A, Stuart Applebaum's lot, which has a lateral system put in before 1984 which must be replaced. The dock and shoreline was fine. Lou Long said that the lateral must be replaced. Bob Hanauer said it is not in the rules to replace. The Secretary read Section 3, D. Dave Beck said the lateral system seems to be working, but the owners do not use it very often. It is being sold to E. Wayne & Janice Baker, #62. Lou Long said he didn't think there was enough room for a lateral. Dave Beck also inspected #62, E. Wayne & Janice Baker, who has a 5-year old Sand Filter system, and the shoreline was OK; #10A, Russell & Betty Mortimer has a new septic system just installed and covered, and the shoreline was OK; #117, Charles & Jeanette Clark have a Sand Filter system, a floating boat dock (grandfathered in), and it was short on rip rap on the Northeast corner.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon had nothing new to report. Al Tretter brought up the question from the Annual meeting concerning a test for Atrazine. He asked Ray Reardon if we should test. Ray answered he would find out what the cost of the test is, but if the person who brought up the question at the Annual meeting wasn't happy with all the other test results, then why would an Atrazine test make any difference. Al Tretter said there isn't much that can be done, anyway. Ray Reardon said there isn't anything that can be done about Atrazine. Al Tretter said the fishermen were saying that the Atrazine killed off the spawning beds. Ray Reardon answered that we had a cold snap last spring that killed off spawning. Pete McCoy said he agreed that the Atrazine did not kill off spawning. Lou Long asked if any oxygen level test have been done. Ray answered he didn't think it had been. Lou Long said that if the Oxygen in the water was low, that would

affect the fishing. Pete McCoy said he is very pleased with the fishing. Ray Reardon said the oxygen level is not easy to test because of water turn-over, density, composition of the water, algae blooms, etc. He added he thought a tester can be purchased, but will check on that. To rectify the problem, use aireators, bubblers, or propellers in the lake. Pete McCoy said that the Dept. of Conservation is coming this spring to do testing, so we should wait to find out what they report. They will test and shock the lake if necessary. Lou Long agreed that we should defer this question until spring.

**OLD BUSINESS** - Buying a Fax machine - The Secretary explained that Attorneys, Banks and Realtors want documents faxed to them to prepare for a closing. Al Tretter asked why this couldn't be done at the bank down the street and was told that bank moved out to the highway. There are 2 options: buy a used Ricoh fax from Ken & Peggy Volz, 4 ½ years old and not used very much for \$125.00. Ray Reardon asked why we couldn't use the computer fax. Peggy answered that by the time the fax card is purchased & installed it would be like buying a new fax machine, plus the computer would only transmit documents that are typed into the computer and the computer would have to be left on at all times. New Fax machines run between \$1000 to \$240 (a Brother). The Ricoh is not a plain paper fax which would cost \$500+, but the fax paper has been improved to the point that it is almost as good as plain paper. The Ricoh was purchased for \$700.00 with more features than we need, it is low and sits well on a desk, unlike many fax machines. It does not need a dedicated line, which others would and it has never had to be serviced for anything. Pete McCoy asked about typing out a form to transmit via the computer, but not all forms are in the computer. She said she could continue to take things home to transmit, but that makes the receiver wait until the next day. Ray Reardon said that \$125.00 sounded like a good deal. Bob Hanauer commented that the realtors should pay at least \$25.00 per transfer. Ed Snell said it would be passed on. Lou Long said it is part of doing business on transfers. Pete McCoy made the motion to buy the used Ricoh fax, Al Tretter seconded. The motion carried.

- Bob Hanauer asked Bill Hohimer what was being done about the fence we had to sell, 1000 ft. of barb wire and 500 ft. of fencing. Bill Hohimer said that John Earley was supposed to take care of it, but hasn't. Sharon Lindsay said that Bill should go ahead and take care of selling the remainder of the fence, gate, corners, etc. Vince Moreth and Terry Clark are bidding on it for around \$2200.00, and that money should go to the Silt fund.

- Bob Hanauer asked what is going on with Mae Ess' siltation problem. Bill Hohimer answered that she is waiting for Danny Cox.

- Sharon Lindsay brought up Gary McLean's lots, #267,268, and Bob Hanauer said he wants to write a letter to Gary McLean to clean up his lots for \$3000.00 if we have it done, or he can do it himself, or sell the lots. Bob Hanauer and Lou Long went over to look at the 2 lots this morning. Section 36 was read by Bob Hanauer. There was glass, cans, cement blocks and cores, wood on the ground, weeds, etc. It draws snakes and rodents. Bob Hanauer is to write a letter.

**NEW BUSINESS** -

- **1997 Budget** - Everyone is to be ready to discuss the Budget at the next meeting.
- **Transfer Fees** - Lou Long stated that there will be around 40 transfers this year, netting \$100.00 from the buyer and \$100.00 from the seller. He said he thinks the Transfer fees should be raised to \$200.00 from each starting Jan. 1, 1997, and to put the extra \$200.00 toward a new building. Bob Hanauer said there is nothing in writing concerning any Transfer fees. Lou Long said that it is the cost of doing business. Sharon Lindsay said she didn't think we should do anything about the proposed new building until the membership decides at next year's Annual meeting.

