

SUNSET LAKE ASSOCIATION

AGENDA

July 1, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF June 3, 1997

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
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - July 1, 1997 Deadline on Rip Rap
July 1, 1997 Deadline on Gary McLean's Lot Clean up

NEW BUSINESS - Transfer Fee for Name Change Only
Non-Compliance to Building Code
Contracts sent by Attorney to Overdue Accounts - 4
Section 33 of Rules & Regulations - what does it say & do we need it?
Transfer - #200 Mariam Babicky to Walter & Loretta Gilchrist

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

July 1, 1997

The Sunset Lake Board of Director's meeting was held on Tuesday, July 1, 1997 at the Lake office, 146 West Center, Girard. 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, Ray Reardon, John Earley.
- **Visitor's Remarks:** Ed Snell, #286, and Larry & Janet Duke, #112 were present.
- **Lake Superintendent Report:** Bill Hohimer reported that he has been mowing, and he and George Madiar have been measuring roads and driveways to be done this year. He has 24 driveways to do, plus 30,275 sq. yds. (4 miles) of road to do. The township is going to do the North Lake entrance up to Pine, and is giving and installing 2 culverts on North Lake Rd. (about \$6000 worth of culverts), which we've never gotten before. Bill said he is getting rock chips delivered at the shed in preparation for the road work.

Bill said he talked to Daniel Lawson #96,96A, and in Bill's opinion he should not rip rap now, until he digs out the 12 feet of silt behind the rip rap to restore his lot. There is \$100.00 escrowed for rip rap, and he is behind on his assessments. Peggy said that he paid \$400.00 on his balance. John Earley asked if he is reshaping his shoreline? Bill said the rip rap isn't even on the shoreline anymore due to silt erosion in the past, but 12 feet back, so Lawson wants to put the silt back on the lot, then rearrange the rip rap (broken concrete) in a couple of years. John Earley said it sounded like the rip rap was just breaking the wave action, not holding the erosion back. The cove is full of leaves and silt. Lawson is cleaning out the brush. Bill asked the Board to look at it again. Ray Reardon said it sounds like he only needs to rearrange what is already there. Bob Hanauer said that Dave Beck put his name on the list to rip rap and he must do something or be fined. Bill said that he has plenty of rock, it just needs to be rearranged when the lot is cleaned up. Lou Long said to take another look at it. Peggy asked what to do with the \$100.00 in escrow. Ray Reardon said to keep it, until it is done. Lou Long, Ray Reardon, Pete McCoy and Bob Hanauer said they were available to go over and look at it again. Bill said to look at it from the lake.

- **Secretary's Report:** Peggy Volz reported that she turned over 4 members' names to Atty. Stu Dobbs for collection that were 2 years old. Lou Long explained to the guests, what we were talking about. The Secretary told the Board, that the Attorney drew up a contract tailored to each member, and each one specifies how much is owed, asks for 20% of the balance on or before July 1st, 1997, and asks for 4 more payments on or before the 1st of the month to pay off the debt in November 1997. These were sent out June 19th. So far, Michael & Gayle Higginson, #143, have paid \$190.00 (20%), but did not sign the contract. (Gayle later came in and signed the contract.) At the beginning of the month, Peggy invoiced account receivables, stating on the invoices of these 4, that their accounts were being turned over to an attorney. That prompted Denis Kehrer, #9, to pay \$200.00, and Daniel Lawson, #96,96A, to pay \$400.00 before he received the contract. John Cheek, #109, did not pay or reply to the contract or invoicing. Ron Morrow, #2, continued his payments with a \$100.00 payment on his account. The secretary notified Atty. Stu Dobbs of the payments, so he revised Denis Kehrer's contract giving him until Aug. 1st and a 25% payment. John Cheek is the only one who did nothing. Peggy said the Board must decide how to proceed. Lou Long said the Attorney should decide the next step. Pete McCoy said John Cheek is a plastering contractor. Sharon Lindsay said she thought that the contract

should have said that if no payment was received, we would garnish their wages. Al Tretter said the contracts sounded like we were pleading. The Secretary said that the contract was different than what was done before or discussed on the phone with Stu Dobbs. Ray Reardon said that we should have had the opportunity to review what was sent beforehand. Ray Reardon asked if Attorney fees would be paid by those who owe money if we go to court? Bob Hanauer answered affirmative, if we go to court and win. Pete McCoy said that 2 people told him that John Cheek does this to everyone, plus he has a boat on the lake with no sticker. A letter was sent to John Cheek with a fine, but he didn't take the boat out. Bob Hanauer said we went to court once before for non-payment, and court costs were awarded plus what was owed. John Earley said he remembered it. Lou Long said the next step is up to the Attorney.

The Secretary reported that Gary McLean, #267,268 called today and told her that he contracted Prose to clean up his 2 lots, but was delayed. The work is supposed to start July 2, 1997. Lou Long and Bob Hanauer will check to see if the lots are cleaned up this week. Pete McCoy said that this has been going on for 2 years, and we should check with Prose to see if he was contracted or not, and if not we should have the job done. It was agreed that if not done, we will contract Prose to do the work.

The Secretary said that Road Commissioner Williams was in the office and said that Jones Road and Hays Road and the North Lake Road will probably be refinished the last week of July. He asked her to inform the Board to get the word out to the members to avoid those areas if possible. Bill said that he hoped to be working on the lake roads around the same time, after all the patching is done. Lou Long asked Bill if a sign should be put up at Jones Road? Bill said they put chips down as the oil goes on, so it shouldn't be necessary.

On the Rip Rap deadline of July 1, 1997, Peggy reported that #5, Lucille Napier is trying to sell to a prospective buyer. She and her daughter have been trying to get someone to do the work, but didn't get call-backs from their inquiries. #96,96A, Daniel Lawson has already been discussed. #95, James Williams, Jr. called on June 23, 1997 for names of contractors and the rip rap was delivered. #263, Vince Moreth, has a pile of rip rap sitting on his lot. Lou Long said it has been there a long time. #70A,70B, Charles Dodge has been done. #111, Sam Drake has not been done and the Secretary has not heard from him. #74-76A, Bill Williams and #77, Laurie Harmon are both done. Bob Hanauer said Harmon has done ½ of 15-18 feet over to a beach, but it is eroding around a tree in the beach area. He said they should fix the beach. After discussing it, both Lou and Bob agreed it wasn't enough to worry about. #78, Lucille Coultas was done May 30, 1997. So, Napier (who is selling), Moreth and Drake have not completed their rip rap. Lou Long said that Napier will be done or escrowed when sold. Ray Reardon said to defer the fine for Napier and James Williams and to review in 30 days. The Board said to fine #111, Sam Drake and #263, Vince Moreth \$100.00 for deficient rip rap. Sharon Lindsay agreed to fine those who did nothing. Ray said to notify those who are trying to get the rip rap done, that we are deferring the fine for 30 days, so as to protect the Board's credibility.

The Secretary said that the Annual Meeting hall has been reserved for Thursday, October 16, 1997.

- **Approval of the Minutes of the Board Meeting on May 6, 1997:** Pete McCoy pointed out a correction on page 1, the last 6 lines concerning brush piles in the lake, that if someone else wanted to put them in, we can tell them what to use, not that the Board would put them in. Also, Pete said that on page 2, line 4, he caught 8 - 1 ½ lb. Red Ears, not Walleye. Ray Reardon asked about the white geese belonging to Lazarro's, discussed on page 2, line 10 & 11. On page 5, line 11, Ray asked if Bill really cuts 300 trees a year, and Bill said that it should say that there are 300 trees cut per year by everyone on the

lake. Bob Hanauer made the motion to accept the Minutes, John Earley 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 that the muskrat and beaver trapping has not been going very well. Only 1 beaver and about a dozen muskrats were trapped. He will not renew the permit. He talked to Ron Weller who trapped 6 muskrats by his dock. He said a fine was sent to #95, James Williams (stopped a total of 3 times by Pete, Lou, & Bob for speeding on the lake), and to #213,213A, Loren Bloome (stopped 2nd time) for speeding on the lake after time. A letter was sent to John Cheek, #109, on June 23, 1997 to remove his boat from the lake, because he hasn't paid his assessments and has no sticker. A \$25.00 fine is to be sent with a reminder that all lake privileges are suspended until he pays his overdue assessments and gets a boat sticker. Also, he is to be informed that he has 10 days from the date of the first fine before he gets a \$50.00 2nd fine. Pete McCoy said there is a paddle boat with no sticker docked at Bob Fish's, #110, that is probably Cheek's.

Pete asked the Board members to please put their flags on their boats and help patrol during the 4th of July holiday. If a Board member stops someone on the lake, tell Pete so he knows. He said that he found a boat sticker on the road and returned it to the owner, who knew it blew out of his vehicle, but didn't bother to retrieve it.

Building & Construction: Bob Hanauer reported on Building permits issued to:

#270	Kenneth Boyd	for a room addition	\$30.00
#9B	Kenneth Volz	for a dock	\$15.00
#120	Dennis Denney	for a shed	\$25.00
#16	Lester Seman	for a room addition	\$30.00
#70A,70B	Charles Dodge	for a deck	\$30.00

Farm Management: John Earley reported that the equipment to level the retention pond should be moved in on July 7th, weather permitting. The hay was cut and baled by last Saturday. The 2 acre parcel was also cut. Bill said that there were 143 bales so far. The interior of the retention pond needs to be disced before the big equipment comes in. Bill said the horse weed is getting pretty tall. John said he hopes to get \$500-700 for the bales. He also mowed with the bushhog inside the retention pond in preparation for leveling. There was no standing water inside the burn, except in one small area. It is in good shape for the heavy equipment. Miller understands that Bill is the contact person for the lake. Bob Hanauer asked how long the leveling will take? John said that it depends on how much equipment they use. Maybe 7-10 days should do the job. The Secretary gave John the letter from Illinois Dept. of Natural Resources. He said we already got a permit to breach the retention pond a year ago. The Secretary said she didn't understand what this letter was for, because we are tearing down the retention pond. John said to send information on the breach and that we are returning it to its original state.

On the project to bulldoze the retention pond, John said that Miller will go over the area with a brush disc and spread the good soil out. Bob Hanauer asked how the good soil will be spread over the old clay. John said that ideally the good soil should be on top of the clay, but we can't afford perfection. It should be grid mapped, fertilized and limed where it is needed. Bob Hanauer asked if Dave Beck could do that with the Terragator. John said yes, but we probably can't afford it. It will take a while before that ground is in good shape for farming.

Finance Committee: Sharon Lindsay said we need to talk about the Budget later in the meeting.

Legal & Insurance: Al Tretter said to discuss insurance later in the Budget discussion.

Roads & Grounds: George Madiar was absent. Bill Hohimer said that he needed to talk to Ed Snell about clearing an area around the bridge on North Drive for a new culvert the township will give us. It should be done before the roads. Ed Snell said there was no problem taking trees down around the bridge. Lou Long said it would be nice to get the bridge done first. Bill also said that the project on the West side should be done. John Earley said that it would be a good time to get that done, while Miller's equipment is here, even if it delays the road work. Bill said he is stretched too thin as it is.

Lou Long asked Bill if there wasn't someone he wanted to hire. Bill said he would like to hire Josh Ashby, who has helped him before. He is a sophomore in college and can work after 2:00 PM for 2-3 days a week to help with the mowing. Bob Hanauer asked how much he should be paid. Bill, Sharon and Bob agreed that he should be paid \$6.00-6.50 per hour until Bill is caught up or school starts. Lou Long said to do the bridge repair if possible, to save us \$3000.00 on the cost of the culvert.

Bill Hohimer also asked if he should get a Certificate of Insurance from the road oilers, Louis Marsch, Inc. (50 years in business). It was agreed that it should be on file.

Bill also brought up 21 yds. of concrete poured for Fickas which must be busted up and replaced because they used too large a rock (2 ½") in it. He suggested that we could use it on the 2 acres by the east end bridge for erosion control. Lou Long said he could use it to fill a hole behind his garage. Bill said he should go over and look at it.

Sanitation, Shoreline & Boat Docks: Dave Beck was absent. The Secretary gave his report that he called in that morning. Dave inspected #200, Mariam Babicky's, and found the grounds, shoreline, and boat dock to be fine, but the age of the septic system requires escrow. He also looked at #169, LeGrand's and found a bad septic which was escrowed for replacement. Terry Clark is supposed to do the job, but Dave suggested possibly sending them a letter to make sure it is done by August.

Bill asked why Don Burgess was told he didn't need a to fill out a SLA permit for his new septic system. Peggy answered that she gives 10-15 permits to the contractors to fill out, plus gets a report from Macoupin County Health Dept. She had never had anyone ask for a permit, but the contractors. Her mistake.

Larry Duke, #112, asked about a septic line along his west property line that is putting an oily substance into the lake. Bill said that when McMurl's bought 116A, they got permission from Edith Scott to go along her lot to discharge their septic system. Bill said that it was 2 years ago. Duke's said they were not told about this when they purchased the lot. Bob Hanauer said he was concerned about the oily discharge. Lou Long explained that as long as they were given permission to run the line, it is permissible, but an oily discharge is not. Larry Duke said it is an aeration system. Pete McCoy said that system is supposed to be inspected twice a year, and if not kept up, will discharge sewage directly into the lake. The Secretary is to tell Dave Beck to inspect the discharge to see if it is functioning properly. Sharon Lindsay said that some people shut their systems off to save on electricity, and that sewage is discharged into the lake. Lou Long said we will have to require a copy of the inspection. Bill said that Ruzic's have one that has a service contract. Pete said the company inspects aeration systems for 2 years, then the owner must buy a service contract. Sharon said that Lazarro's shut theirs off. Lou Long said to contact Dave Beck. John Early said we need to have a list of septic systems to find out which ones are aeration, so we can contact them or inspect their systems. Larry Duke said he noticed unusual algae growth around his lot's shoreline, which is usually symptomatic of sewage presence in the lake.

Water Quality, Soil Conservation & Restoration: Ray Reardon said he and John Earley talked about the Silt Retention Improvements. Ray said there is accumulated money to

pay for these projects now: repair the silt dam on Snell's property on the north end of the lake, the area around the north bridge, the West side burn and the clean out of existing small dry ponds. Ray asked to have the breached dam on Snell's property done while Miller has the equipment at the Retention pond. John explained that there are some serious ruptures in the North dry pond, which allows silt to enter the lake. John explained what is going to be done by Miller to the Retention Pond area, concerning silt prevention. Bob Hanauer said that we have heard what should be done on Silt Prevention, but not an estimate of the cost. Ray Reardon said after he talked to John Earley about the areas that need Silt Prevention work done, it would be expedient to have Miller do the jobs while he had the equipment at the Retention pond site. If Miller can fit it in, then it should be done this summer. Ray added that if there are projects they can't fit into their schedule now, then we can get estimates and make plans accordingly. Sharon Lindsay pointed out that there is around \$10,000.00 to do these projects. Ed Snell said 10 truck loads of dirt and some broken-up concrete are sitting on the north end and can be used to fix the broken burn. Ray Reardon asked to meet with Ed Snell and Andy Miller to set up that project. Lou Long asked if Bill should be there to oversee, and Bill answered that he was too busy with the roads and other projects. Ed Snell and Ray said they would oversee the project on the north end. Ray asked if there were any other areas that need work with big equipment. Bill said they should take the trackhoe to the east bridge to the 2 acre tract SLA owns by Elmore Hays' and clean it up so rip rap can be put in to hold the bank. Pete asked if there were plans to do anything from there, and Lou Long said that we would need to work with Gary Hays because he owns that side of the lake. Ray said that the plan the engineers proposed for a double dam was too expensive (\$5000) and can be done cheaper like the north end.

