

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

Dec. 1, 1998

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Dec. 1, 1998 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, John Earley, Al Tretter, George Madiar, Ken Volz and Ray Reardon.
- **Visitor's Remarks:** #286 Ed Snell was present.
- **Superintendent's Report:** Bill Hohimer reported that he took lake water samples to Alton that Ray Reardon collected for testing. He said he has the leaves 99% done before leaving on vacation Monday. He was very unhappy to report that Gary Hays plowed the farm on Circle Dr. closer to the new trees than he should have, destroying the grass that Bill had worked on for 2 years. John Earley said he mowed to create a distinct line to follow just before it was plowed. Bill added that now he doesn't have enough room to mow on the inside of the trees with the mower, which would have been one pass.
- **Secretary's Report:** The Secretary said she is now short 2 people for the CPR class to be held on Tues., Jan. 19th and Thur., Jan. 21st, 1999. She asked the Board to spread the word to find 2 more people, otherwise, the ad in the newspaper will hopefully draw 2 more or the class will have to be canceled. She called Miller Management a month ago for a new address list and just received it this morning. Unfortunately, there are still some lots with no address. Also, she called Intuit Tech Support for Quick Books Pro. The first problem (Undeposited funds \$21.00) is probably a bug that won't go away. After spending 90 minutes on the phone, she opted to pay \$129.00 for a year and pay for the call, rather than pay \$180.00 for one call. She was only allowed to ask one question, which was not fixed. She called back for the other 2 problems about a week later, and they were easily resolved. She also got the Annual Meeting Minutes done, except for proofing. She reported that Marc Musso finally got our insurance balance figured out, which she will let Al Tretter report on. She is getting ready to send out "Leave" letters. She called St. Louis Business Forms about ordering the "Check Septic" labels and the "1999" boat labels. The printer can do reverse printing in black, blue, green, red, and gold. Peggy asked John Schwandner to let her know what color he wanted for next year. Also, she asked if in the January billing she should include the option to pay for the boat stickers at the same time, and she was told yes.
- **Approval of the Minutes of the Board Meeting on Nov. 3, 1998:** George Madiar made the motion to accept the Minutes, John Schwandner seconded. It passed by consensus.
- **Approval of the Bills Paid for Nov.:** Bob Hanauer made the motion to accept the bills paid, Al Tretter seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: John Schwandner reported that he met with Pete McCoy for information on who to contact at the Dept. of Agriculture and the Dept. of Natural Resources. He said he needed the report we got from "shocking the lake" last summer. The Secretary said she didn't have it, but Lou Long said only about 10 fish surfaced so the report wasn't very accurate or informative. John said that he and Pete agreed that it was a waste of time. Lou added that we are overloaded with Red Ear and Sunfish. John asked if we should continue to stock Catfish and Walleye. Bob Hanauer said there are only 3 per acre, which isn't very many. John said there were 750 put in both 1997 & 1998. John Earley said he talked to Hank Sutton, who suggested that we do what Lake Thunderbird did by putting excess rock piles in the lake for walleye spawning. Everyone thought that would be a good idea when the opportunity

arises. John asked if we need to put Flat Head Minnows in and Bob Hanauer answered that we didn't have any Shad before, so we don't need Minnows now. John said to let the bass eat the shad.

Building & Construction: Ed Smith was absent. (He faxed his comments on the Rules & Regs.)

Farm Management: John Earley said that Gary Hays deep-worked the farm and found some wet spots in low, settled pockets in the middle. Land leveling will take care of that. He said he has the Cash Rent contract in his other truck.

Legal & Insurance: Al Tretter explained that we made our last payment of \$4575 for the year to American States Insurance. This added to our previous payments of \$4022 will keep us under Budget, dependent on a Work Comp Audit. We had a misunderstanding on the way they apportion the payments, but it is straightened out now, so as to avoid a \$5.00 monthly service charge. Everything is set for next year.