She said the members might think that we don't need the Assessments voted in for 1997. Ray Reardon said he needed more time to consider and discuss the question. The secretary pointed out that the Transfer fees were left vague so that the Board could adjust it as the Board sees fit. In the past, it was \$50.00 on some old leases. Ray Reardon said he wouldn't vote before he investigates this further. Lou Long said he could abstain from voting. Pete McCoy said he agreed with Sharon Lindsay. Al Tretter said if it has always been collected the Board has the right to collect what they think is appropriate. Lou Long asked the Secretary if she knew about fees collected by other private lakes. She answered that Lake Wildwood collects \$500.00 from the buyer and \$100.00 from the seller. Pete McCoy said he didn't care what other lakes charged. Lou Long said it gives us another example. Sharon Lindsay said we just got extra money at the Annual meeting. Al Tretter pointed out that the extra money voted in by the membership was for roads. Ray Reardon said he would like to see in writing in the Rules & Regulations or on the lease where it says we can collect any fees. Bob Hanauer again said that it is not specifically written anywhere. Dave Beck said it would not have altered his choice to buy his house on the lake, whether the fees were \$100 or \$200. The secretary said there used to be an item on the lease concerning how much the Association collected for rent, which has outlived its prior use, whatever that may have been, and that was where the Transfer fees came from originally. Lou Long said that the secretary spends much of her time on transfers and we have the right to charge for it. Bob Hanauer made the motion to raise the Transfer Fees to \$200.00 to the buyer and seller. Al Tretter seconded it. Lou Long asked for a show of hands vote. Four (4) voted yes and two (2) voted no, one abstained from voting. Lou Long said that ½ will go to the Building fund. Al Tretter asked when it would be effective and was answered on Jan. 1, 1997. Sharon Lindsay said we need to inform the members of this change and Lou Long said there was no reason or precedent to do so. The Secretary said she would inform the Realtors of the change on Transfers. Bob Hanauer made the motion to apply ½ of the Transfer Fees to the General Fund and ½ to the Building Fund. Al Tretter seconded. It passed by consensus.

- **Lateral Systems** - Bob Hanauer said we need to address the replacement of lateral systems on transfers. The Secretary read Sec. 3, D. Bob Hanauer read Sec. 3, I. The two are in conflict. Ray Reardon said it must meet Macoupin County Health Department, which laterals won't. Bob Hanauer said to change Sec. 3, I to say on Tank and Laterals, it must be "Replaced". Ray Reardon brought up the Waiver or Sign-Off Agreement on Septic systems if the buyer and seller agreed. Bob Hanauer made the motion that on Transfer a lateral system must be replaced by a Sand Filter or Aeration system. Sharon Lindsay seconded and it passed by consensus. Ray Reardon said that all forms and Rules and Regulations must be over to conform to what was passed. Bob Hanauer said that it must go to the members first, before the Rules are changed.
- The Secretary asked the Board if the same Transfer fees apply to someone setting up a trust. The answer was yes.
- The Secretary asked the Board's opinion on a request by James Williams, Jr. to forgo the interest because his ex-wife had been throwing the SLA invoices in the garbage. The Board said no because it states that all members are responsible for paying fees, assessments, penalties and interest. Bob Hanauer said that James Williams, Jr. bought a TV Dish, so he can afford to pay his assessments.
- Sharon Lindsay asked if Michael Higginson kept up on payments since contacting him in July. The Secretary answered no. Sharon Lindsay said if we knew who financed

the mortgage, we could have them escrow money for SLA. Lou Long said he was most concerned about Dennis Kehrer who owns the Video Store in Girard. The Secretary said he told her that he won't pay his assessments and the Secretary told him he would eventually. She added that if someone on the Board spoke to him personally, he would probably pay.

- **Transfers -**

- #82,83 SLA to Ronnie R. Bommida. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #85,86,88 Robert Berk to Terrell & Raymonde Sutsser. Bob Hanauer said the rip rap has been done. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #169 Peggy Daugherty Giles to John & Cathy LeGrand. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #238 C.B. Green to Gerald & Mary Divjak. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #239 Gerald & Mary Divjak to J. Michael & Karen M. Riegler. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #271 Joyce Hawley/Russell Howington, Jr. to Edward & Marilyn Luttrell. Lou Long said that they need to escrow \$400 for rip rap and \$5000 for a new Septic system. A new survey is also required. The Secretary said she spent an hour with the Auctioneers explaining all the requirements that must be met before the closing on this Auctioned lot. Sharon Lindsay made the motion to accept the transfer pending the Secretary's approval concerning inspection and escrow requirements. Bob Hanauer seconded. It passed by consensus.