OLD BUSINESS:

- **July 1 Deadline on Rip Rap and Gary McLean's lot clean up** - already covered.

NEW BUSINESS:

Transfer Fee for Name Change Only - After discussion, Bob Hanauer made the motion to charge a \$25.00 fee for a change in name on a lease, plus the \$30.00 Recording fee to the Macoupin County Recorder, but not if signing over to an heir (son, daughter, etc.), which is a regular transfer fee of \$200.00. Sharon Lindsay seconded it, and it passed unanimously.

Non-Compliance to a permit or rule - Bob Hanauer asked what to do when someone does not comply with a rule or permit, after they have been told? His example was McMurl's shed on #119. First he fined them for not getting a permit for the shed, then he told them that it must be moved 15 feet away from the road, and it has still not been moved. It was suggested that the Board will have it moved and charge them labor costs for the job. Sharon Lindsay suggested a fine everyday, until it is moved, so they couldn't say we torn it up. John Earley suggested giving them 10 days before they are fined. Sharon said it should be \$100.00 per day. Lou Long said at \$5.00 a day, that would be \$150.00 a month. Bob Hanauer made the motion to give 10 days to comply, then a \$25.00 fine would be imposed, then in another 10 days \$50.00 fine, and in another 10 days a \$100.00 fine. Sharon Lindsay seconded the motion, and it passed unanimously.

Section 33 - After the Board members tried to read this section, it was agreed that it made little sense. Sharon Lindsay said that it pertained to the Neighbor Consent forms which we don't use anymore on transfers. It was agreed to delete it from the Rules and Regulations, and John Earley suggested that it not be sent out to the members as a change, until the next mailing.

- **Transfers to be approved** - #200 Mariam Babicky to Walter & Loretta Gilchrist
Lou Long brought up a complaint filed by #264, Roy Denton concerning the sand Bill delivered from the Retention Pond to #264. The bill was \$70.00 for labor and \$10.00 for

the sand. Bill said 1 load went into Denton's garden and he knew where the sand came from beforehand, and that it was not beach sand. John Earley said it is just fill sand. Bill said that Denton has taken trees that Bill cut up, while he went to lunch. Everyone agreed that Denton is liable and the Secretary is to send him a letter explaining the above, and that he still owes on the bill, plus interest.

- **The 1998 Budget discussion** - Bob Hanauer made up a sheet showing the 1996 and 1997 Budgets. The Secretary provided a P & L Budget comparison for 1996 for comparisons. Below is the Budget with a \$1600.00 difference between Income and Expenses to be worked out at the August 5th meeting. Sharon Lindsay asked each Chairman to estimate a figure on income and expenses for their respective committees.

1998 Budget

Income:

General Assessments - 312 X \$250.00	\$78,000.00
Building Permits	800.00
Fines & Penalties	900.00
Interest	1100.00
Transfer Fees	4000.00
Boat Permits + RV	500.00
RV Permits Cable TV	2000.00
Cable TV Franchise Fee Earned by Maint. Man	800.00
Earned by Maintenance Man <i>Other Receipts</i>	1500.00
Other Receipts <i>Farm</i>	5000.00
Total Revenue	\$94,600.00

Expenditures:

Lake Superintendent Salary	\$22300.00
Secretary Salary	9200.00
Legal & Accounting Fees	2000.00
Office Rent (\$250.00 X 12)	3600.00
Building Reserve (+\$3600.00 from '96, '97)	1800.00
Postage, Printing & Office Expense	3200.00
Maintenance: Lake & Shoreline	500.00
Roads	9900.00
Grounds	500.00
Shoreline (above)	0
Equipment Expense & Supplies	3000.00
Conservation & Water Shed	3500.00
Gas & Oil	2300.00
Maintenance Expense & Supplies (above)	0
Fish Stocking (+\$100.00 donated)	1000.00
Utilities	5800.00
Insurance	11000.00
Employment Taxes	2800.00
Property Taxes	3500.00
Miscellaneous	800.00
Equipment Reserve	2500.00
Farm	5000.00
Building Fund	2000.00
Office Equipment & Furniture	-0-
Total Expenditures	\$96,200.00

Bill Hohimer said that Randy Hays wants to buy the dump truck and was quoted \$800.00. He was told to take care of the sale.

Al Tretter made the motion to adjourn, John Earley seconded. The motion passed. The meeting was adjourned at 10:40 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

July 1, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$ 45.39
CIPS	33.85
Rural Electric	243.96
GTE - 3232 - 45.84	
- 3339 - 35.33	81.17
AT & T	10.80
Nilwood Water	8.25
Watts Copy Service (7-13-97 to 8-13-97)	57.00
Watts Copy Service (Service Charge for Developer)	78.29
Employers Tax	583.77
B & F Investments (July rent)	250.00
D & L Tire and Service	15.00
Postmaster (Box Rental)	40.00
Gold Nugget (Garage Sale Ad)	48.00
Secretary of State (Truck & Trailer License)	62.00
Secretary of State (Annual Corporate Filing)	5.00
Quill Corporation (Office Supplies)	112.43
Konneker-Brown (Belts for Mower)	142.17
Bob Hanauer (Office Depot- office chair)	96.48
Harry & Marilyn McMurl (Boat Permit Refund)	25.00
Peggy Volz - net salary	671.10
William Hohimer - net salary	<u>1,400.60</u>
TOTAL PAID:	\$ 3,993.26

BILLS TO BE PAID:

B & F Investments (Aug. rent)	\$ 250.00
Nilwood Water	8.25
CIPS	46.16
Macoupin County Collector (first half of Property Taxes)	<u>1556.92</u>
TOTAL TO BE PAID:	\$ 1,861.33

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, July 1, 1997** at our office at **7:00 P.M.**

08/04/97

SUNSET LAKE ASSOCIATION
P&L Budget Comparison

January through July 1997

	<u>Jan - Jul '97</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	77,865.07	78,000.00	-134.93	99.8%
0305 Boat & Recreational Permit	6,579.00	5,010.00	1,569.00	131.3%
0311 Building Permit	1,003.00	500.00	503.00	200.6%
0313 Fines & Penalties	810.53	300.00	510.53	270.2%
0335 Interest Income	1,688.35	500.00	1,188.35	337.7%
0391 Transfer Fees	3,650.00	2,500.00	1,150.00	146.0%
0398 Earned-Maintenance Man l...	735.50	500.00	235.50	147.1%
0399 Miscellaneous Income	2,576.23	2,800.00	-223.77	92.0%
Total Income	94,907.68	90,110.00	4,797.68	105.3%
Expense				
0406 Professional Fees				
Accounting	595.00			
Legal Fees	105.00			
0406 Professional Fees - Oth...	0.00	3,000.00	-3,000.00	0.0%
Total 0406 Professional Fees	700.00	3,000.00	-2,300.00	23.3%
0409 Office Expense/Supplies	2,503.25	3,600.00	-1,096.75	69.5%
0411 R & M- Lake	317.97	1,500.00	-1,182.03	21.2%
0411.1 Fish Stocking	-700.00	1,100.00	-1,800.00	-63.6%
0412 R & M -Grounds	75.00	500.00	-425.00	15.0%
0414 R & M -Roads	1,932.18	9,890.00	-7,957.82	19.5%
0415.5 Conservation & Watersh...	1,481.44	4,000.00	-2,518.56	37.0%
0416 R & M Equipment	1,898.32	4,500.00	-2,601.68	42.2%
0418 Gas & Oil	1,315.72	1,800.00	-484.28	73.1%
0430 Utilities				
Gas and Electric	3,027.34			
Telephone	736.78			
Water	57.75			
0430 Utilities - Other	0.00	5,400.00	-5,400.00	0.0%
Total 0430 Utilities	3,821.87	5,400.00	-1,578.13	70.8%
0434 Insurance				
Commercial Property & Liabi...	3,491.00			
Commercial Umbrella Liability	944.00			
0434 Insurance - Other	0.00	12,500.00	-12,500.00	0.0%
Total 0434 Insurance	4,435.00	12,500.00	-8,065.00	35.5%
0442 Property Tax	1,556.92	3,000.00	-1,443.08	51.9%
0492 Rent	1,750.00	3,000.00	-1,250.00	58.3%
0498 Miscellaneous Expense	457.50	600.00	-142.50	76.3%
Building Reserve	3,600.00	1,800.00	1,800.00	200.0%
Equipment Reserve	7,780.93	2,500.00	5,280.93	311.2%
Payroll Expenses				
0402 Lake Superintendant	12,378.30	21,220.00	-8,841.70	58.3%
0404 Secretary Hourly Wage	5,887.00	7,800.00	-1,913.00	75.5%
0439 Illinois Unemployment ...	77.58			
Payroll Expenses - Other	1,826.81	2,500.00	-673.19	73.1%
Total Payroll Expenses	20,169.69	31,520.00	-11,350.31	64.0%
Total Expense	53,095.79	90,210.00	-37,114.21	58.9%
Net Income	<u>41,811.89</u>	<u>-100.00</u>	<u>41,911.89</u>	<u>-41,811.9%</u>

08/01/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of July 31, 1997

Jul 31, '97

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	100.00
0120 Checking Acct.	16,802.00
0125 First National Bank- Gen	66,467.65
0130 FNB-Equipment Reserve	7,780.93
0140 Farmers & Merchants	2,238.07

Total Checking/Savings	93,388.65
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Accounts Receivable

0160 Accounts Receivable	-238.00
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Total Accounts Receivable	-238.00
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Total Current Assets	93,150.65
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Fixed Assets

0170 Farm Land	16,000.00
0172 Building Reserve	4,675.82
0173 Depreciation- Buildings	-4,313.17
0174 Lake Site	39,773.18
0178 Picnic Area	4,000.00
0182 Dam & Spillway	143,467.75
0183 Depreciation- Dam/Spillway	-122,246.55
0186 Roads & Driveways	36,347.63
0187 Depreciation-Road/Driveway	-36,347.63

Total Fixed Assets	81,357.03
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Other Assets

0190 Maintenance Equipment	74,984.06
0191 Depreciate-Maint Equipment	-69,329.78
0194 Policing Equipment	4,635.60
0195 Depreciate-Police Equipmt	-4,635.60
0198 Office Equipment & Furnitu	6,208.11
0199 Depreciate-Office Equipmt	-4,211.20

Total Other Assets	7,651.19
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TOTAL ASSETS

182,158.87

LIABILITIES & EQUITY

Liabilities

SUNSET LAKE ASSOCIATION

Balance Sheet

As of July 31, 1997

08/01/97

	<u>Jul 31, '97</u>
Current Liabilities	
Other Current Liabilities	
0200 Escrow	16,400.00
Payroll Liabilities	
0235 FICA Expense	-1,200.25
0245 Fed W/H	-907.00
0255 IL W/H	-208.00
Payroll Liabilities - Other	3,085.18
Total Payroll Liabilities	<u>769.93</u>
Total Other Current Liabilities	<u>17,169.93</u>
Total Current Liabilities	17,169.93
Long Term Liabilities	
0202 R & M- Silt Project	-57,120.00
0205 Silt Loan Principle	6,858.14
0225 Bonds Payable	-2,430.00
0291 Class A Memberships	-123,240.00
0293 Class B Memberships	-3,200.00
0299 Surplus	134,019.61
Total Long Term Liabilities	<u>-45,112.25</u>
Total Liabilities	-27,942.32
Equity	
Opening Bal Equity	167,037.11
Retained Earnings	-17,139.66
Net Income	60,203.74
Total Equity	<u>210,101.19</u>
TOTAL LIABILITIES & EQUITY	<u><u>182,158.87</u></u>

SUNSET LAKE ASSOCIATION

AGENDA

August 5, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF July 1, 1997

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
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Letter sent to John Cheek by Attorney on Overdue Account
Aeration Septic Systems on the Lake
Rip Rap Extension on #5 Napier and #95 Williams
1998 Budget

NEW BUSINESS - Transfer - #144 Kissindra Moore to Stephen Martin
#267,268 Gary McLean to Joseph Clevenger
#110 Robert & Lois Fish to Daniel & Claudia Shirvis

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

August 5, 1997

The Sunset Lake Board of Director's meeting was held on Tuesday, Aug. 5, 1997 at the Lake office, 146 West Center, Girard. 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, Dave Beck, Al Tretter, John Earley, George Madiar, and Ray Reardon arrived at 7:25 PM.
- **Visitor's Remarks:** #286 Ed Snell, #7 Clem Charles, #144 Bill & Kissindra Moore, #145,146 Joyce Payne, #24 Carl Mayes, and #258,259 John Mayes were present.

Joyce Payne, #145,146 said they won't sign a permanent easement for 8 inches of concrete stairs which encroaches onto their lot #145 from lot #144, Kissindra Moore. They were informed by their attorney that they would be liable if someone hurt themselves on that section of the concrete stairs. Lou asked Joyce Payne if the legal responsibility was her primary concern? She answered that actually they wanted to buy lot #144, but could not come to a compromise on the price, and the Association wouldn't allow them to consolidate lots. She added that they can't afford to pay for 3 assessments and 3 property tax bills on 3 small lots. Lou Long said that this Board was instrumental in rescinding consolidations because it cost the membership more in assessments due to lowering the number of Class A memberships to pay for assessments. Joyce Payne asked if that Board had considered going by the footage or shoreline of lots. Bob Hanauer and Sharon Lindsay said it was considered in the past, but it did not work out. Bob said the reasoning was that no matter how small or large your lot is, everyone still uses the lake and roads. Joyce Payne said that lot #144 is at the back of a cove & has filled in so much that it is not accessible by boat. Lou said that he, Bob Hanauer and Bill Hohimer went to that lot by boat this summer. Lou added that the steps are "Grandfathered" in. Bill Hohimer said that the steps have been there for more than 10 years, and Lou Long added that the property has changed hands several times. Kissindra Moore said that she was told by an attorney that an easement would relieve the Payne's from any liability. Lou Long read Section 9, and explained that the Board has the legal right to grant an easement, a "Good neighbor" clause. Joyce Payne said that her attorney suggested selling the 6-8 inches of steps. Lou Long asked the visitors to leave the room, while the Board went into Executive Session to decide how best to settle this issue, so Kissindra Moore can sell her lot.

Afterwards, the visitors were asked to come back in. Lou Long asked Joyce Payne if she still prefers not to sign the easement, and she said yes, she wouldn't sign it. Lou Long told Kissindra Moore and Joyce Payne that the Board decided that the Moore's must have lot #144 re-surveyed to include the steps, which will no longer be a part of lot #145. The leases will have to be changed accordingly after they are surveyed. Sharon Lindsay said that a Board member should be present when re-surveyed. Clem Charles, #7 said that Nancy Busby of Wrightsman-Musso, will let us know when the survey is being done. Clem Charles complimented Bill Hohimer's job on the roads. The Moore's, Clem Charles, and Joyce Payne left the meeting.

Carl Mayes #24 and John Mayes #258,259 complimented the job done on the roads, and said they were here to observe. Bob Hanauer said both Mayes did an excellent job of rip rapping their lots' shoreline.