Roads & Grounds: George Madiar said Bill got all the grass cut and the leaves raked & burned. George also agreed with Bill that Gary Hays should not have plowed up any mowed grass around Circle Dr., and that John Earley should have told Gary to stay 4-5 feet away from the newly planted trees. He asked if Gary Hays should come in and John Earley said that would not be a good idea. Bob Hanauer said we need to tell Gary Hays that Bill needs to be able to mow one pass between the trees and the field. John said we should have done a better job explaining where to plow. Lou Long said we would have to live with it one year and see how things go.

John Earley said he and Mike Higginson cleaned the leaves, limbs, etc. off of #142. Bill agreed that it looked much better.

Sanitation, Shoreline & Boat Docks: Ken Volz reported that on Nov. 23rd, he did 25 spot checks for chlorine tablets and 21 passed. He said some had put their caps on so tight, he could barely get them off. He asked what he should do when members come running out with tablets when they see him or had their bottle out of the water? John Earley said you must be cautious when you're on someone else's property. Ken said he has been going to the door, but when it is cold this winter, he won't. Ken said these are people who did not have chlorine tablets 2,3, or 4 times now. John Earley said that they aren't in the habit yet. Lou Long said that they must be forgetting. Ray Reardon said they should be fined or nothing will change. Al Tretter said they already got a break. Ray said if the bottle was filled, the chlorine should last 3-4 months. Ken said that #2 Morrow does not have a chlorine chamber. John Earley said it was put in 5 years ago. Lou Long said that we publish the names of those who owe money, why not publish the names of those who don't have chlorine? Ken answered that they would say we are picking on them. Lou said if it is happening continually, then fine them. Bob Hanauer said that if Ken fines someone, this Board must stand behind him. Ray said to rescind mistaken fines. John Earley said to fine for habitual neglect. Bob Hanauer said this issue is most important issue above anything else, and everyone agreed. Al Tretter said he must have the means to bring everyone into compliance. George Madiar said to give one warning, then a fine. Ken agreed, but added that he tries to be as helpful as possible.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported that he dropped off samples of lake water for Atrazine testing. He got three samples here Monday morning for Bill to take down to Alton at the Environmental Services Lab. He is waiting for the results.

Finance Committee: Bob Hanauer explained the accounts on the Balance Sheet: #100 is Cash on Hand (Petty Cash), #120 is the Checking account (funds are transferred to checking to cover checks because all of it except \$2.00 is escrow), #125 is a Money Market fund for the General Fund (our working capital), #130 is a Money Market fund for Equipment Reserve for a new truck, #131 is a CD for Equipment Reserve, and #135 is the Silt Fund Pass Book Savings. John Earley asked if the land-planing would be paid for out of the Silt Fund, and Bob answered that the Silt Fund is for the Dredging Project, and earns 2%, and that the land-planing is in the 1999 Budget. Bob suggested that we pay \$753.60 on the Silt Loan principle.

Bob handed out a report on how to pay off the Community Center. (See last page). Bob said he brought up paying off the building to four couples and they thought it was a good idea,

but asked where we got the money. Bob said it came from selling 2 lots at \$14,000, 2 years of half the Transfer Fees and surplus income. Ken Volz said if you look at the P&L, there is almost \$10,000 surplus from this year. Bob explained that last January we took in \$32,000 and spent \$8500, and in Feb we took in \$23,000 and spent \$7900. He proposed to pay off the building at the end of Jan. 1999. John Schwandner asked if the mortgage said anything about early pay-off? Bob answered there is no penalty. John Schwandner said if we aren't comfortable paying off all of the mortgage, we could pay off \$30,000. Bob said if we need money, we can borrow on the building. John Earley said we need a reserve for a new truck. Bob pointed out that we still have \$11,000 for a new truck right now, plus another \$5000 from the 1999 Budget. John Earley said there is 67,000 miles on the truck which is only driven around the lake, and is a lot of start and stopping. Ken Volz said if we paid \$30,000, it would reduce the principle to \$7000 significantly. Bill said interest on new trucks right now is practically nothing. John Earley suggested trading trucks next year and get \$4000 for the 10-year-old trade-in, plus the \$16,000 we will have, then we could borrow \$5000 for 6 months. Lou said we should sell the truck on our own to get more for it. John Earley said if we pay off the building and buy a new truck, then we will be asked to lower assessments. Bob Hanauer agreed but he said we need to keep the assessments at \$250 for a new shed and other projects, not to mention, just keeping a reserve for emergencies. Al Tretter agreed this was a good idea. Bob Hanauer made the motion to pay off the mortgage at the end of January 1999, John Earley seconded. It passed unanimously.