- #273 Melissa Moore to Bobby L. & Linda Cox. Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- #117 Charles & Jeanette Clark to Nick Musso, as assign (for re-sale as discussed at the beginning of the meeting). Sharon Lindsay made the motion to accept, Bob Hanauer seconded. It passed by consensus.

- Al Tretter made the motion to adjourn, Pete McCoy seconded. It passed by consensus. Pres. Lou Long adjourned the meeting at 9:40 PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Nov. 5, 1996

CASH POSITION

Cash on Hand \$ 100.00

First National Bank

Checking \$ 402.00  
Money Market Account - General \$ 24,090.87  
- Interest \$ 62.48

\$ 24,655.35

First National Bank - Committed Funds

Money Market Account - Equipment Reserve \$ 2,632.66  
- Interest \$ 5.76

F&M State Bank - Committed Funds

Money Market Account - Silt Management \$ 13,744.10  
- Interest \$ 19.10

**Total Revenue** \$ 41,056.97

First National Bank - Escrow Fund \$ 23,600.00

Monthly Receipts :

Assessments - General \$ 270.44  
- Silt \$ 480.00  
Boat Permits \$ -0-  
Building Permits \$ 160.00  
Fines & Penalties \$ 99.98  
Transfer Fees \$ 700.00  
Earned by Maintenance Man \$ 259.00  
Misc. Income \$ 16.19

\$ 1,985.61

# SUNSET LAKE ASSOCIATION

Nov. 5 1996 at 7:00PM

**BILLS PAID:**

United Cities Gas	\$ 24.62
Rural Electric	242.44
CIPS	181.54
GTE- 3232 - 45.30	
- 3339 - <u>38.01</u>	83.31
AT & T	6.92
Nilwood Water	8.25
Watts Copy Service (11-13-96 to 12-13-96)	110.46
Gary Bettis (Disc Retention Pond)	190.00 <i>-Silt</i>
IL Dept. of Revenue	184.41
IL Dir. Of Employment Security	2.25
Employers Tax	518.70
B & F Investments (Nov. rent)	250.00
Quill Corporation (Copy Paper & Toner)	118.53
Macoupin Service Co. (Oats, Rye grass & Fuel)	628.40 <i>(244.80 = Silt)</i>
Macoupin Service Co. (Ryegrass)	<del>59.77</del>
Macoupin Service Co. (Fuel)	328.81
John G. Miller & Sons, Inc.	200.00 <i>-S. Sgt, Pd.</i>
Wheeler & Ross (Propane)	160.99
R. Miller Asphalt Paving	600.00
Burgess & Son Hardware	9.02
Gilmore's Marine (New Boat Motor)	2,165.38
D & L Tire and Service Center	34.23
Rural King	75.52
Postmaster	69.00
Harmon's Bakery	24.12
St. Patrick's Church	100.00
Peggy Volz - net salary	604.92
William Hohimer - net salary	<u>1,366.36</u>
<b>TOTAL PAID:</b>	<b>\$ 8,347.95</b>

**BILLS TO BE PAID:**

Morris Stults Estate	\$ 159.01
Cochran & Wilken Engineers	300.00 <i>-Silt</i>
Arnett Pipe & Supply	58.82
Bruce's Welding Shop	13.61 <i>-Silt</i>
Konneker-Brown	<u>78.46</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 609.90</b>

- To the Board of Directors
- From the Secretary:

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



# SUNSET LAKE ASSOCIATION

## AGENDA

Dec 3, 1996, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Nov. 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 COMMITTEE                      | - GEORGE MADIAR  |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE   | - DAVE BECK      |
| WATER QUALITY, SOIL CONSERVATION & RESTORATION | - RAY REARDON    |

### OLD BUSINESS - Letter to Gary McLean

- Grider's purchase of adjacent land on dividing dam
- Add to Building Permits - \$25.00 rental on Silt Fence for erosion control

### NEW BUSINESS - Review New 1997 Budget

- Girard Garage Sale
- Cost of Boat License
- Printer Problem
- Transfers - # 59A Stewart & Karen Appelbaum to E. Wayne & Janice Baker
- # 170 Jack Daugherty to Robert & Zelma Ruzic
- # 85 Terrell & Raymonde Sutsser to Ronnie R. Bormida, Sr.

## SUNSET LAKE ASSOCIATION

### MINUTES OF THE MONTHLY MEETING

Dec. 3, 1996

The Sunset Lake Board of Director's meeting was held on Tuesday, Dec. 3, 1996 at the Lake office (146 West Center). President Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, Pete McCoy, Sharon Lindsay, Al Tretter, and George Madiar. Ray Reardon arrived at 7:20 PM.
- **Visitor's Remarks:** Ed Snell was present.
- **Lake Superintendent Report:** Bill Hohimer was not present.
- **Secretary's Report:** Peggy Volz reported that the Boat Label quotes are mostly coming back with no bid or the consecutive numbering is only 3/16" tall. One printer has bid \$520 for 1,000 stickers printed in UV ink with 1 inch high numbering, and \$920.00 for 2000 sets of labels. Two other printers said they could do the numbering any size we want, but have not come back with a quote yet.