- **Lake Superintendent Report:** Bill Hohimer reported that everything came together in the last 10 days. The roads scheduled to be done were oiled and if we had enough money, all the roads could be done. August 21, 1997, he will finish what is left. So far, we have

spent \$11,447.48 minus the driveway money of \$4600.00. Lou Long said the driveways cost more than the roads. Bill said he has 3-4 more driveways to do and he needs 2 spreader trucks of oil and 125 ton of rock, and that will get the job done. He said that the roads have all been measured in preparation for next year.

Bill also sold the dump truck today (Aug. 5, 1997) for \$1000.00, and he collected the payment on our Hay this week in the amount of \$433.60. Vince Moreth is going to buy the fence. Bill said he needs to do some mowing and trimming to catch up.

- **Secretary's Report:** Peggy Volz reported that she sent out approximately 51 letters and about the same number of invoices, which included 24 driveways invoiced on Aug. 1st. One letter to John Cheek from Atty. Stu Dobbs will be reported on by Sharon Lindsay. Peggy added that she got the list of all the different septic systems on the lake about 75% done. Most of what the secretary has to report will be covered by the Board at this meeting, so she will comment as needed.
- **Approval of the Minutes of the Board Meeting on July 1, 1997:** Bob Hanauer made the motion to accept the Minutes, Sharon Lindsay seconded. The motion passed by consensus.
- **Approval of the Bills:** Sharon Lindsay made the motion to accept the Bills Paid, Al Tretter seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Pete McCoy reported that 7 letters were sent out for "no stickers" on boats. All remedied the situation except John Cheek, who received 2 fines, and also Vince Moreth. He and Bob Hanauer talked to John Cheek, who said he was going to pay off his overdue account and get a boat permit sticker, so Pete told him he could leave the boat in, but not to use it or allow the neighbors to use it. Vince Moreth received a fine the same day he told Bill he would buy the fence from us.

Pete also told the Board about #126, Robert Groesch allowing his kids to swim across the lake where skiers turn around at the east end. After the 4th warning, he gave him a fine. While Pete was talking to Groesch, John Earley came down the lake pulling skiers, who would not be able to see swimmers. He also got 3 complaint calls this month, and he saw a pontoon at 10:00 PM speeding with no lights. Lou Long said that was how one person was killed at Otter Lake 3 years ago. Last Sunday, Pete saw 2 boats going the wrong way with skiers and tubers, but he could only catch one. He also reported that Mae Ess gave us 100 lbs. of copper sulfate. Jim Higginson collected \$700.00 for Walleye and Catfish. Pete said he will try to match the donated fish by putting in 615- 12" Catfish and 700- 8" Walleyes in late October. He said he is done trapping.

Building & Construction: Bob Hanauer reported on Building permits issued to:

#155	Bill Hohimer	-a shed	\$25.00
#48	Tom Hughes	-a room addition	\$30.00
#156	Glenn Ford	-a shed	\$25.00
#112	Larry Duke	-a garage	\$60.00
#18	Daryle Williamson	-a deck	\$30.00
#91	Don Starkweather	-a deck	\$30.00
#215	Robert Meeker	-Covered boat dock	\$25.00

Farm Management: John Earley reported that Miller, who is doing the work on leveling the Retention Pond, has been working, but had to go work at the Virden school for about a week. They should get done in about 5-6 days when they come back to finish. Then we can start getting the ground ready for wheat.

Finance Committee: Lou Long said we would return to Sharon Lindsay to discuss the 1998 Proposed Budget.

Legal & Insurance: Al Tretter said we are pretty well set on insurance. The Secretary said she called Mark Musso to delete the 1971 dump truck from our Commercial Auto policy on 8-5-97. On legal, Al said that we don't know how much we will owe Atty. Stu Dobbs yet. Sharon Lindsay said to call Stu Dobbs to see how much we owe him so far.

Roads & Grounds: George Madiar reported that all the roads will be oiled and chipped, instead of 1/3. Next year, he said we will be putting in whistles, which will be expensive, so we will need the same amount budgeted as this year. Bill Hohimer added that when we oiled last week, he hired 2 young men to do the shoveling on driveways, unsupervised, and there was only one complaint which wasn't their fault. The oiler truck didn't back up far enough on one driveway to do up by the garage. He asked that the Board decide how much to pay Keegan McLeese and John R. Earley, Jr. Bill added that they worked on short notice, and would be available if he needs them again. Sharon Lindsay made the motion to pay them \$75.00 each, and Bob Hanauer made the motion to pay them \$6.50 per hour. Bill said he paid for their lunches. John Earley abstained from discussion or voting. After discussion, Lou Long suggested \$8.00 per hour, totaling to \$64.00. Ray Reardon made the motion to pay each one \$64.00 for the 8 hours of work. Pete McCoy seconded it, and it passed unanimously.

Sanitation, Shoreline & Boat Docks: Dave Beck provided the Board members with information he gathered concerning Aeration Septic Systems from Ed Ramsey of Central Concrete Products in Springfield. The Secretary had a copy of the Illinois code for Aerobic systems from Craig Busman, Macoupin County Health Department. Dave stated that if an Aeration system were shut off for up to one week, it would not discharge into the lake, but if left off any longer, it would discharge due to gravity. These systems should be pumped according to how many people live at the residence: for 2 people pump every 5-6 years, and for 4-6 people pump every 2-3 years. Prior to 1995, most systems operator all the time, not on electrical timers as the most recent systems do. Al Tretter asked about the timer systems and how they work? Dave said the timers are located by the electrical box and is set by the installer for the number of bathrooms and bedrooms, given the number of occupants possible at one time. Dave continued saying that the suppliers give a 2-year free service contract after the installation of a new system, up to the original price of the system. After that, you must buy a service contract for \$150.00 per year which includes chlorine tablets. Item E on Dave's sheet, states "Springfield Lake has a maintenance person who takes water samples and inspects chlorine tablets. If the system is not functioning properly, a form letter is sent to the owner, giving them 15 days to correct the problem, or the drainage tube is capped off at the lake.", which means Dave reported, sewage backs up in the house if the system is used. Lou Long asked if they take a water sample by the sewage discharge area? Dave answered yes. Bob Hanauer asked how long the system continues to discharge when shut off, and Dave answered until it is empty, if not used, or forever if used. Dave said if it is shut off during the winter while the lessees are in Florida, then it discharges everything, and in spring when it is turned back on, it takes about 5 days to go back up to a level where it starts functioning again. Ray Reardon asked if the bacteria dies during that time. Dave was told no, but the Secretary said she was told it will kill the bacteria according to Terry Clark. Dave said that Macoupin County only sent him a flyer on the Norweco System. In Dave's opinion, go with Springfield Lakes' format or demand a copy of the Service Contract which would make sure the systems are properly functioning without intense policing on our part. Al Tretter said that they could go out and make sure it is functioning properly for inspection, and then forget it. Dave said that the Service Inspection would be unannounced. Dave said that Lazarro's, #12, was running when he went to inspect it. The Secretary added that Ed Ramsey of Central Concrete Products said he could tell us the date of each system and if there is a service contract, if we supply him with a list of names. Dave Beck said that if chlorine tablets

cost \$8.00 a month totaling to around \$96.00 a year. Sharon Lindsay said the problem with that is that some are gone 6 months out of a year. Dave said it is still cheaper and easier to maintain, plus we need to keep the lake clean year-round whether a resident is here or not. Pete McCoy said he was told they must be serviced twice a year, whether the residents are here or not. The Secretary has found 13 aeration systems so far. Dave said the EPA will require an aeration system, rather than a sand filter in the future because they are more effective if maintained properly. Dave asked who determined what kind of system was to be put in, because he didn't get that option when buying, since the seller ordered it done. Ray Reardon said he was told it depended on the amount of space on the lot. Sharon Lindsay suggested sending an informational letter to members with aeration systems to make sure that they know the facts concerning the proper maintenance of their systems. Dave Beck said the problem comes up when the property is sold, and the new buyers aren't informed. Peggy said that Terry Clark told her that if they are turned off every night or frequently, then the motor will burn out quicker, and the average life of the motor is 5 years with continuous use. Sharon asked Dave what he recommends, and Dave answered that Service Contracts should be required. The Secretary informed the Board that Central Concrete Products supplies the contractors with the systems. Al Tretter suggested a questionnaire in the next mailing. Ray Reardon said we need to inform everyone on the lake, including sand filter systems, on the proper maintenance of both systems. Bob Hanauer said that those who have an aeration system, should get a letter explaining proper maintenance. Dave Beck said he will draft a letter to be sent out. Sharon Lindsay said that the only problem with requiring a Service Contract is that some who have the time and knowledge do their own maintenance on their systems, shouldn't have to pay for a Service Contract. Bob Hanauer asked if an average person can maintain their own system? Ed Snell said yes, if they watched it being serviced. Al Tretter asked what does "servicing the system" entail. Dave answered that one must make sure the motor is running properly, the timer is operating correctly, the agitator is working and chlorine tablets are in the system, and then the discharge is clear. Ed Snell asked why there is so much concern with the aeration system, and Dave said because they can be turned off. Dave Beck said he would rather not have a policing system on the lake. Bob Hanauer asked if we will inspect the Sand Filter systems, too. Sharon Lindsay said to include it with the Annual Meeting mailing for both systems, and that they will be checked. Ed Snell asked if water tests wouldn't show up effluent in lake? Ray Reardon said yes, but it would be expensive and changeable. John Earley said the slaw's would test higher than a point lot. Sharon said we could ask if there is a Service Contract and to provide a copy for our files, but not require it. Ed Snell said he thinks the biggest problem is when the lease transfers, the new members don't know what they have or how to maintain it. Dave said he will draft a letter making them aware of the economics (short and long term), operation, and the State Code. He said his costs him \$25-\$30 a month to operate.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported on the dam repair on the north end off the lake on Snell's property. He, Ed Snell, Dave Drake and Andy Miller inspected the area and found that the dam had failed in 2 places. He said it will take quite a lot of material to fill both areas. A trackhoe was used to make an access trail to the dam. There was a pile of clay soil from other construction. Tore out some trees and packed them into the 2 areas with clay on top. An overflow with concrete rip rap on top will be made and a valve put in. Dave Drake told Ray that when they are done with the Virden school, they will be back to finish the job. On top of the renovated dam adjacent to the overflow, larger aggregate will be used so it is suitable to drive over without blowing tires for future maintenance. Ray estimated the job will cost around \$3000-4000, which he feels is reasonable considering all the work being done. No changes will be made other than repairing and returning the dam to its past condition.

Ray also reported that on the Northeast end of the lake, where the engineers said to build a double dam, he and Dave Drake are considering several smaller retention or control structures further up the lake north of the bridge, to control around 50% of the silt that comes into the lake. John Earley said the silt coming into the lake has changed in the last 20 years, so now there is more silt coming in from the northwest side than in the past. John added that no-till farming on the east end has reduced the silt on that side.

OLD BUSINESS:

•**Letter sent to John Cheek by Atty. On Overdue Account-** Sharon Lindsay read the letter sent to John Cheek by Atty. Stu Dobbs, dated July 21, 1997 concerning 90 days notice of Forfeiture of Lease. Pete McCoy said John Cheek is coming in this week to pay. Michael & Gayle Higginson are making payments. Bob Hanauer asked if everyone is paying? The Secretary said yes, except Cheek and Lawson, but it is only Aug. 5th. Denis Kehrer paid his account off. Dan Lawson has not paid yet in August. Sharon Lindsay said the next step should be Forfeiture of the Lease. Bob Hanauer said Higginson's promised to pay every month when Sharon Lindsay called them in July 1996 and they didn't. Ray Reardon suggested sending a Certified letter giving them 10 days to pay or be turned over to a Collection Agency, which scales up the debt 150% of the previous balance past due to cover our costs. He asked if this method would be cheaper than going through an attorney. Sharon Lindsay said to go to Small Claims Court to garnish their paychecks. Bob Hanauer said Mike Higginson is a painter and dry-waller, and is working full time. The Secretary said that Gayle Higginson called and said she would be in to pay in the next day or two. John Earley said we have to give them a chance to pay, especially if they called. Sharon Lindsay said that all 4 made a partial or full payment of their balance in July, and if no payment is received in August, then turn them over to Atty. Stu Dobbs. He should give them 10 days to pay, then start proceedings on Forfeiture of their Lease.

•**Aeration Septic Systems on the Lake - (Already covered)**

Rip Rap Extension on #5 Napier and #95 Williams - Bob Hanauer reported #5 was rip rapped and looks very nice. Pete McCoy said that #95, Williams, is being done. Lou Long said that James Williams, Jr. lost his job. Ray Reardon asked if Daniel Lawson's rip rap question was looked at, and Lou Long answered yes, that it has been resolved.

•**1998 Proposed Budget** - Sharon Lindsay referred to Bob Hanauer who worked out the remaining \$1600.00 difference between Income & Expenses in the Budget. He suggested raising Building Permits to \$1000 (from \$800) giving a balance of \$94,800 Income. On Maintenance of Lake & Shoreline, he suggested lowering it to \$400 (from \$500), Lower Maint.- Grounds to \$400 (from \$500), Lower Maint.-Equipment Expense & Supplies to \$2500 (from \$3000), Lower Maint.- Conservation to \$3000 (from \$3500), and lower Utilities to \$5600 (from \$5800), making the total Expenses \$94,800. Sharon said we can't lower Utilities, but Bob Hanauer said if it goes over, we can use funds from other accounts that we don't use up.

John Earley pointed out that he has been working on extending the cash-rent grass area we planted to prevent soil erosion and run-off, on up East Lake Dr. He has talked to Dale Walk who owns the 5 acres we would plant in grass for erosion control and he is receptive. We spent \$750 this year on 5 acres to Gary Hays because he already invested money in the ground. John estimated that to cash-rent 10 acres, it would cost \$100/acre or \$1000, so don't cut Conservation anymore. Sharon Lindsay read off the Budget (see enclosed sheet), and made the motion to approve this Proposed Budget. Bob Hanauer seconded the motion, and it passed unanimously. John Earley said he might plant wheat first, before spot fertilizing to see what areas need it the most and to keep costs down.

•**Carry-over** - Bob Hanauer asked about the carry-over from year to year when there are funds left over. Sharon Lindsay said after all bills are paid for the year, in January we

carry over Road and Conservation funds, and it depends on what the Committee wants to do with the extra funds. Sharon Lindsay said that last year we paid for a new boat motor, and the year before we bought a computer and a mower that wasn't budgeted for, otherwise it is left in the General or Truck Fund for emergencies. Bob asked where the extra money came from? Sharon said members' paid on previous balances they owed. Bob Hanauer asked how long we carry over funds, other than for Equipment? Lou Long said if we think it will take \$9000 to do the roads, but it only costs \$7000, we have \$2000 left, and we should be able to use that money for other purposes, as long as the roads are done. Sharon said that it must be explained at the Annual meeting and they may cut the Road Fund, when they see we didn't use it all the year before. John Earley said if it is presented correctly (NO deficit budget), and it is our best judgment that we will need a certain amount, there shouldn't be any problems. Sharon pointed out that there are certain categories that can not be cut: Insurance, Property Taxes, Rent, and Roads. Sharon Lindsay suggested that the presentation on the Building should be given before and separate from the Budget discussion.