She asked the Board if they wanted to offer a copy/fax service to the membership. Lou Long said they didn't want to add more work for the Secretary. Bob Hanauer said that we would be inundated, and Sharon Lindsay said she didn't want the wear and tear on the equipment. Al Tretter asked if there is a limit on the number of copies we can make and the Secretary answered 1000. The Board consensus was no.

The Secretary also asked the Board about a new accountant to replace Lawrence Travis, who charged \$635.00 to do our Corporate taxes, didn't return calls, didn't return the books until the end of April with no adjusting entries. Peggy explained that she figured out all the adjusting entries, except 2 depreciation accounts, and had to call Glenda Sutton who came up with some figures, but really didn't know what the schedule was either. After much discussion, it was decided that the Secretary should call Greg Bierman in Girard and ask what he would charge, before calling someone out of the area. Jerome Martin was suggested by Al Tretter. Ray Reardon suggested Mark Pribble in Sherman, IL. It was suggested that we check into some Tax software, but the Secretary said she has never done Corporate taxes. Lou Long brought up the fact that Travis is too busy. Peggy said Travis has an office in Virden, Springfield, & Bloomington. Sharon Lindsay said to call Greg Bierman for a quote and that he might show how to figure the 2 depreciation accounts in question. Ray Reardon asked if these depreciation accounts have ever been scheduled by an accountant or a computer program.

The Secretary reported on the printer problem. She deleted all files pertaining to the printing system, re-installed the 460 and the database, File Express. The 430 has a mechanical problem and is eating paper more and more, so it is back in its box. So far, the 460 is printing fine, but that might not last. The Board decided by consensus to give the 460 one month and if it doesn't work, then the Secretary is authorized to buy a new printer for \$350.00 and sell the 460. Bob Hanauer said that after Christmas there would be sales, and Peggy said she would like to have a Hewlett Packard, which is the standard for the industry. Bob Hanauer said he might buy the 460.

- **Approval of the Minutes of the Board Meeting on Nov. 5, 1996:** Sharon Lindsay made the motion to accept, Bob Hanauer seconded. The motion passed by consensus.
- **Approval of the Bills:** Sharon Lindsay made the motion to accept the Bills paid, Bob Hanauer seconded. It passed by consensus.
- **Committee Reports:**

**Aquatic Control, Recreation & Water Safety:** Pete McCoy reported on Robert Hill, #161, concerning the fence he wanted to put in the lake to prevent leaves from accumulating on

his beach. Pete talked to him about putting netting down, but Bob Hill said he'd tried that and that the fence was pulled apart trying to pull it out of the water. But, Pete said he understood the Board's decision against a fence standing in the water.

Pete also reported on trapping. He said he has 4 traps, and caught 2 racoons or muskrats almost every night, but no beavers. The permit to trap beavers is good until the end of March.

**Building & Construction:** Bob Hanauer reported giving Building permits to: #257, Ray Reardon for a shed.

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

**Finance Committee:** Sharon Lindsay said that when the books are closed out, we need to look at what we have left over to carry into 1997.

**Legal & Insurance:** Al Tretter reported that we got quotes from Wrightsman-Musso for \$10,802 and R.W. Troxell for \$10,516 for 3 years. American States Ins. Has paid \$8600.00 on the Workers Compensation claim for Bill Hohimer. The rate for Bill is down to 11.52 from 14.7 and for Peggy the rate went down to .34 from .39. The escalation in salary will increase the premium. Plus we will have an audit. He suggested that we get a letter in writing from R.W. Troxell, Agent Jim Reevy, guarantying the premium for 3 years. The Secretary added that we can pay monthly, quarterly, semi-annually or annually with no finance charge. Ray Reardon said that American States will probably go up. Lou Long asked about Bill's claim. Al answered that American States will have to pay on that claim even if we change companies.

**Public Relations:** Sharon Lindsay had nothing new to report. The Secretary told the Board about Moreen Nichols' effort to have a Girard Area Garage Sale, like Virden did last year. All garage sales would be published on a map in the Gazette & the Recorder showing the location of each sale. Each participant would pay \$10.00-\$15.00 for the Advertisement, and Moreen is going to ask the Girard Chamber of Commerce to pay for ½ the cost of the ad or \$500.00. She would like to know if Sunset Lake would like to participate. The Sports Boosters will have coffee & doughnuts, and the Lions will serve food in the afternoon. The fee included 20 handouts, balloons, streamers, & maps. The 3rd weekend in May is the date she is thinking about. Al Tretter said that SLA pays for an ad already. Bob Hanauer asked if she wanted us to let the membership know about this. Peggy answered that Moreen wants to know if the residents on the lake who are having a garage sale want to be on the map. The Secretary pointed out that if this coincides with our sale, it will hurt the sales on the lake. Sharon Lindsay said that we could pay \$10.00 to have Sunset Lake put on the map, but not individual garage sales. Al Tretter and Lou Long agreed. The Secretary will inform the members in the January mailing. Ray Reardon said we should let the members know. George Madiar said they would want to have a location map of all the sales. Bob Hanauer said to let the members decide for themselves individually.

**Roads & Grounds:** George Madiar said that Bill Hohimer will pick out 1/3 of the roads most in need of repair to be done first next year, and continue the same in 1998 and 1999. Then all the roads will be done. Al Tretter asked if Bill sold the fence yet, and George answered no, it's the wrong time of year to sell it. The interested buyers said they would buy the fence in the spring. George said that he and Bob Hanauer rode around the lake looking at the leaf situation. Bob Hanauer said there were only about 8 that didn't rake at all. George said he would let Peggy know who to send letters to.

**Sanitation, Shoreline & Boat Docks:** Dave Beck was absent.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon talked to the IPEA, but the most knowledgeable persons were at a conference, but Ada Burns will ask them about Atrazine testing. Jeff Mitchelfelt will be the one Ray would like to talk to concerning the costs, multiple site testing, etc.

**OLD BUSINESS** - Letter to Gary McLean, #267,268 - Bob Hanauer wrote a letter addressing the messes on Gary McLean's 2 lots. The Board corrected some typing errors. Sharon Lindsay questioned giving Gary McLean until May 1, 1997 to clean up his 2 lots. Bob Hanauer said that it is now winter and that we have to give him some time in the spring to do the necessary work. Sharon Lindsay asked what would happen if he came in on April 30, 1997 and wanted to talk about it. Lou Long said we could talk to him then, but the letter still stands. Pete McCoy brought in a copy of Illinois State Statutes on Environmental Safety to send with the letter pertaining to all land in Illinois, whether public or private, along with a copy of the Sunset Lake Rules & Regulations and a copy of our Lease with Paragraph 7 & 12 highlighted. Lou Long and Bob Hanauer said to send it, too, as an enclosure. George Madiar talked to Gary McLean and was told that Mrs. McLean came to a meeting and was given permission to consolidate their 2 lots. Sharon Lindsay said she came, but declined to say anything until her husband arrived. He never showed up at the meeting, so it was never discussed. Sharon Lindsay said that meeting was in Sept. or Oct. 1994. Gary McLean also told George Madiar that he had contacted Atty. Narmont to sue SLA. Sharon Lindsay and Bob Hanauer said that it wouldn't matter if he went to an attorney. Al Tretter and Bob Hanauer said we need to stand up to the threat. Ray Reardon asked if we need to be more specific on cleaning up the lot. Bob Hanauer said the list is specific. Sharon Lindsay asked if the "deep ruts" should be included. The answer was yes. Lou Long said the trees belong to Sunset Lake Association. Bob Hanauer said there are more piles of wood, since last summer. Al Tretter said all of these comments makes a stronger case for us. Bob Hanauer said to change Item 7 to read "Excessive wood pile" and add Item 8, "Wood Pile falling over". Lou Long said we must agree on the May 1, 1997 deadline. The consensus was yes.

- Lou Long said he didn't call for a vote on the Committees at the last meeting. So, he called for a vote from the Board. Bob Hanauer had one exception, to relieve Sharon Lindsay of the duties of Public Relations and have the Secretary handle it. Sharon Lindsay said that was fine. Bob Hanauer made the motion to do away with the Public Relations Committee, Sharon Lindsay seconded it. It passed by consensus. Sharon Lindsay made the motion to accept the Committees as written with the deletion of Public Relations and Bob Hanauer seconded. The motion passed.

- Grider's, #41,41A, acquisition of adjacent land on dividing dam to add to their leasehold. Bob Hanauer and Bill Hohimer went over to measure. The Secretary was told Grider's were going to have it surveyed, so she was waiting for a description of the land. Bob Hanauer said it was leased to them in perpetuity for \$100.00 and to write a description for the Grider's. Bob Hanauer called the Grider's to find out what they are going to do. They said they were waiting for a letter from the Board. They will have it surveyed after they receive the letter. The letter will be sent to them. Ray Reardon said there was a misunderstanding as to whether they can build anything on it. Bob Hanauer said if we were leasing it to them, they can build on it.

- Add to Building Permits \$25.00 on Silt Fence for erosion control. It was tabled until Bill Hohimer could be at the meeting to explain it.