• **New Building Estimates** - Bob Hanauer said he got estimates for everything but the septic system, which should be \$5000.00. He said the best estimate on the building was for \$27,000, an estimate from Lowe's on inside finishing (\$7000), 2 estimates on plumbing (\$4000), 2 estimates on heating & air conditioning (\$5000), an estimate from John Mayes (who offered his services to put in electrical) for electrical (\$4000), and floor tile (\$4000). Sharon Lindsay asked if the figures presented included labor. Bob answered that the building, plumbing, A/C, Heating and the septic will be done by professionals, and the rest is to be done with volunteer labor from the membership. Sharon stated that the money to pay for it comes from Office Rent, the Building Reserve, and 11 Transfer Fees. Bob passed out an example layout of a 42' X 48' building for the Board members to review for the next meeting. Suggestions to improve the layout are needed to make sure the membership gets the best possible building for their investment if voted for. Bob said the door of the office faces the shed and we should tap into the line at the shed for water. Bob said he used 9% on the loan for 15 years to calculate the monthly payment. Lou Long said that Ed Burg will supply a list of volunteers to work on finishing the interior of the building. Lou said there is a danger that everyone will start out enthused to work, but will dwindle down later. Sharon Lindsay asked when it will be done. Lou Long said it must be done by June 30, 1998 because our rental lease is up then. John Earley asked about adding a shed to the building in the future. Bob Hanauer made a motion for a vote from the Board members on who was for presenting the Building to the membership at the Annual Meeting. Lou Long asked for a show of hands, and the Board voted unanimously yes.

- Bob Hanauer informed the Board that he asked Frank Gibbons, and had the Secretary check the past Minutes concerning refunding money on the Silt Assessment, and found no mention of any refund. John Earley said any excess should be used on other Silt projects, such as on Elmer Hays' side of the lake, to clean out the ponds, etc.

NEW BUSINESS:

Transfers - Sharon Lindsay made the motion to approve the transfers, Ray Reardon seconded. The motion passed unanimously.

#144 Kissindra Moore to Stephen Martin

#267,268 Gary McLean to Joseph Clevenger

#110 Robert & Lois Fish to Daniel & Claudia Shirvis

Bob Hanauer made the motion to adjourn, John Earley seconded. The motion passed. The meeting was adjourned at 9:20 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

August 5, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$ 21.75
CIPS	160.02
Rural Electric	242.06
GTE- 3232 - 48.33	
- 3339 - 38.02	86.35
AT & T	21.38
Nilwood Water	8.25
Watts Copy Service (8-13-97 to 9-13-97)	87.74
IL Dept. of Revenue (withholding)	214.76
IL Dept. of Employment Security	37.57
Employers Tax	566.63
B & F Investments (Aug rent)	250.00
D & L Tire and Service	85.06
Macoupin Service	349.18
R. P. Lumber (drainage pipe)	39.36
Morris Stults Trucking	159.38
Macoupin County Collector (first 1/2 of Real Estate Taxes)	1,556.92
Curry's (Road rock)	1,584.92
Louis Marsch (chip mix for roads)	187.88
Philatelic Fulfillment Service Center (#10 envelopes with postage)	362.00
Midwest Construction Products (Silt Fence)	318.75
Walmart (office supplies)	32.97
Orval Neff (mowed dam)	75.00
Petty Cash	68.98
Peggy Volz - net salary	727.33
William Hohimer - net salary	<u>1,400.60</u>
TOTAL PAID:	\$ 8,644.84

BILLS TO BE PAID:

B & F Investments (Sept. rent)	\$ 250.00
Nilwood Water	8.25
Wrightsmen-Musso Bond Insurance	100.00
Macoupin Service	29.33
Curry's (Rock for Roads)	889.55
Konneker-Brown	11.32
Macoupin County Collector (2nd half of Real Estate Taxes)	<u>1556.92</u>
TOTAL TO BE PAID:	\$ 2,845.37

- To the Board of Directors
- From the Secretary.

Please plan to attend the Directors' Meeting on **Tuesday, Aug. 5, 1997** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION

Balance Sheet

As of August 29, 1997

Aug 29, '97

ASSETS**Current Assets****Checking/Savings**

0100 Cash on Hand	100.00
0120 Checking Acct.	11,802.00
0125 First National Bank- Gen	57,753.60
0130 FNB-Equipment Reserve	8,803.91
0140 Farmers & Merchants	2,241.48

Total Checking/Savings	80,700.99
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Accounts Receivable

0160 Accounts Receivable	-242.00
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Total Accounts Receivable	-242.00
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Total Current Assets	80,458.99
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Fixed Assets

0170 Farm Land	16,000.00
0172 Building Reserve	4,675.82
0173 Depreciation- Buildings	-4,313.17
0174 Lake Site	39,773.18
0178 Picnic Area	4,000.00
0182 Dam & Spillway	143,467.75
0183 Depreciation- Dam/Spillway	-122,246.55
0186 Roads & Driveways	36,347.63
0187 Depreciation-Road/Driveway	-36,347.63

Total Fixed Assets	81,357.03
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Other Assets

0190 Maintenance Equipment	73,984.06
0191 Depreciate-Maint Equipment	-69,329.78
0194 Policing Equipment	4,635.60
0195 Depreciate-Police Equipmt	-4,635.60
0198 Office Equipment & Furnitu	6,208.11
0199 Depreciate-Office Equipmt	-4,211.20

Total Other Assets	6,651.19
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TOTAL ASSETS**168,467.21****LIABILITIES & EQUITY****Liabilities****Current Liabilities****Other Current Liabilities**

0200 Escrow	11,400.00
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Payroll Liabilities

0235 FICA Expense	-1,397.39
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0245 Fed W/H	-1,061.00
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0255 IL W/H	-208.00
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Payroll Liabilities - Other	3,710.35
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Total Payroll Liabilities	1,043.96
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Total Other Current Liabilities	12,443.96
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Total Current Liabilities	12,443.96
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Long Term Liabilities

0202 R & M- Silt Project	-57,120.00
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08/29/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of August 29, 1997

	<u>Aug 29, '97</u>
0205 Silt Loan Principle	6,858.14
0225 Bonds Payable	-2,430.00
0291 Class A Memberships	-123,240.00
0293 Class B Memberships	-3,200.00
0299 Surplus	134,019.61
Total Long Term Liabilities	<u>-45,112.25</u>
Total Liabilities	-32,668.29
Equity	
Opening Bal Equity	175,876.16
Retained Earnings	-17,139.66
Net Income	42,399.00
Total Equity	<u>201,135.50</u>
TOTAL LIABILITIES & EQUITY	<u><u>168,467.21</u></u>

09/02/97

SUNSET LAKE ASSOCIATION

A/R Aging Summary

As of September 2, 1997

	<u>Current</u>	<u>1 - 32</u>	<u>33 - 64</u>	<u>65 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Babicky, Stephen & Marian	0.00	0.00	0.00	0.00	0.00	0.00
Burgess, Donald E. & Millie A.	0.00	167.90	0.00	0.00	0.00	167.90
Denney, Dennis L. & Eileen P.	0.00	328.90	0.00	0.00	0.00	328.90
Drake, Sam J. & Mitzi	0.00	1.50	100.00	0.00	0.00	101.50
Ford, Glenn	0.00	0.00	0.00	0.00	0.00	0.00
Groesch, Robert & Shelley Stev...	0.00	0.38	25.00	0.00	0.00	25.38
Hammond, Gary & Janet	0.00	53.50	0.00	0.00	0.00	53.50
Harvey, LaVern & Laura Belle Ki...	0.00	0.33	0.00	0.00	0.00	0.33
Higginson, Michael D. & Gayle M.	0.00	0.00	0.00	14.73	547.23	561.96
Hohimer, William O. & Maxine	0.00	0.00	21.00	0.00	-21.00	0.00
Jones, William D.	0.00	4.32	4.25	4.19	279.13	291.89
Lawson, Daniel	0.00	49.48	-50.88	73.02	817.87	889.49
Main, Keith	0.00	7.49	7.38	0.00	491.91	506.78
Moore, Kissindra M.	35.00	0.00	0.00	0.00	0.00	35.00
Moreth, Vincent	0.00	26.50	100.00	0.00	0.00	126.50
Morrow, Ronald O. & Pamela S.	0.00	4.84	4.77	4.70	313.11	327.42
Payne, Charles & Joyce	0.00	107.30	0.00	0.00	0.00	107.30
Perce, Jarrod	0.00	0.39	0.38	25.00	0.00	25.77
Secrist, William & Sharon	0.00	5.48	5.40	5.32	354.13	370.33
Weller, Ronald D.	0.00	157.55	0.00	0.00	0.00	157.55
Williams, Jr., James W.	0.00	0.39	0.38	25.00	0.00	25.77
TOTAL	<u>35.00</u>	<u>916.25</u>	<u>217.68</u>	<u>151.96</u>	<u>2,782.38</u>	<u>4,103.27</u>

SUNSET LAKE ASSOCIATION

AGENDA

September 2, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Aug. 5, 1997

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
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Transfer of #1 44 Kissindra Moore to Stephen Martin - re-surveyed to include steps with lot #1 44 on Aug. 26, 1997
- F & M loan stipulations to transfer accounts to their bank

NEW BUSINESS - Transfer - #1 27 Donald & Dorothy Mihelcic to John & Beverly Herrin
#1 18 Bradley & Sherry Jenkins to Richard & Molly Mauk
#5 Lucille Napier to Michael & Patti Maybury
#1 3 Leo & Diane Runkel to Kenneth & Eden Loeser

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

September 2, 1997

The Sunset Lake Board of Director's meeting was held on Tuesday, Sept. 2, 1997 at the Lake office, 146 West Center, Girard. 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, Dave Beck, Al Tretter, George Madiar, and John Earley arrived at 7:10 PM.
- **Visitor's Remarks:** #286, Ed Snell remarked that John G. Miller & Sons, Inc. left a mess at the North Pond. The pipes are in, dirt has been moved around, but there is still a lot to do to finish repairing the 2 breaches in the dam. Lou Long asked why Miller left it that way, and Ed answered that Miller probably took on too many projects, and he will say something to Miller about getting back to Sunset Lake to finish both projects; the Retention Pond and the Dam Repair on North Pond.
- **Lake Superintendent Report:** Bill Hohimer is on vacation. Lou Long said that after Bill finished the roads, he caught up on mowing before taking a week off.
- **Secretary's Report:** The Secretary reported that John Cheek paid off his account of \$737.39, Michael & Gayle Higginson made their 2nd payment of \$189.00 with 2 payments left, and Daniel Lawson paid \$150.00 on his account.

The Secretary asked the Board if there is anything they want to include in the next mailing, to let her know. Lou Long said it should go out 5-20 days before the Annual Meeting scheduled on Oct. 16, 1997.

The Secretary asked the Board about 4 exceptions on the lake as far as the number of memberships assessed vs. votes:

- #100,100A, Charles Clark - Assess 2, Vote 1
- #21, 22, Keith Day - Assess 2, Vote 1
- #151,151A,151B, Henry Shackelford - Assess 3, Vote 2
- #176,177,177A, James Spence - Assess 3, Vote 2

Sharon Lindsay said if they are assessed for 2 lots, then they should get 2 votes. The Board agreed and didn't understand how this discrepancy could have occurred. The Secretary said it goes back in the old membership account books like that and that she could not substantiate it anywhere. It also makes it more difficult to keep track of when invoicing for Annual assessments. Ed Snell thought that a long time ago, it didn't matter how many lots 1 lessee had, they only got 1 vote. The Board agreed that it did not make sense and determined that from now on, the assessments and votes should be the same in these four cases.

Peggy asked the Board to name the Ponds for future reference, especially when she is trying to write the Minutes of the Meetings. She suggested the following names: North Pond for the pond on Snell's property, Little Farm Pond and Big Farm Pond on Circle Dr., Pine Pond across from Pine Dr., Birch Pond across from Birch Dr., and Hays Pond for the northeast pond on Gary Hays' farm. The Board agreed and the names will be added to the map.

The Secretary pointed out a discrepancy between the Bills Paid and the P & L Budget Comparison, because the bill to Marsch, Inc. for \$8625.75 for road oiling & chipping was paid on Aug. 29, 1997 due to the Labor Day Holiday, rather than holding it until the first week of September to pay.

She gave a list of "35 Unknown Septic Systems" on the lake to each Board member to review for any information on them they might know of. Lou Long asked what "AVD" on #253 meant and she answered she didn't know. She called Glenda at the bank, but she was sick. Pete McCoy said that #129 had an old lateral system. Dave Beck said #11, #14,15,

#16, #30, #65,65A, and #69, were all Lateral systems. Bob Hanauer said that #39,40, and #42,43 were lots only. John Earley said that #141 was a lateral system.

- **Approval of the Minutes of the Board Meeting on Aug. 5, 1997:** Bob Hanauer made the motion to accept the Minutes, Pete McCoy 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 that he ordered fish to re-stock the lake from Opel's Fish Hatchery today, 9-2-97. He ordered 700 Walleye and 615 Catfish to be delivered in late October or early November.

Building & Construction: Bob Hanauer reported on Building permits issued to:

#30A	Walter Hedrick-a garage addition	\$30.00
#7	Clem Charles -a room addition	\$30.00
#267,268	Joseph Clevenger -a house	\$60.00
#105,106	Bill Harris -a deck	\$30.00

Bob reported that Building Permits total to \$1235.00 for the year so far.

Farm Management: John Earley reported that the farm looks terrible and is muddy. Lou Long asked why Miller is taking so long to finish. Ed Snell and John Earley both said that Miller has too many jobs going at the same time (like the Virden School project), and we need to complain to motivate them to get back to finishing our job. Both John and Ed said they would speak to Miller. Lou Long said he called them about the delay and was told they would be back on Saturday, Aug. 30, 1997, but it rained. John said he is concerned because he needs to work the ground before we can put in the wheat crop in 4-6 weeks. Lou Long asked where the rock & boulders came from that are laying on the south side of the circle? John said from lot #71. John said he expects it to be finished as soon as it dries out. He said that Miller will disk it once with their heavy brush disk, then it needs to be disked at least once with an agricultural disk, and then the land leveler will be used to move dirt from the high spots to lower spots, which will cost around \$300-350. Lou Long asked if we should start complaining to Miller and John said definitely yes, that we have been very patient.

Finance Committee: Sharon Lindsay had nothing new to report.

Legal & Insurance: Al Tretter said we will owe Atty. Stu Dobbs around \$500 on legal expenses. Sharon Lindsay said we need to get the bill from Atty. Stu Dobbs paid before the Annual Meeting, so the Secretary should call him again. On Insurance, Al found out that on the new building, it will cost \$1.00 per \$100 evaluation. On Liability, we will be exchanging this location's liability for the new building's liability, and he does not expect much change in premium. On the volunteer laborers, he said they would be treated like the volunteer Board members' for liability insurance. We must make sure that all the contractors have proof of insurance.

Roads & Grounds: George Madiar reported that all the roads are done. There was only one complaint concerning the oiler truck not backing up close enough to a garage, but Bill took care of it.

Sanitation, Shoreline & Boat Docks: Dave Beck provided the Board members with a sheet of information he put together for the next mailing. (See Septic Systems form) He said it should read on A.3. "Pump out tank every 4-5 years for a 2-person occupancy and every 2-3 years for 4 or more occupancy. And he added that it should say "It's your lake, take care of it." He suggested an idea for the next mailing or for the January mailing, to include 12 "Monthly Reminder Labels" to be put on 1998 calendars to remind members to check their septic chlorine tablets. He got the idea from his veterinarian. On pumping their systems, he said

Macoupin County says to measure the sludge in your septic tank to determine if it needs to be pumped. Al Tretter said that the ground water would dissolve the tablets, too. Sharon Lindsay agreed that the stickers would be a good idea for the January mailing, because everyone starts a new calendar then.

Dave Beck inspected #157, Bruce Davis, on Aug. 7, 1997 with Bob Hanauer and found that the Boat House needs to be removed, and the septic is a 50-gallon drum which must be replaced. A survey will need to be done, and the shed is on the property line. On Aug. 24, 1997, he inspected #49A on Birch pond, Geoffrey McHugh's, and found no chlorine in the Sandfilter septic system, everything else was fine. Also inspected on Sept. 2, 1997 was #274, Charles & Grace Garbin, which needed full rate rip rap on 87' of shoreline, the dock was rotten and should be removed, but the grounds were fine. While there, he noticed #275, Ronald & Ronda Hallberg, was for sale, and he found the rip rap needed ½ rate on 87'. Dave also reported that Bill Tavernor, #276, needs to add bales of hay to stop silt from running off the side of the lot onto #275 and into the lake. The Secretary is to write a letter.

Water Quality, Soil Conservation & Restoration: Ray Reardon was absent.

OLD BUSINESS:

• **Transfer of #144 Kissindra Moore to Stephen Martin- resurveyed to include steps with lot #144 on Aug. 26, 1997.** Sharon Lindsay made the motion to accept the transfer with the new survey, Bob Hanauer seconded it. The motion carried.

• **F & M Loan stipulations to transfer accounts to their bank** - Lou Long explained that he and Bob Hanauer went to see Bud Knudson at Farmers and Merchants Bank in Girard to check on the loan to remove the Silt Retention Pond, and to see about a loan for a new building if it is passed in Oct. Bud Knudson brought up moving all our accounts to F & M Bank as per an agreement, which Lou and Bob didn't know about. A copy of Item 7 and a letter addressed to Glenda Sutton on May 25, 1994 was given to each Board member. Sharon Lindsay asked which accounts were at which banks. The Secretary answered that only the Silt Fund is at F & M, all other accounts are at 1st National Bank. Sharon Lindsay said that Escrow and another account were supposed to be given to F & M until they were depleted, but they have never been depleted. Lou Long asked if we want to move the Equipment Reserve Account to F & M Bank. Bob Hanauer said that we won't earn as much interest, the Secretary added we average 2.02% at F & M and 2.89% at 1st National for this year so far. Sharon Lindsay said she thought that F&M was supposed to match the interest rate we were getting. John Earley said this loan happened 3 years ago, and asked why we should be required to move our accounts at all. Lou Long said we have enough equity to acquire a loan. Sharon Lindsay said that was the only way they would loan us the money because we had never had a loan before and we weren't sure how much we would need. John Earley suggested asking 1st National Bank for a loan. Sharon Lindsay said we should move all our accounts to F&M, or go to 1st National Bank for both loans. John Earley suggested rather than get a mortgage loan, we convert the Reserve accounts totaling to \$15,000 plus excess funds of \$10,000 into CD's (at 6.8% for 6 months)) for collateral, and get a loan for 2% over the interest paid on the CD's. Sharon Lindsay said that 8.8% or 9% is too high. She continued by saying that she just heard about a commercial loan from the Chatham Bank for 7.25%. Sharon also said that it looks like we will have some excess funds at the end of the year. Lou Long said we could use that excess to pay down the Silt Loan, but Sharon said not to for income tax reasons. She explained that we are acting as a "Holding agent" only for all the Silt Income. Any excess funds could be put toward a new building or other projects. Bob Hanauer said we could pay off the Silt Loan of around \$7000 at F & M, and then go to any bank for the building loan. Sharon suggested borrowing the funds to pay off the Silt Loan from the General Fund, then paying it back after the end of the year, when the Silt money comes in from members. She and Al Tretter said to

shop around for the best deal. John Earley said if we pay it off, we will have an established credit rating. Lou Long asked if we should have our funds at 2 different banks? Bob Hanauer said that First Nat. Bank can give us a better rate than 9% or even 8 1/2%. Sharon Lindsay added that if we pay off the Silt Loan, we better already have a commitment from another bank lined up. Bob Hanauer agreed we should confirm that we can get another loan to pay off the rest of the Silt Program (leveling the Retention Pond to farm ground), and for the new building before we pay off F&M. Dave Beck asked if we will need a Certified Auditor's Balance Sheet to take to a bank for a loan? Sharon Lindsay answered no, that we are a not-for-profit organization, so they would probably need a copy of last year's Income Tax Report. John Earley said that our best security is the ability to levee assessments, and Al Tretter added that the real estate property we own is also good security. Sharon Lindsay said that in 1994, we didn't know how much we would need to borrow (up to \$400,000) for the Silt Removal Project. Our Real Estate should be enough equity for a Building loan. Lou Long added that we have Silt Income of \$14,000 coming in for the years 1998, 1999, and 2000.

Sharon Lindsay made the motion to advance the necessary money from the General Fund and the Silt Fund to pay off the Silt Loan at F&M, and re-imburse the General Fund after January 1998. John Earley seconded, and it passed unanimously.

NEW BUSINESS:

Transfers - Sharon Lindsay made the motion to approve the transfers, Bob Hanauer seconded. The motion passed unanimously.

#127 Donald & Dorothy Mihelcic to John & Beverly Herrin

#118 Bradley & Sherry Jenkins to Richard & Molly Mauk

#5 Lucille Napier to Michael & Patti Maybury

#13 Leo & Diane Runkel to Kenneth & Eden Loeser

- Bob Hanauer passed out the carry-over figures from 1994 to 1996 for the Board to review.
- George Madiar explained that Mike Carroll, #71,72,73 has put his lots up for sale by owner. Earl Haynes got angry over Mike Carroll using "Earl's private burn pile", which angered Mike, and then he received the letter asking him to clean up the roots left on #71. Sharon Lindsay said we should send a letter to Earl Haynes telling him that he doesn't have a personal burn pile, unless it is on his lot. Lou Long read the letter sent to Mike Carroll, which was very friendly.
- Lou Long explained that we need a new trailer, Ernie's Garage' price was \$1400.00, but down at Carlinville it was only \$650.00 plus \$150.00 for the hitch. He said it will be decided when Bill Hohimer gets back from vacation, as to what to do.
- Sharon Lindsay made the motion to adjourn, Al Tretter seconded. The motion passed. The meeting was adjourned at 8:10 PM.

Secretary,
Peggy L. Volz

08/29/97

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January 1 through August 29, 1997

	<u>Jan 1 - Aug 29, '97</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	78,540.83	78,000.00	540.83	100.7%
0305 Boat & Recreational Per...	6,732.50	5,010.00	1,722.50	134.4%
0311 Building Permit	1,123.00	500.00	623.00	224.6%
0313 Fines & Penalties	1,011.83	300.00	711.83	337.3%
0335 Interest Income	2,078.50	500.00	1,578.50	415.7%
0391 Transfer Fees	4,850.00	2,500.00	2,350.00	194.0%
0398 Earned-Maintenance Ma...	5,296.64	500.00	4,796.64	1,059.3%
0399 Miscellaneous Income	3,178.83	2,800.00	378.83	113.5%
Total Income	102,812.13	90,110.00	12,702.13	114.1%
Expense				
0406 Professional Fees				
Accounting	595.00			
Legal Fees	105.00			
0406 Professional Fees - ...	0.00	3,000.00	-3,000.00	0.0%
Total 0406 Professional Fees	700.00	3,000.00	-2,300.00	23.3%
0409 Office Expense/Supplies	2,738.50	3,600.00	-861.50	76.1%
0411 R & M- Lake	317.97	1,500.00	-1,182.03	21.2%
0411.1 Fish Stocking	-700.00	1,100.00	-1,800.00	-63.6%
0412 R & M -Grounds	75.00	500.00	-425.00	15.0%
0414 R & M -Roads	13,821.58	15,065.00	-1,243.42	91.7%
0415.5 Conservation & Water...	1,481.44	4,000.00	-2,518.56	37.0%
0416 R & M Equipment	1,909.64	4,500.00	-2,590.36	42.4%
0418 Gas & Oil	1,409.40	1,800.00	-390.60	78.3%
0430 Utilities				
Gas and Electric	3,391.84			
Telephone	830.12			
Water	66.00			
0430 Utilities - Other	0.00	5,400.00	-5,400.00	0.0%
Total 0430 Utilities	4,287.96	5,400.00	-1,112.04	79.4%
0434 Insurance				
Commercial Auto	800.00			
Commercial Property & Li...	3,491.00			
Commercial Umbrella Liab...	944.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	12,500.00	-12,500.00	0.0%
Total 0434 Insurance	5,335.00	12,500.00	-7,165.00	42.7%
0442 Property Tax	3,113.84	3,000.00	113.84	103.8%
0492 Rent	2,000.00	3,000.00	-1,000.00	66.7%
0498 Miscellaneous Expense	457.50	600.00	-142.50	76.3%
Building Fund	3,600.00	1,800.00	1,800.00	200.0%
Equipment Reserve	8,780.93	2,500.00	6,280.93	351.2%
Payroll Expenses				
0402 Lake Superintendent	14,146.64	21,220.00	-7,073.36	66.7%
0404 Secretary Hourly Wa...	6,685.00	7,800.00	-1,115.00	85.7%
0439 Illinois Unemployme...	77.58			
0440 Employment Tax Ex...	1,584.34			
0441 FUTA	112.00			
Payroll Expenses - Other	2,032.17	2,500.00	-467.83	81.3%
Total Payroll Expenses	24,637.73	31,520.00	-6,882.27	78.2%
Total Expense	73,966.49	95,385.00	-21,418.51	77.5%
Net Income	28,845.64	-5,275.00	34,120.64	-546.8%

SUNSET LAKE ASSOCIATION

September 2, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$ 22.69
CIPS	99.51
Rural Electric	242.30
GTE- 3232 - 45.62	
- 3339 - 38.02	83.64
AT & T	9.70
Nilwood Water	8.25
Watts Copy Service (9-13-97 to 10-13-97)	57.00
Quill Corp. (Office Supplies)	112.01
Konneker-Brown (fuel)	11.32
Employers Tax	576.27
B & F Investments (Sept. rent)	250.00
Macoupin Service	29.33
Wrightsmen-Musso (Bond)	100.00
American States Ins. (Comm. Auto)	800.00
Macoupin County Collector (2nd 1/2 of Real Estate Taxes)	1,556.92
Curry's (Road rock)	3,135.65
Keegan McLeese (Road work)	64.00
John Earley, Jr. (Road work)	64.00
Petty Cash	41.88
Peggy Volz - net salary	717.93
William Hohimer - net salary	<u>1,400.60</u>
TOTAL PAID:	\$ 9,447.35

BILLS TO BE PAID:

B & F Investments (Oct. rent)	\$ 250.00
Nilwood Water	8.25
Louis Marsch, Inc. (Roads Oiled & Chipped)	<u>8,625.75</u>
TOTAL TO BE PAID:	\$ 8,884.00

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Sept. 2, 1997** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION

AGENDA

October 7, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Sept. 2, 1997

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
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Prepare for Annual Meeting

NEW BUSINESS - Meeting Hall - discussion on fees and/or cleaning deposits
Transfer - #125 John & Carol Schwandner to Stanley & Terri Patterson
#252 Helen Prentice to George & Carol Kruse
#64 L Jane Stewart to Phyllis Harrison

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

October 7, 1997

The Sunset Lake Board of Director's meeting was held on Tuesday, Oct. 7, 1997 at the Lake office, 146 W. Center, Girard. Vice Pres. Bob Hanauer called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Bob Hanauer, Pete McCoy, John Earley, Al Tretter, George Madiar.
- **Visitor's Remarks:** #286 Ed Snell, #54 Ed Smith and #237 Ron Rice were present. Ron Rice, #237, brought up the subdivision west of Sunset Lake property which the County Board gave permission to subdivide into 1 ¼ acre lots. Ron Rice is worried that they will put in trailers and start coming over to Sunset Lake. He asked the County if adjacent property owners were contacted and was told yes, but Sunset Lake was not contacted at all. He told the Board that Miller built a new house on part of that area, but didn't put in a new septic system for 2 ½ months after the house was occupied, and instead drained it into the back yard. Ron Rice called the County and they made Miller put in a septic system. Ron Rice said he could stall development by contacting the Historical Preservation Society, since there were Indian arrow heads found on that land. He said that the two 5 acre tracts will drain into Sunset Lake creating even more silt in that cove (between #238-239) than there is now. John Earley explained that the western 5 acre tract drains to Emerson. Ron asked if Atty. Stu Dobbs should go to the meeting. Al Tretter said he thought we should find out if anything can be done first. Ron Rice informed the Board that there will be a meeting of the Subdivision Committee at the County Jail, 2nd floor on Oct. 15, 1997 at 7:30PM. Bob Hanauer, Al Tretter, and Pete McCoy agreed to go with Ron Rice to the meeting. John Earley and Ed Snell pointed out that the 20 acres on the northern section of land was purchased by a farmer, Walter Wallace, who uses "No-Till", which means less run off silt. Ed Snell informed the Board that there is a new ruling not yet passed from the County on subdividing, but for now, the only way the County knows about a new house going up is by the Septic Permits issued by the County. Ron Rice asked if we should put up "No Trespassing - Private Property" signs along that side. John Earley suggested putting up a fence or signs after the Annual Meeting, Oct. 16, 1997.

Ed Smith, #54, came to observe the meeting. Bob Hanauer said that Ed is thinking about running for the Board.

John Earley asked who was running for the Board this year. Bob Hanauer said that Sharon Lindsay is not running for re-election. Lou Long and Al Tretter are going to run for re-election.

- **Lake Superintendent Report:** Bill Hohimer reported that the Silt Pond has been leveled and seeded in hay with grass around the edges. He reported buying a new 2-wheel trailer with a tilt bed, which is much easier to load the mower onto. Bill said he had a possible buyer for the old trailer, but it fell through. Bob Hanauer asked if Mike King moved his car for sale, since he was sent a letter. It has been there since July. Bob Alderson got permission from Bob Hanauer to put a boat for sale on Hickory for a few days.
- **Secretary's Report:** The Secretary reported getting the Annual Mailing out. She also put an Inventory List together with Bill Hohimer's help, as well as, the Minutes of the Sept. Board meeting to give to the 1st National Bank for collateral on our loans. The Lions Club sent a letter asking for donations for Candy Day, and she asked the Board if they should contribute. Al Tretter and John Earley said that if we give to one charity, then we would have to give to all. Bob Hanauer pointed out that it is not our money to donate since there is nothing in the Budget for donations. Ed Snell made the motion from the

floor that we not donate to anyone, George Madiar seconded. It passed by consensus, with John Earley abstaining.

The Secretary also reported receiving a call from the landlord, Bill Grothaus, the day after the Annual mailing went out, on Oct. 2, 1997. He wanted a retraction printed concerning the rent possibly going up in July 1998. He said that the rent will stay at \$250.00 a month. Peggy Volz told him that the way it was worded in the Sunset News.Net and in the Building Proposal, it did not need to be retracted. He then asked that she tell the Board that the rent will not go up in July 1998. Bob Hanauer said that it was a real coincidence that the last time our contract came up, they wanted \$300.00 unless we gave up the back room.