- Ray Reardon asked whether the Secretary had found a printer to do the Boat Stickers. Peggy Volz answered that she got a lot of no-bids because of the size of the consecutive numbering, but 2 Printers can do it for sure. She explained her report to the Board earlier. George Madiar said to give the Secretary the authority to choose which printer to give the job to. Ray Reardon said that he didn't understand why we were getting the consecutive numbering on the labels. Pete McCoy said that with the old stickers, the numbering came off in a week. Ray Reardon gave the Secretary 3 catalogs to look through for more sources of labels. Bob Hanauer said we will need more stickers than before, because they will last longer and be in use longer. In coming years, we will buy small labels with the new year on

it to place over the old year. Lou Long asked how long they will last and Peggy Volz answered several years due to the vinyl stock and the UV printing. Al Tretter asked if there was any problem getting the "Year" labels and was told it would be no problem and cheap to order. Bob Hanauer said we made a mistake on the budget with this item. The last order was for 815 labels and it cost \$828.60 from American Decal & Mfg. Co., which no-bid this job because they can't do the numbering. Peggy added that samples will be sent for us to inspect before the job is done.

**NEW BUSINESS - Review 1997 Budget** - Everyone is to be ready to discuss the Budget at the next meeting. The secretary is to research 1994 & 1995 for left-over funds, and find out if all the money from the sale of Snell's lots (\$3600?) goes to rip rap the northwest side of the Lake, Water Conservation carry-over, etc. for the next meeting. The Truck fund was depleted. Ray Reardon said that there are dry ponds that need work, because we didn't do any last year. Sharon Lindsay asked if any of the A/C's paid yet with the answer being no.

- **Cost of Boat License to membership** - Postponed until the next meeting.

- Lou Long explained that Miller Construction came in to ask if they could build a road off of West Lake Dr. over to the land that Grothaus/Divjak bought to develop. Lou Long answered NO, it is private property. The Secretary reported that while talking to Miller, he said that they were willing to work with SLA on building the berm and she answered that the dirt was coming from their pond and would enlarge it, so that was a good trade-off. Ed Snell said they land-locked some lots. Lou Long said that we may not get the cooperation with the berm that was promised.

- Ray Reardon asked if the Board members were going to get together for a Christmas dinner this year, since we didn't last year. Lou Long said it is too late to make reservations this month. Ray Reardon said we have met in January before. Bob Hanauer said we have too much to do at the Jan. meeting. After much discussion, Sharon Lindsay made the motion to have dinner at Pinaire's in Thayer on Friday, Jan. 17, 1997 at 6:30PM. Ray Reardon seconded and the motion carried.

- Bob Hanauer asked what happened to the transfer requested last month by Nick Musso on #117, Charles & Jeanette Clark's. The Secretary answered that nothing happened. Sharon Lindsay said the deal fell through because the buyer in Springfield lost his job.

- Lou Long asked what happened to #85, Sutsser's to Ronnie R. Bormida, Sr., concerning the septic. The secretary said that transfer was supposed to be on Dec. 2nd, but was postponed for a week, and that \$5000.00 must be escrowed for a new septic system. We don't know if he will remodel or tear down the cabin. The Sutsser's weren't going to use the cabin because they want to build on the 2 point lots, #86,88. Lou Long answered that he thought Bormida simply wanted a lot with direct access to the lake, and will sell the other 2 lots.

- Bob Hanauer said he will bring to the next meeting, his proposal to change the wording concerning lateral systems, Section 3, Item I. to read "Must Be Replaced" within 30 days. Ray Reardon said that the 30 day requirement is too much, due to weather conditions.

- **Transfers** - #59A Stewart & Karen Appelbaum to E. Wayne & Janice Baker. Sharon Lindsay made the motion to accept, Ray Reardon seconded. It passed by consensus.

- #170 Jack Daugherty to Robert & Zelma Ruzic. Sharon Lindsay made the motion to accept, George Madiar seconded. It passed by consensus.

- #85 Terrell & Raymonde Sutsser to Ronnie R. Bormida, Sr. Sharon Lindsay made the motion to accept, Al Tretter seconded. It passed by consensus.

- Al Tretter made the motion to adjourn, George Madiar seconded. It passed by consensus. Pres. Lou Long adjourned the meeting at 9:05 PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Dec 3, 1996

CASH POSITION

Cash on Hand		\$ 100.00
First National Bank		
Checking	\$ 402.00	
Money Market Account - General	\$ 20,209.34	
- Interest	<u>\$ 65.03</u>	
		<u>\$ 20,776.37</u>
First National Bank - Committed Funds		
Money Market Account - Equipment Reserve		\$ 4,438.42
- Interest		\$ 9.88
F & M State Bank - Committed Funds		
Money Market Account - Silt Management		\$ 2,122.61
- Interest		\$ 15.97
<b>Total Revenue</b>		<b><u>\$ 27,363.25</u></b>
First National Bank - Escrow Fund		<u>\$ 20,900.00</u>
Monthly Receipts :		
Assessments - General	\$ 210.04	
- Silt	\$ 120.00	
Boat Permits	\$ -0-	
Building Permits	\$ 25.00	
Fines & Penalties	\$ -0-	
Transfer Fees	\$ 800.00	
Earned by Maintenance Man	\$ 105.00	
Misc. Income	<u>\$ 10.33</u>	
		<u>\$ 1,270.37</u>