The Secretary reported that the list on Septic Systems on the lake was fairly complete now, and that there were about 40 laterals left on the lake. Those will be replaced on transfer, unless a problem comes up.

- **Approval of the Minutes of the Board Meeting on Sept. 2, 1997:** Al Tretter made the motion to accept the Minutes, Pete McCoy seconded. The motion passed by consensus.
- **Approval of the Bills:** Bob Hanauer pointed out that under "To be Paid - Rent", it should read Oct. instead of Nov. Bob Hanauer made the motion to accept the Bills Paid, John Earley seconded. It passed by consensus.

COMMITTEE REPORTS:

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

Building & Construction: Bob Hanauer reported on Building permits issued to:

#233	Buddy Volz	-a room addition	\$30.00
#62	John Schwandner	-a shed	\$25.00
#182	Gerry Mottershaw	-a shed	\$25.00
#105,106	Bill Harris	-a deck	\$30.00

Farm Management: John Earley reported a lot was accomplished in one month on the farm area. Miller finished tearing down the Silt Pond, then it was brush disked twice, and John used the tandem disk twice, then used the land leveler twice, and Bill finished it up on Monday. Then Bill drilled wheat and sowed the grass. Ed Snell seeded grass over the North Pond area on his own and the Board thanked him for his unsolicited contribution. John turned in bills for equipment rental used to do the work on the farm area as follows: Gary Bettis-\$275, and Farley Cole-\$475.00.

John Earley continued by explaining the situation on the East side. The grass planted on Gary Hays' 5 acres SLA cash rented did very well at greatly reducing the silt run-off. So, John talked to Dale Walk (north of Gary Hays' ground) and he agreed to cash rent a buffer strip along East Lake Dr. to the south of the small northeast section of land SLA owns, or approximately 4 acres (165 ft.). Dale Walk wants \$150.00/acre (same as Gary Hays) plus \$51.62/acre for fertilizer already applied. The field had also been chisel plowed at \$12.00/acre. The cost would be \$206.48 for fertilizer, plus \$48.00 for chisel plowing and \$600.00 cash rent, or \$854.00 total. John said since we have the rented equipment right now, it should be planted immediately. He also added that we will get some money for the grass hay. Bob Hanauer said it will end up costing us \$1600.00 to grass the whole side. And John said it should earn 1/3 of that total or about \$530.00. Ed Snell said \$150.00/acre is too much and wanted to know if it would be lower next year. Ed said he only gets \$75.00/acre in the set aside Tree program. Bob Hanauer asked when it must be paid. John said it hasn't been budgeted this year, so pay it after Jan., 1. 1998. Bob Hanauer made the motion to pay \$150.00/acre to Hays & Walk, plus expenses. Al Tretter seconded it, and it passed unanimously.

Bob Hanauer asked John Earley to try setting up a 3 or 5 year agreement with both Hays and Walk at a reduced price (\$125.00/acre), and the Board enthusiastically approved of the idea. John said he would speak to both and let the Board know at the next meeting.

Finance Committee: Sharon Lindsay was absent.

Legal & Insurance: Al Tretter told the Board that on Legal we spent \$513.00 collecting \$2787.00 past due, out of \$3300.00 so far. Al said we are making progress, but Dan Lawson has not paid in Sept., and on other accounts overdue for 1997, we have no communication at all. The Secretary suggested sending a letter with the next invoice in Nov. to set up payment plans or it will be turned over to our Attorney. It was generally agreed to do that. Bob Hanauer said Dan Lawson is a problem because Bill is still cutting his grass, and Lawson isn't paying anything.

Al Tretter said that we have credit due on our Commercial Auto Insurance after deleting the dump truck. The Secretary did not know how much was coming back, since she hasn't received any information back from the company yet. Bob Hanauer said he talked to Mark Musso about construction insurance for the Community Center, and was told to call when the cement is poured. Al agreed and said it is called Builders Risk and shouldn't be very expensive.

Roads & Grounds: George Madiar reported that Bill has been very busy, and the farm area looks great.

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

Water Quality, Soil Conservation & Restoration: Ray Reardon was absent.

OLD BUSINESS:

•Pete McCoy asked if Earl Haynes was sent a letter to tell him that he doesn't have a personal burn pile, unless it is on his lot. The Secretary answered that she didn't send a letter because Bill Hohimer was handling the situation, and a letter might have made the situation worse for Bill. Pete said he thought it should have been sent anyway. Bob Hanauer said it's been plowed and planted now. Bill said the situation is under control and Earl Haynes is in Ireland now anyway. Bob Hanauer said to wait and see what happens when Earl gets back.

Ron Rice said members on the West side are burning everywhere and that Bill works hard to create a park atmosphere there, and they shouldn't be able to burn anywhere they feel like. Ed Snell said he has a pile of junk next to his lot that needs to be cleaned up, too. Bill said there is a problem with a professional grass cutter who dumps the grass clippings with no concern about where it is dumped.

NEW BUSINESS:

- Bob Hanauer reported that he & Pres. Lou Long went to the 1st National Bank. He said they will give us a Silt Loan for 8% instead of 9% at Farmers & Merchants Bank. So, we will set up the loan at 1st Nat. Bank and pay off F&M Bank the same day. Also, on the Loan for the Community Center, 1st Nat. will give us the loan at 8 1/2% or better, where as F&M told us 9%, plus all our bank accounts. Bob said that Sharon Lindsay brought up a commercial loan at the Chatham Bank for 7.25%, which Bob reported doesn't exist for Commercial loans as far as he could find.
- Bob Hanauer brought up the issue of fees or charges to the members for using the Meeting Hall, and said he does not favor charging any fees to the membership, and it is first come first serve to reserve the hall. Al Tretter said we would need a cleaning deposit to defray the cost of cleaning. Bob asked how much to charge? John Earley said we could bill them if it isn't cleaned up. John Earley told the Board, his housekeeper charges

\$6.00/hr. Pete McCoy insisted that a deposit must be down beforehand or you won't be able to collect it later. Ron Rice agreed that a deposit must be put down first. Ed Snell and John Earley said to get the building passed first, then determine after a trial period if we need to make a deposit mandatory. Ed Smith added that the cleaning would include a kitchen and 2 bathrooms, besides the hall. Ron Rice asked about the liability insurance. Al Tretter said he doesn't foresee any problems because the liability will be transferred from 146 W. Center to the new building. It will cost a little more, but we have covered the additional cost. Bob Hanauer recapped: no fees or deposits, and the cleaning based on need. He asked what time the building will be available? Al said we will have to play it by ear and see what times the building is reserved for. John Earley said we need to make decisions as they come up, like the "key". Al said that it should be like St. Patrick's Hall where one person is responsible for the key. John suggested a mail slot in the door for returning the key.

- Bob Hanauer passed a message on to the Board from Pres. Lou Long to keep your Committee Reports at the Annual meeting short and positive. Bob added that there is not a Question & Answer Section on the Annual Agenda, so each one will have to ask if there are any questions after their report.

Transfers - Bob Hanauer made the motion to approve the transfers, Al Tretter seconded. The motion passed unanimously.

#125 John & Carol Schwandner to Stanley & Terri Patterson

#252 Helen Prentice to George & Carol Kruse

#64 L. Jane Stewart to Phyllis Harrison

- Al Tretter made the motion to adjourn, Bob Hanauer seconded. The motion passed. The meeting was adjourned at 8:15 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

October 7, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$ 20.44
CIPS	60.93
Rural Electric	242.69
GTE- 3232 - 50.96	
- 3339 - 38.02	88.98
AT & T	6.03
Nilwood Water	8.25
Watts Copy Service (10-13-97 to 11-13-97)	57.00
Employers Tax	574.67
B & F Investments (Oct. rent)	250.00
Macoupin Service	379.25
Attorney Stuart Dobbs	513.39
JJ's Truck Shop (new Trailer)	892.50
Secretary of State (Title for new Trailer)	23.00
Louis Marsch Inc. (Road)	2,630.00
Petty Cash	81.31
Peggy Volz - net salary	767.99
William Hohimer - net salary	<u>1,400.60</u>
TOTAL PAID:	\$ 7,997.03

BILLS TO BE PAID:

B & F Investments (Oct. rent)	\$ 250.00
Nilwood Water	8.25
Quill Corp (Office supplies)	77.64
St. Patrick's Hall	100.00
Nelson Oil (Chlorine Tablets)	<u>237.98</u>
TOTAL TO BE PAID:	\$ 673.87

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Oct. 7, 1997** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through September 1997

	Jan - Sep '97	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	78,631.24	78,000.00	631.24	100.8%
0305 Boat & Recreational P...	6,798.50	5,010.00	1,788.50	135.7%
0311 Building Permit	1,225.00	500.00	725.00	245.0%
0313 Fines & Penalties	1,045.33	300.00	745.33	348.4%
0335 Interest Income	2,252.61	500.00	1,752.61	450.5%
0391 Transfer Fees	6,450.00	2,500.00	3,950.00	258.0%
0398 Earned-Maintenance ...	6,216.38	500.00	5,716.38	1,243.3%
0399 Miscellaneous Income	3,266.83	2,800.00	466.83	116.7%
Total Income	105,885.89	90,110.00	15,775.89	117.5%
Expense				
0406 Professional Fees				
Accounting	595.00			
Legal Fees	618.39			
0406 Professional Fees -...	0.00	3,000.00	-3,000.00	0.0%
Total 0406 Professional Fees	1,213.39	3,000.00	-1,786.61	40.4%
0409 Office Expense/Suppli...	2,939.98	3,600.00	-660.02	81.7%
0411 R & M- Lake	323.27	1,500.00	-1,176.73	21.6%
0411.1 Fish Stocking	-700.00	1,100.00	-1,800.00	-63.6%
0412 R & M -Grounds	75.00	500.00	-425.00	15.0%
0414 R & M -Roads	16,451.58	15,065.00	1,386.58	109.2%
0415.5 Conservation & Wat...	1,481.44	4,000.00	-2,518.56	37.0%
0416 R & M Equipment	1,909.64	4,500.00	-2,590.36	42.4%
0418 Gas & Oil	1,788.65	1,800.00	-11.35	99.4%
0430 Utilities				
Gas and Electric	3,715.90			
Telephone	925.13			
Water	74.25			
0430 Utilities - Other	0.00	5,400.00	-5,400.00	0.0%
Total 0430 Utilities	4,715.28	5,400.00	-684.72	87.3%
0434 Insurance				
Commercial Auto	800.00			
Commercial Property & ...	3,491.00			
Commercial Umbrella Li...	944.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	12,500.00	-12,500.00	0.0%
Total 0434 Insurance	5,335.00	12,500.00	-7,165.00	42.7%
0442 Property Tax	3,113.84	3,000.00	113.84	103.8%
0492 Rent	2,250.00	3,000.00	-750.00	75.0%
0498 Miscellaneous Expense	493.34	600.00	-106.66	82.2%
Building Fund	3,600.00	1,800.00	1,800.00	200.0%
Equipment Reserve	9,673.43	2,500.00	7,173.43	386.9%
Payroll Expenses				
0402 Lake Superintendent	15,914.98	21,220.00	-5,305.02	75.0%
0404 Secretary Hourly W...	7,539.00	7,800.00	-261.00	96.7%
0441 FUTA	112.00			
Payroll Expenses - Other	2,238.29	2,500.00	-261.71	89.5%
Total Payroll Expenses	25,804.27	31,520.00	-5,715.73	81.9%
Total Expense	80,468.11	95,385.00	-14,916.89	84.4%
Net Income	25,417.78	-5,275.00	30,692.78	-481.9%

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 2, 1997

Oct 2, '97

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	100.00
0120 Checking Acct.	21,802.00
0125 First National Bank- Gen	51,881.05
0130 FNB-Equipment Reserve	7,929.82
0140 Farmers & Merchants	4,383.61

Total Checking/Savings	86,096.48
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Accounts Receivable

0160 Accounts Receivable	-200.00
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Total Accounts Receivable	-200.00
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Total Current Assets	85,896.48
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Fixed Assets

0170 Farm Land	16,000.00
0172 Building Reserve	4,675.82
0173 Depreciation- Buildings	-4,313.17
0174 Lake Site	39,773.18
0178 Picnic Area	4,000.00
0182 Dam & Spillway	143,467.75
0183 Depreciation- Dam/Spillway	-122,246.55
0186 Roads & Driveways	36,347.63
0187 Depreciation-Road/Driveway	-36,347.63

Total Fixed Assets	81,357.03
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Other Assets

0190 Maintenance Equipment	73,984.06
0191 Depreciate-Maint Equipment	-69,329.78
0194 Policing Equipment	4,635.60
0195 Depreciate-Police Equipmt	-4,635.60
0198 Office Equipment & Furnitu	6,208.11
0199 Depreciate-Office Equipmt	-4,211.20

Total Other Assets	6,651.19
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TOTAL ASSETS	<u>173,904.70</u>
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

0200 Escrow	21,400.00
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Payroll Liabilities

0235 FICA Expense	-1,593.73
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0245 Fed W/H	-1,215.00
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0255 IL W/H	-208.00
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Payroll Liabilities - Other	4,342.22
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Total Payroll Liabilities	1,325.49
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Total Other Current Liabilities	22,725.49
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Total Current Liabilities	22,725.49
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Long Term Liabilities

0202 R & M- Silt Project	-57,120.00
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10/02/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 2, 1997

	<u>Oct 2, '97</u>
0205 Silt Loan Principle	6,858.14
0225 Bonds Payable	-2,430.00
0291 Class A Memberships	-123,240.00
0293 Class B Memberships	-3,200.00
0299 Surplus	134,019.61
Total Long Term Liabilities	<u>-45,112.25</u>
Total Liabilities	-22,386.76
Equity	
Opening Bal Equity	175,957.47
Retained Earnings	-17,139.66
Net Income	37,473.65
Total Equity	<u>196,291.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>173,904.70</u></u>

10/02/97

SUNSET LAK ASSOCIATION
A/R Aging Summary
As of October 2, 1997

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Babicky, Stephen & Marian	0.00	0.00	0.00	0.00	0.00	0.00
Drake, Sam J. & Mitzi	0.00	1.53	1.50	0.00	100.00	103.03
Higginson, Michael D. & Gayle M.	0.00	0.00	0.00	0.00	386.96	386.96
Jones, William D.	0.00	4.38	4.32	4.25	283.32	296.27
Lawson, Daniel	0.00	13.35	49.48	-50.88	890.89	902.84
Main, Keith	0.00	7.61	7.49	7.38	491.91	514.39
Moreth, Vincent	0.00	1.90	26.50	0.00	100.00	128.40
Morrow, Ronald O. & Pamela S.	0.00	4.92	4.84	4.77	317.81	332.34
Payne, Charles & Joyce	0.00	1.61	0.00	107.30	0.00	108.91
Perce, Jarrod	0.00	0.39	0.39	0.38	25.00	26.16
Secrist, William & Sharon	0.00	5.56	5.48	5.40	359.45	375.89
Williams, Jr., James W.	0.00	0.39	0.39	0.38	25.00	26.16
TOTAL	0.00	41.64	100.39	78.98	2,980.34	3,201.35

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through October 1997

	<u>Jan - Oct '97</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	78,631.82	78,000.00	631.82	100.8%
0305 Boat & Recreational Permit	6,806.50	5,010.00	1,796.50	135.9%
0311 Building Permit	1,370.00	500.00	870.00	274.0%
0313 Fines & Penalties	1,226.05	300.00	926.05	408.7%
0335 Interest Income	2,417.62	500.00	1,917.62	483.5%
0391 Transfer Fees 1/2	3,875.00	2,500.00	1,375.00	155.0%
0398 Earned-Maintenance Man Inc	6,251.38	500.00	5,751.38	1,250.3%
0399 Miscellaneous Income				
Enstar Cable Franchise Fee	1,976.48			
0399 Miscellaneous Income - Other	1,213.77	2,800.00	-1,586.23	43.3%
Total 0399 Miscellaneous Income	3,190.25	2,800.00	390.25	113.9%
Building Fund	7,400.00	1,800.00	5,600.00	411.1%
Equipment Reserve	8,154.82	2,500.00	5,654.82	326.2%
Total Income	119,323.44	94,410.00	24,913.44	126.4%
Expense				
0406 Professional Fees				
Accounting	595.00			
Legal Fees	618.39			
0406 Professional Fees - Other	0.00	3,000.00	-3,000.00	0.0%
Total 0406 Professional Fees	1,213.39	3,000.00	-1,786.61	40.4%
0409 Office Expense/Supplies	2,909.53	3,600.00	-690.47	80.8%
0411 R & M- Lake	346.27	1,500.00	-1,153.73	23.1%
0411.1 Fish Stocking	0.00	1,900.00	-1,900.00	0.0%
0412 R & M -Grounds	75.00	500.00	-425.00	15.0%
0414 R & M -Roads	16,451.58	15,000.62	1,450.96	109.7%
0415.5 Conservation & Watershed	1,735.92	4,000.00	-2,264.08	43.4%
0416 R & M Equipment	1,909.64	4,500.00	-2,590.36	42.4%
0418 Gas & Oil	1,788.65	1,800.00	-11.35	99.4%
0430 Utilities				
Gas and Electric	4,030.41			
Telephone	1,021.73			
Water	82.50			
0430 Utilities - Other	0.00	5,400.00	-5,400.00	0.0%
Total 0430 Utilities	5,134.64	5,400.00	-265.36	95.1%
0434 Insurance				
Commercial Auto	800.00			
Commercial Property & Liability	3,491.00			
Commercial Umbrella Liability	944.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	12,500.00	-12,500.00	0.0%
Total 0434 Insurance	5,335.00	12,500.00	-7,165.00	42.7%
0442 Property Tax	3,113.84	3,000.00	113.84	103.8%
0492 Rent	2,500.00	3,000.00	-500.00	83.3%
0498 Miscellaneous Expense	940.88	600.00	340.88	156.8%
Payroll Expenses				
0402 Lake Superintendent	17,683.32	21,220.00	-3,536.68	83.3%
0404 Secretary Hourly Wage	8,372.00	7,800.00	572.00	107.3%
0439 Illinois Unemployment Tax	92.35			
Payroll Expenses - Other	2,440.16	2,500.00	-59.84	97.6%
Total Payroll Expenses	28,587.83	31,520.00	-2,932.17	90.7%
Total Expense	72,042.17	91,820.62	-19,778.45	78.5%
Net Income	47,281.27	2,589.38	44,691.89	1,826.0%

10/31/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 31, 1997

Oct 31, '97

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	100.00
0120 Checking Acct.	22,402.00
0125 First National Bank- Gen	49,753.42
0130 FNB-Equipment Reserve	8,176.49
0135 1st Nat. Bank- Silt	100.00

Total Checking/Savings	80,531.91
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Accounts Receivable

0160 Accounts Receivable	-1,070.00
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Total Accounts Receivable	-1,070.00
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Total Current Assets	79,461.91
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Fixed Assets

0170 Farm Land	16,000.00
0172 Building Reserve	4,675.82
0173 Depreciation- Buildings	-4,313.17
0174 Lake Site	39,773.18
0178 Picnic Area	4,000.00
0182 Dam & Spillway	143,467.75
0183 Depreciation- Dam/Spillway	-122,246.55
0186 Roads & Driveways	36,347.63
0187 Depreciation-Road/Driveway	-36,347.63

Total Fixed Assets	81,357.03
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Other Assets

0190 Maintenance Equipment	73,984.06
0191 Depreciate-Maint Equipment	-69,329.78
0194 Policing Equipment	4,635.60
0195 Depreciate-Police Equipmt	-4,635.60
0198 Office Equipment & Furnitu	6,208.11
0199 Depreciate-Office Equipmt	-4,211.20

Total Other Assets	6,651.19
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TOTAL ASSETS

167,470.13

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

0200 Escrow	22,400.00
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Payroll Liabilities

0235 FICA Expense	-1,794.36
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0245 Fed W/H	-1,369.00
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0255 IL W/H	-426.59
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Payroll Liabilities - Other	4,967.62
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Total Payroll Liabilities	1,377.67
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Total Other Current Liabilities	23,777.67
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Total Current Liabilities	23,777.67
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Long Term Liabilities

0202 R & M- Silt Project	-57,120.00
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10/31/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 31, 1997

	<u>Oct 31, '97</u>
0205 Silt Loan Principle	4,115.53
0225 Bonds Payable	-2,430.00
0291 Class A Memberships	-123,240.00
0293 Class B Memberships	-3,200.00
0299 Surplus	134,019.61
Total Long Term Liabilities	<u>-47,854.86</u>
Total Liabilities	-24,077.19
Equity	
Opening Bal Equity	151,284.40
Retained Earnings	-17,139.66
Net Income	57,402.58
Total Equity	<u>191,547.32</u>
TOTAL LIABILITIES & EQUITY	<u><u>167,470.13</u></u>

SUNSET LAKE ASSOCIATION

AGENDA

November 4, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Oct. 7, 1997

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- PETE McCOY
BUILDING & CONSTRUCTION COMMITTEE	- ED SMITH
FARM MANAGEMENT COMMITTEE	- JOHN EARLEY
FINANCE COMMITTEE	- BOB HANAUER
LEGAL & INSURANCE COMMITTEE	- AL TRETTER
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Report on Community Center Progress
Paid off F&M Silt Loan & closed Silt account

NEW BUSINESS - Dredge Pine & Birch Ponds
Transfer - #178 Melvin Bristow to Jeffrey & Nancy Kaufman
#17 Paul & Lucille Thomas to Richard & Bette Bilinsky

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

November 4, 1997

The Sunset Lake Board of Director's meeting was held on Tuesday, Nov. 4, 1997 at the Lake office, 146 W. Center, Girard. Vice Pres. Bob Hanauer called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Bob Hanauer, Pete McCoy, Ed Smith, John Earley, Al Tretter, Dave Beck, and Ray Reardon.
- **Visitor's Remarks:** #286 Ed Snell and #158 Fred Gates were present. Fred Gates came to present the Board with an alternative plan to pay for the new Community Center. With a monthly payment of $\$616.00 \times 12 \text{ months} \times 15 \text{ years} = \$110,880.00$ paid over a 15 year period on the building. Fred's point was that we would end up paying much more for the building if interest is added. If each Class A membership paid an extra $\$161.00$ ($\$50,000/312$), that would pay off the building mortgage in the first year. If you multiply $\$616.00 \times 12 \text{ months} = \7392.00 a year divided by 312 memberships = $\$24.00$ per year per Class A membership savings in assessments, or apply the difference to other purposes in the Budget. This would save money if everyone would pay $\$161.00$ next year or divide it by 2 years.

John Earley said the building will be paid off early anyway. Al Tretter said that the Board promised not to raise assessments to pay for the building. And there are those who couldn't afford the extra $\$161.00$. Fred Gates said if they wanted a new TV, they would find the money. Ed Smith said that we promised no increase or special assessment for this building, and that's what the members voted for at the Annual Meeting, and we would have lied to the membership if we raise assessments to pay for the building. Ray Reardon suggested something like the Silt Assessment to offer either to prepay or pay annually. Fred asked which the members would rather do, pay for the extra interest or pay up front with $\$161.00$ next year. He felt there should be a better way to pay for the building.

Bob Hanauer said: 1) it must be voted on by the membership, 2) we just had our Annual Membership meeting, so a Special Meeting would have to be called and Pres. Lou Long already told Bob that he would not call a Special Meeting for additional assessments., and 3) a petition would have to be signed by 62 members (20%) to call a Special Meeting and you won't find 62 members to sign it. He said Fred Gates wants to ask for $\$161$, or a monthly payment of $\$1.94$ for 180 months, and Bob answered that most people would choose the monthly payment. Dave Beck added that the turn-over is high on the lake and real estate values go up 3%-5% per year, so people won't want to put any more money in than they have to. Bob Hanauer added that around half the membership is still paying $\$120.00$ annually on the Silt Assessment for the next 3 years, which would mean those people would pay $\$531.00$. Some simply can't afford it. And a Special meeting would cost us around $\$275.00$.

John Earley suggested waiting to propose this issue at the next Annual Meeting, and let them vote on it. Pete McCoy said Fred's idea is good, but the membership would be leery of the Board's promises in the future. Fred Gates said he didn't want the Board to renege on a promise, but instead offer an alternative. Ray Reardon asked how we would do this with no extra cost to the membership as it is now. John Earley brought up the option of prepaying $\$161.00$ up front and in successive years deduct $\$24.00$ from their assessments, or paying $\$24.00$ extra annually for so many years. Bob Hanauer proposed a committee to work with Fred Gates on this. Ray Reardon said there is plenty of time and

he would work with Fred on this for a presentation next year. But he added it would get very complicated.

Fred Gates #158 brought up another issue concerning parking his pontoon boat for the winter between #156 and the road (which runs through his lot for access to #157). He was told it sticks out into the road and #156, Glenn Ford said it takes up about 2-3 feet of his lot and he doesn't want it parked there anymore. Fred said that Bill Hohimer can plow the road with no apparent problems. Now, he doesn't know where to park it. Al Tretter asked if there was room somewhere else on his lot to park his pontoon boat, and Fred said no. Fred suggested parking it next to the road on SLA property. He will take it out of the lake on Friday, Nov. 7th. Bill Hohimer added that Fred doesn't have a trailer for the pontoon. Bob Hanauer said if we give permission to him to park on SLA property, we would have to give everyone the same right. Dave Beck offered to go look for an appropriate parking area for Fred's boat next morning at 7:00AM. Al Tretter asked if it should be surveyed or are the pins still there. Fred said that all 3 lots should be re-surveyed.

- **Lake Superintendent Report:** Bill Hohimer said that the grass is all mowed. He has been busy helping with the building construction. Bill had the truck serviced for winter and a new water pump was put in. He got the tractor ready as well.
- **Secretary's Report:** The Secretary reported getting the Annual Mailing out and preparing for the Annual Meeting. She also got 10 Rules & Reg's Books ready for transfers. Peggy Volz reported that she is having problems with some banks returning SLA documents after a closing, so she will prepare a "Bank Instruction" sheet to clarify how our procedures work. One bank told her they would not return our documents until the mortgage was paid off in 30 years.

The Secretary also reported paying off the Farmers & Merchants Silt Loan (9%) and going to First National Bank for both the Silt Loan (8%) and the Building Loan (8 ¼ %). She paid John G. Miller for leveling the retention pond in the amount of \$28,497.50.

- **Approval of the Minutes of the Board Meeting on Oct. 7, 1997:** Bob Hanauer noted one correction, that he chaired the Oct. 7th meeting because Lou Long was absent. Pete McCoy made the motion to accept the Minutes, Al Tretter seconded. The motion passed.
- **Approval of the Bills:** Bob Hanauer made the motion to accept the Bills Paid, John Earley seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Pete McCoy reported that Opel's delivered the fish on Friday, Oct. 31, 1997. He ordered 615 catfish and got between 900-1000, and 750 walleye and got 25 extra, and 100 lbs. of Feed Minnows and got 100 lbs. free. For \$1900.00 we got around \$650.00 worth for free.

Pete also reported that he and Bill took the boat out, and 2 buoys are missing (one over by Lou Long's). He said it didn't look like the buoys are holding up very well and Bill Hohimer suggested putting in PVC drainage pipe painted red on top. John Earley said that's what they do at Lake Springfield. They weight them at the bottom and fill them with Styrofoam so they won't sink if they get loose. Pete said he didn't think he would do any trapping this year, unless there's a problem with beavers again.

Building & Construction: Ed Smith reported on Building permits already issued in Oct. to #265, Ray Stansberry for a large house, and to #151,151A,151B Henry Shackelford for a garage, which he inspected and found to be well under way. He brought in 2 sizes of De-Hookers to give away that aren't made anymore. Bob Hanauer suggested giving them to the members who contributed to the Fish Fund, and Pete said that was a good idea.

Farm Management: John Earley reported the wheat is looking good from the rain and the grass is coming up too. In January, we will need to top dress Nitrogen on the farm ground. Bill and John said there will be some grass seeding in February in spots.

Finance Committee: Bob Hanauer reported that he projects there will be around \$10,000 left at the end of Dec. 1997, if we don't have any unexpected expenses.

Legal & Insurance: Al Tretter told the Board that a letter was sent to Marc Musso to issue a Builders Risk Insurance policy on the new Community Center as it is being built, and the cost for \$60,000 coverage will be around \$75.00. He also had a letter sent to Atty. Stu Dobbs to make sure we are covered for liability. The only suggestion Stu added was to have the volunteers sign a Waiver of Liability and possibly get Hospitalization Insurance, but Al said he thought we were already covered by our insurance. He also wrote up a list of Safety Rules, which he read to the Board. This list covers any liability on our part. Fred Gates asked if the volunteers were contractors and was told that they are for the most part. Al Tretter added that a Certificate of Insurance would be needed from each contractor.

Roads & Grounds: George Madiar was absent due to Election Day.

Sanitation, Shoreline & Boat Docks: Dave Beck reported that he had 47 septic inspections left to finish up the entire lake. He said he would inspect #71,72,73, Mike Carroll's this week. Peggy said he had another inspection to do as of today.

Water Quality, Soil Conservation & Restoration: Ray Reardon said he will talk to Dave Drake about the East End silt problem on Elmer Hays' property, where the engineers wanted to put in 2 dams, which would be too expensive. He said Dave Drake had said he wanted dry ponds farther up and Ray thought that we should share in the cost of the project.

OLD BUSINESS:

•**Report on Community Center Progress** - Bob Hanauer informed the Board that the Septic system and rough plumbing is completed, the cement floor and exterior walls are done. The trusses come tomorrow, the ditch from the shed to the building has been dug, the wire from the pole to the building is in, and the carpenters hope to finish by Saturday, Nov. 8th, which includes shingling, rapping the building with a plastic vapor barrier, and installing the windows & doors.

•**Paid off F&M Silt Loan & Closed Silt Account** - Bob Hanauer reported that the F&M Bank Loan was paid off, and we borrowed \$34,000 at 8% for 3 years from 1st Nat. Bank. When it is paid off, we will only have \$2000+ left from Silt income. Some bills from the farm restoration came in on top of Miller's bill.