# SUNSET LAKE ASSOCIATION

Dec 3 1996 at 7:00PM

## BILLS PAID:

United Cities Gas	\$ 38.82
Rural Electric	245.74
CIPS	34.79
GTE- 3232 - 44.82	
- 3339 - <u>38.49</u>	83.31
AT & T	4.55
Nilwood Water	8.25
Watts Copy Service (12-13-96 to 1-13-97)	57.00
Employers Tax	538.60
B & F Investments (Dec. rent)	250.00
Peggy Volz (Phone/Fax)	125.00
Bill Hohimer (Router)	57.90
R. Miller Asphalt Paving	60.00
Burgess & Son Hardware	6.67
Girard Auto Supply	21.88
Morris Stults Estate	159.01
Cochran & Wilken Engineers	300.00
Arnett Pipe & Supply	58.82
Bruce's Welding Shop	13.61
Konneker-Brown	78.46
Petty Cash	47.09
Peggy Volz - net salary	629.08
William Hohimer - net salary	<u>1,366.36</u>
<b>TOTAL PAID:</b>	<b>\$ 4,184.94</b>

## BILLS TO BE PAID:

Nelson Oil Co. (Chlorine Tablets)	\$ 156.18
Konneker-Brown	<u>2.26</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 158.44</b>

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Dec 3 1996** at our office at **7:00 P.M.**

**SUNSET LAKE ASSOCIATION**  
**4th Quarter / Year End Report - Dec. 31, 1996**

<u>INCOME:</u>	<u>1996 Budget</u>	<u>4th Quarter</u>	<u>Balance + or -</u>
Accounts Receivable		(-3,808.65)	
General Assessments	66,160.60	65,208.95	-951.05
Building Permits	500.00	1,385.00	+885.00
Fines & Penalties	300.00	1,080.81	+780.81
Interest	1,000.00	1,084.78	+84.78
Transfer Fees	2,500.00	5,200.00	+2,700.00
Boat Permits	750.00	392.00	-358.00
RV Permits	35.00	10.00	-25.00
Cablevision	1,700.00	1,790.38	+ 90.38
Earned by Maintenance Man	850.00	1,247.17	+397.17
Other Receipts	500.00	2,816.44	+2,316.71
<b><u>TOTAL REVENUE</u></b>	<b><u>\$ 74,295.00</u></b>	<b><u>\$ 80,215.80</u></b>	<b><u>+\$ 5,920.80</u></b>

<u>EXPENDITURES:</u>	<u>1996 Budget</u>	<u>4th Quarter</u>	<u>Balance + or -</u>
Lake Superintendent Salary	\$ 20,600.00	\$ 15,450.02	\$ -0-
Secretary Salary	8,240.00	6,292.00	-355.75
Legal & Accounting Fees	4,000.00	1,527.50	+2,472.50
Office Rent & Building Reserve	4,200.00	5,100.00	-900.00
Postage, Printing & Office Expense	3,600.00	2,307.78	+1,292.22
Maintenance: Lake	500.00	36.01	+463.99
Roads	3,000.00	1,039.19	+1,960.81
Grounds	500.00	320.33	+179.67
Shoreline	500.00	-0-	+500.00
Equipment	1,800.00	1,709.63	+90.37
Conservation & Water Shed	4,000.00	252.77	+3,747.23
Gas & Oil	1,800.00	1,807.96	-7.96
Maintenance Expense & Supplies	200.00	453.80	-253.80
Fish Stocking	2,100.00	2,100.00	-0-
Utilities	4,200.00	5,398.92	-1,198.92
Insurance	7,800.00	5,604.13	+2,195.87 (Average 2 yrs = \$10,202.32)
Employment Taxes	2,285.00	2,461.36	-176.36
Property Taxes	3,000.00	2,846.22	153.78
Equipment Reserve	2,500.00	-0-	+2,500.00
Boat Expense	-0-	2,336.31	-2,336.31
Office Equipment & Furniture	-0-	-0-	-0-
Miscellaneous	\$ 570.00	1,820.31	-1,250.31
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$ 70,995.00</u></b>	<b><u>\$ 66,317.97</u></b>	<b><u>+\$ 9,077.03</u></b>



## 1997 Budget

### Income:

General Assessments - 312 X \$250.00	\$78,000.00
Building Permits	500.00
Fines & Penalties	300.00
Interest	500.00
Transfer Fees	2500.00
Boat Permits	5000.00
RV Permits	10.00
Cablevision	1800.00
Earned by Maintenance Man	500.00
Other Receipts	<u>1000.00</u>
<b>Total Revenue</b>	<b>\$90,110.00</b>