•Ray Reardon asked about pursuing overdue accounts and if we would be reimbursed if we go after members who owe. Pete McCoy said if we take them to court, we will be reimbursed. The Secretary said it cost us \$513.00 to collect \$3300.00 so far. Ray said that comes to 15%, which is reasonable. He asked if it was worth it though, when we are collecting 18% on the balance owed? Al Tretter said the members at the Annual Meetings want us to collect, so it is our duty to do so. Pete McCoy said it builds up from one year to the next. Bob Hanauer said that income is on paper only, and we need the funds. Dave Beck said the auditor would right it off after a certain length of time. He also explained that a lean on the lease, a UCC-1 agreement must be signed by the members who owe money, and if they only owe for one year, it isn't worth it. The Secretary asked if she should send a letter with the November invoices giving options to pay a minimum payment or 4 equal payments, or get a loan. The idea is to get some kind of communication going, because as it is, there is no communication at all. Bob Hanauer said if they haven't paid for 2 years, take them to court, and they will have to pay the court costs. Ray Reardon asked if a By-Law change would be helpful, so that after a certain amount of time on overdue accounts, scale it up & turn over to a Collection Agency. Dave Beck said a UCC-1 agreement, a lean against the property, would

be necessary, and 1 year old accounts don't warrant the legal costs. Bob Hanauer said we already have the mechanism in place in the By-Laws to recoup Court costs if we take them to court. (Bill Hohimer's lot was given as an example). Bob said that if they owe for 2 years or more, take them to court. John Earley said that the account receivables are in the best shape in the last 10-15 years. Bob agreed, except for Daniel Lawson.

• Al Tretter informed the Board about he, Ron Rice, Bob Hanauer, and Pete McCoy attending a County Board meeting on Oct. 15, 1997 at 7:30PM at the County Jail in Carlinville, concerning the development west of Sunset Lake. They met with Pete Derby, Marvin Payne, Tom Campbell, the County Engineer, Craig Busman from the County Health Dept., and Atty. Vince Moreth, Technical Advisor to the County. Al reported there is nothing the County can do about zoning since there is no zoning in Macoupin County. Ron Rice was concerned about the developer, Miller, who built a house, but didn't put in a septic system for 2 ½ months, until the County forced him to. Ron Rice is concerned that trailers will be put in there and we will have them coming over to the lake. They were told Miller could put in a hog farm if he wanted.

NEW BUSINESS:

- **Dredge Pine & Birch Ponds** - Bob Hanauer said that these two ponds must be dredged in 1997 or early 1998. Also, 2 conservation projects on the West side must be addressed for a cost of about \$2000.00 according to Bill. He also told the Board that Lou Long and Peggy Volz will be going to the Tax Assessors office to find out what we are paying real estate taxes on, and to see if we are paying for any ground that we shouldn't be, such as the ground by Scott's. Ray Reardon asked about the farmer that bought the 20 acres west of the lake. John Earley explained that Walt Wallace bought it and is a no-till farmer, so there will be a reduction in silt runoff.

Bob Hanauer asked John Earley if he contacted Dale Walk and Gary Hays yet about a 3 or 5 year agreement on cash-renting the strip along the East side. John said he hasn't talk to them yet but will soon.

Bob Hanauer informed the Board that Bob Fish got by without getting a survey done on his transfer, even though he said it was contracted with Wild Surveying.

- **Transfers** - Al Tretter made the motion to approve the following transfers, John Earley seconded. The motion passed unanimously.
 - #178 Melvin Bristow to Jeffrey & Nancy Kaufmann
 - #17 Paul & Lucille Thomas to Richard & Bette Bilinsky
- Al Tretter made the motion to adjourn, John Earley seconded. The motion passed. The meeting was adjourned at 8:05 PM.

Secretary,
Peggy L. Volz

Balance Sheet

As of November 30, 1997

Nov 30, '97

ASSETS**Current Assets****Checking/Savings**

0100 Cash on Hand	100.00
0120 Checking Acct.	41,697.60
0125 First National Bank- Gen	42,329.07
0130 FNB-Equipment Reserve	8,194.35
0135 1st Nat. Bank- Silt Loan	100.00

Total Checking/Savings	92,421.02
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Accounts Receivable

0160 Accounts Receivable (-2,484.71)	-1,070.00
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Total Accounts Receivable	-1,070.00
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Total Current Assets	91,351.02
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Fixed Assets

0170 Farm Land	16,000.00
0172 Building Reserve	4,675.82
0173 Depreciation- Buildings	-4,313.17
0174 Lake Site	39,773.18
0178 Picnic Area	4,000.00
0182 Dam & Spillway	143,467.75
0183 Depreciation- Dam/Spillway	-122,246.55
0186 Roads & Driveways	36,347.63
0187 Depreciation-Road/Driveway	-36,347.63

Total Fixed Assets	81,357.03
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Other Assets

0190 Maintenance Equipment	73,984.06
0191 Depreciate-Maint Equipment	-69,329.78
0194 Policing Equipment	4,635.60
0195 Depreciate-Police Equipmt	-4,635.60
0198 Office Equipment & Furnitu	6,208.11
0199 Depreciate-Office Equipmt	-4,211.20
Equipment Reserve	-8,154.82

Total Other Assets	-1,503.63
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TOTAL ASSETS

171,204.42

LIABILITIES & EQUITY**Liabilities****Current Liabilities****Other Current Liabilities**

0200 Escrow	41,200.00
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Payroll Liabilities

0235 FICA Expense	-1,993.37
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0245 Fed W/H	-1,522.78
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0255 IL W/H	-426.59
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Payroll Liabilities - Other	5,566.88
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Total Payroll Liabilities	1,624.14
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Total Other Current Liabilities	42,824.14
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Total Current Liabilities	42,824.14
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Long Term Liabilities

0202 R & M- Silt Project	-57,120.00
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0205 Silt Loan Principle	-34,085.00
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0207 Comm.Center Loan Principle	17,015.14
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0225 Bonds Payable	-2,430.00
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12/02/97

SUNSET LAKE ASSOCIATION

Balance Sheet

As of November 30, 1997

	<u>Nov 30, '97</u>
0291 Class A Memberships	-123,240.00
0293 Class B Memberships	-3,200.00
0299 Surplus	134,019.61
Total Long Term Liabilities	<u>-69,040.25</u>
Total Liabilities	-26,216.11
Equity	
Opening Bal Equity	189,164.79
Retained Earnings	-17,139.66
Net Income	25,395.40
Total Equity	<u>197,420.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>171,204.42</u></u>

SUNSET LAKE ASSOCIATION

November 4, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$	22.16
CIPS		49.02
Rural Electric		243.33
GTE- 3232 -		51.50
- 3339 -		38.02
		89.52
AT & T		7.08
Nilwood Water		8.25
Watts Copy Service (11-13-97 to 12-13-97)		57.00
Employers Tax		583.24
B & F Investments (Nov. rent)		250.00
Macoupin Service (Silt- Roundup Sprayed to restore Farm area)		523.33
IL Dept. of Revenue (Quarterly withholding)		218.59
IL Dir. Of Employment Security (Unemployment)		14.77
Nelson Oil Co. (Chlorine Tablets)		237.98
Quill Corporation (Office Supplies)		77.64
Neff Brothers (Conservation- East side-Fertilizer & Chisel Plowing)		151.24
Dale Walk (Conservation- East side- Fertilizer)		103.24
Farley Cole (Silt- Tractor & Land leveler Rental)		475.00
Gary Bettis (Silt- Tractor & Disc Rental)		275.00
Harmon's Bakery (Cookies for Annual Meeting)		24.14
St. Patrick's Hall (Rental for Annual Meeting)		100.00
Macoupin County Health Dept. (Septic Permit- Building)		100.00
F & M Bank (Pd off Silt Loan (\$7225.81 - \$4110.00 1st Nat. Loan)		3,115.81
Petty Cash		35.71
Peggy Volz - net salary		749.21
William Hohimer - net salary		<u>1,400.60</u>
TOTAL PAID:	\$	8,921.86

BILLS TO BE PAID:

B & F Investments (Dec. rent)	\$	250.00
Nilwood Water		8.25
John G. Miller (Conservation- North Pond)		2,641.80
John G. Miller (Silt- Level Retention Pond)		28,497.50
Macoupin Service Co. (Silt- Spread Potash & Phosphate to restore farm)		1,462.77
Macoupin Service Co. (Diesel Fuel-Building Construction)		193.60
Bob Hanauer (Menards-Windows for Building)		<u>726.75</u>
TOTAL TO BE PAID:	\$	33,780.67

- To the Board of Directors
- From the Secretary:

Please plan to attend the Directors' Meeting on **Tuesday, Nov. 4, 1997** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION

AGENDA

December 2, 1997, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Nov. 4, 1997

APPROVAL OF BILLS

COMMITTEE REPORTS:

AQUATIC CONTROL, RECREATION & WATER SAFETY	- PETE McCOY
BUILDING & CONSTRUCTION COMMITTEE	- ED SMITH
FARM MANAGEMENT COMMITTEE	- JOHN EARLEY
FINANCE COMMITTEE	- BOB HANAUER
LEGAL & INSURANCE COMMITTEE	- AL TRETTER
ROADS & GROUNDS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- DAVE BECK
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Long Term Agreement with Hays & Walk to Cash Rent East Side Strip
Dredge Pine & Birch Ponds

NEW BUSINESS - Transfers- #49 Keith Main to Robert & Beverly Riley
#49A Geoffrey & Michele McHugh to Jared March
#117 Charles & Jeanette Clark to Charles & Roxine Burch
#159 Joseph & Ethel Hall to Ronald & Penny Richison

SUNSET LAKE ASSOCIATION

December 2, 1997 at 7:00 PM

BILLS PAID:

United Cities Gas	\$	42.97
CIPS		32.41
Rural Electric		247.97
GTE- 3232 - 35.95		
- 3339 - 24.37		60.32
AT & T		14.93
Nilwood Water		8.25
Watts Copy Service (12-13-97 to 1-13-98)		57.00
Employers Tax		579.80
B & F Investments (Dec. rent)		250.00
Opel's Fish Hatchery		1,900.00
John G. Miller (Conservation- North Pond)		2,641.80
John G. Miller (Silt- Level Retention Pond)		28,497.50
Macoupin Service Co. (Conservation- Ryegrass)		307.16
Macoupin Service Co. (Silt- Wheat Seed)		836.50
Macoupin Service Co. (Silt- Spread Potash & Phosphate to restore farm)		1,462.77
Building Construction:		
Macoupin Service Co. (Diesel Fuel)	193.60	
Bill Hohimer (7 Bales Straw for Septic)	15.75	
Stan-Ra Construction (Septic & Chlorine tanks)	568.44	
Bob Hanauer (Menards-Windows)	726.75	
Don Starkweather (Septic PVC)	328.89	
Don Starkweather (Fix Trencher)	17.95	
Rural Electric (Move Meter)	255.00	
Clark Backhoe(rock for septic)	1773.60	
Kevin Burg (All Framing, roof)	3500.00	
Ed Burg (Lowes & Menards miscellaneous)	514.38	
Menards (Plaster Board)	939.00	
A.C. Concrete (slab)	5052.80	
Springfield Electric Supply (electric materials)	2507.58	
Curry's (Sand for septic)	<u>605.79</u>	
Total Building Expenses	16,999.53	
Petty Cash	74.23	
Peggy Volz - net salary	627.19	
William Hohimer - net salary	<u>1,400.60</u>	
TOTAL PAID:	\$	56,040.93

BILLS TO BE PAID:

B & F Investments (Jan. rent)	\$	250.00
Nilwood Water		8.25
American States Insurance (Comm. Property- Fire)		102.00
Curry's (Fill Sand-Bldg)		111.03
Konneker-Brown		8.69
American States Ins.(Inland Marine - \$680.00 + Work Comp -2425.00)		3105.00
Macoupin Service (LP Gas-Bldg)		322.05
Macoupin Service (fuel)		<u>307.48</u>
TOTAL TO BE PAID:	\$	4,214.50

- To the Board of Directors From the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, Dec 2, 1997** at our office at **7:00 P.M.**

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January 1 through December 2, 1997

	Jan 1 - Dec 2, '...	Budget	\$ Over Budget	% of Budget
Income				
0301 Annual Assessment	78,826.76	78,000.00	826.76	101.1%
0305 Boat & Recreational ...	6,806.50	5,010.00	1,796.50	135.9%
0311 Building Permit	1,395.00	500.00	895.00	279.0%
0313 Fines & Penalties	1,226.05	300.00	926.05	408.7%
0335 Interest Income	2,570.40	500.00	2,070.40	514.1%
0391 Transfer Fees 1/2	4,775.00	2,500.00	2,275.00	191.0%
0398 Earned-Maintenance ...	6,342.31	500.00	5,842.31	1,268.5%
0399 Miscellaneous Income				
Enstar Cable Franchis...	1,976.48			
0399 Miscellaneous In...	1,258.77	2,800.00	-1,541.23	45.0%
Total 0399 Miscellaneous I...	3,235.25	2,800.00	435.25	115.5%
Building Fund	7,517.70	8,100.00	-582.30	92.8%
Total Income	112,694.97	98,210.00	14,484.97	114.7%
Expense				
0406 Professional Fees				
Accounting	595.00			
Legal Fees	689.64			
0406 Professional Fee...	0.00	3,000.00	-3,000.00	0.0%
Total 0406 Professional Fe...	1,284.64	3,000.00	-1,715.36	42.8%
0409 Office Expense/Supp...	3,061.31	3,600.00	-538.69	85.0%
0411 R & M- Lake	346.27	1,500.00	-1,153.73	23.1%
0411.1 Fish Stocking	1,900.00	1,900.00	0.00	100.0%
0412 R & M -Grounds	75.00	500.00	-425.00	15.0%
0414 R & M -Roads	16,451.58	15,000.62	1,450.96	109.7%
0415.5 Conservation & Wa...	4,684.88	4,000.00	684.88	117.1%
0416 R & M Equipment	1,948.28	4,500.00	-2,551.72	43.3%
0418 Gas & Oil	1,788.65	1,800.00	-11.35	99.4%
0430 Utilities				
Gas and Electric	4,105.79			
Telephone	1,096.98			
Water	90.75			
0430 Utilities - Other	0.00	5,400.00	-5,400.00	0.0%
Total 0430 Utilities	5,293.52	5,400.00	-106.48	98.0%
0434 Insurance				
Commercial Auto	711.01			
Commercial Property ...	3,491.00			
Commercial Umbrella ...	944.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	12,500.00	-12,500.00	0.0%
Total 0434 Insurance	5,246.01	12,500.00	-7,253.99	42.0%
0442 Property Tax	3,113.84	3,000.00	113.84	103.8%
0492 Rent	2,750.00	3,000.00	-250.00	91.7%
0498 Miscellaneous Expe...	940.88	600.00	340.88	156.8%
Payroll Expenses				
0402 Lake Superinten...	19,451.66	21,220.00	-1,768.34	91.7%
0404 Secretary Hourly ...	9,068.50	7,800.00	1,268.50	116.3%
0439 Illinois Unemploy...	92.35			
0440 Employment Tax ...	2,180.29			
0441 FUTA	112.00			
Payroll Expenses - Ot...	2,630.37	2,500.00	130.37	105.2%
Total Payroll Expenses	33,535.17	31,520.00	2,015.17	106.4%
Total Expense	82,420.03	91,820.62	-9,400.59	89.8%
Net Income	30,274.94	6,389.38	23,885.56	473.8%