### Expenditures:

Lake Superintendent Salary	\$21220.00
Secretary Salary	\$ 7800.00
Legal & Accounting Fees	\$ 3000.00
Office Rent (\$250.00 X 12)	\$ 3000.00* (fixed)
Building Reserve (+\$1800.00 from 1996)	\$ 1800.00
Postage, Printing & Office Expense	\$ 3600.00*
Maintenance: Lake	\$ 500.00
Roads	\$ 9890.00
Grounds	\$ 500.00
Shoreline	\$ 1000.00
Equipment	\$ 4300.00
Conservation & Water Shed	\$ 4000.00
Gas & Oil	\$ 1800.00*
Maintenance Expense & Supplies	\$ 200.00
Fish Stocking (+\$100.00 donated)	\$ 1000.00*
Utilities	\$ 5400.00*
Insurance	\$ 12500.00*
Employment Taxes	\$ 2500.00*
Property Taxes	\$ 3000.00*
Miscellaneous	\$ 600.00
Equipment Reserve	\$ 2500.00
Office Equipment & Furniture	\$ <u>-0-</u>
<b>Total Expenditures</b>	<b>\$90,110.00</b>

## SILT MANAGEMENT LOAN

### 1996 Activity through Dec. 3, 1996

Silt Loan at 9% of \$43,000.00 plus interest \$1470.57 = \$44,470.57

Jan. 1, 1996 Balance in Silt fund at 2.53% average	\$	2,651.97	
1996 Silt Assessments collected	+	15,710.77	(+\$1,190.77)
3-15-96 Payment on Loan	-	12,200.00	(\$10,729.43 principal + \$1,470.57 interest)
6-5-96 Payment on Loan	-	3,495.00	
10-8-96 Income from Sale of 2 SLA lots	+	12,695.21	
Interest Earned to date	+	79.04	
Payments made from Silt Fund	-	<u>1,303.41</u>	
<b>Balance in Silt Fund</b>	\$	<b>2,138.58</b>	

Borrow to Level Silt Pond for farming in Aug. 1997    -\$25,000.00

**SUNSET LAKE ASSOCIATION**

<u>INCOME:</u>	<u>1996 Budget</u>	
General Assessments	\$ 66,160.00	(65,823.60)
Building Permits	500.00	
Fines & Penalties	300.00	
Interest	1,000.00	
Transfer Fees	2,500.00	
Boat Permits	750.00	
RV Permits	35.00	
Cablevision	1,700.00	
Earned by Maintenance Man	850.00	
Other Receipts	500.00	
<b>TOTAL REVENUE</b>	<b>\$ 74,295.00</b>	

<u>EXPENDITURES:</u>	<u>1996 Budget</u>	<u>Reduced To:</u>
Lake Superintendent Salary	\$ 20,600.00	
Secretary Salary	8,240.00	
Legal & Accounting Fees	4,000.00	(2000.00)
Office Rent & Building Reserve	4,200.00	(2400.00)
Postage, Printing & Office Expense	3,600.00	
Maintenance: Lake	500.00	
Roads	3,000.00	(2000.00)
Grounds	500.00	
Shoreline	500.00	
Equipment	1,800.00	
Conservation & Water Shed	4,000.00	
Gas & Oil	1,800.00	(1000.00)
Maintenance Expense & Supplies	200.00	
Fish Stocking	1,000.00	
Utilities	4,200.00	
Insurance	7,800.00	(12,000.00)
Employment Taxes	2,285.00	
Property Taxes	3,000.00	
Miscellaneous	570.00	
Equipment Reserve	2,500.00	(-0-)
Office Equipment & Furniture	-0-	
<b>TOTAL EXPENDITURES</b>	<b>\$ 74,295.00</b>	

## 1997 Budget

### Income:

General Assessments - 312 X \$250.00	\$78,000.00
Building Permits	500.00
Fines & Penalties	300.00
Interest	500.00
Transfer Fees	2500.00
Boat Permits	5000.00
RV Permits	10.00
Cablevision	1800.00
Earned by Maintenance Man	500.00
Other Receipts	<u>1000.00</u>
<b>Total Revenue</b>	<b>\$90,110.00</b>

### Expenditures:

Lake Superintendent Salary	\$21220.00
Secretary Salary	\$ 7800.00
Legal & Accounting Fees	\$ 3000.00
Office Rent (\$250.00 X 12)	\$ 3000.00* (fixed)
Building Reserve (+\$1800.00 from 1996)	\$ 1800.00
Postage, Printing & Office Expense	\$ 3600.00*
Maintenance: Lake	\$ 500.00
Roads	\$ 9890.00
Grounds	\$ 500.00
Shoreline	\$ 1000.00
Equipment	\$ 4300.00
Conservation & Water Shed	\$ 4000.00
Gas & Oil	\$ 1800.00*
Maintenance Expense & Supplies	\$ 200.00
Fish Stocking (+\$100.00 donated)	\$ 1000.00*
Utilities	\$ 5400.00*
Insurance	\$ 12500.00*
Employment Taxes	\$ 2500.00*
Property Taxes	\$ 3000.00*
Miscellaneous	\$ 600.00
Equipment Reserve	\$ 2500.00
Office Equipment & Furniture	\$ -0-
<b>Total Expenditures</b>	<b>\$90,110.00</b>