OLD BUSINESS:

- **Petitions** - Bob Hanauer asked that all the petitions be in at the next meeting so we can call the County Board members to come out and look at the building.

NEW BUSINESS:

- **Revised Rules & Regulations** - Page 4 and 5 were discussed with George Madiar making note of Ed Smith's faxed suggestions. Following are the adopted changes: (See Sec. 1 J., Sec. 2 C, Sec. 5 C, Sec. 7 F.) There were questions on Sec. 4 B and C, 1 and Sec. 7 H. The rest was adopted by the consensus of the Board.

SUNSET LAKE ASSOCIATION

RULES AND REGULATIONS

SECTION I. Definitions.

- A. "Association"- The Corporation represented by all persons holding a valid lease to Sunset Lake Association property.
- B. "Board" - The Board of Directors who are elected by the members, or appointed as per the Bylaws of the Association.
- C. "Corporation" - All members, who together, lease and are responsible for Sunset Lake Association property.
- D. "Drainage Area" - The entire area of land and/or water that drains into the lake.
- E. "Leasehold" - The grounds, shoreline and any structure(s) on a leased lot(s).
- F. "Lessee" - Any person(s) holding a valid lease to Sunset Lake Association property.
- G. "Main Body of the Lake" - That portion of the reservoir that motor boats are allowed to go over the six (6) mile per hour limit during fast hours.
- H. "Member" - Any person(s) holding a valid lease to Sunset Lake Association property.
- I. "Reservoir" - The impounded water forming the lake owned by the Corporation.
- J. "Rip Rap" - Layers of stone or rock placed upon the shoreline to prevent erosion of the land into the lake. Depending upon the slope of the shoreline, rip rap should extend (1 ½) one and a half feet vertically above and below the normal waterline.
- K. "Sunset Lake Association" - All members who make up the private corporation.
- L. "Sunset Lake Association Property" - All property owned by the corporation whether leased or not leased, including the lake, which may also be referred to as Sunset Lake property, Lake property or Association property.
- M. "Wake" - A wave that washes upon a shoreline or disturbs boats fishing or at anchor.
- N. "Watercourse" - Any stream, natural or artificial channel, spring or depression of any kind, in which water flows continuously or intermittently, directly or indirectly into any part of the reservoir.

SECTION 2. Use of Sunset Lake Association Property.

- A. Only members, their family and guests shall have the use of Sunset Lake Association property.
- B. Members are responsible for their guests, who must be informed of any applicable rules and regulations of the Association, such as swimming, boating, etc.
- C. Leaseholds may not be rented or sub-leased.

SECTION 3. Access to Sunset Lake.

Access to the lake shall be only from the member's leasehold or from the common boat landing maintained by the Association.

SECTION 4. Fishing.

A. Fishing by other than Members, and their guests is prohibited. Guests must have written permission when not accompanied by a member.

B. **No State Fishing License Required.** The Association has been issued an annual State Fishing Permit which allows any member and their guests to catch or attempt to take or catch any species of fish, frogs or turtles. All persons shall strictly adhere to the Fish Code of the State of Illinois and the following rules.

C. Fish Limits.

1. Bass - No limit, but any bass 12" to 15" long **cannot be kept**, and must be carefully put back in the lake.
2. Crappie - Must be 9" or longer to be kept with a 15 limit per person per day.
3. Walleye - Must be 15" or longer to be kept with a limit of three (3) per person per day.
4. Bluegill, Red Ear, Catfish, etc. - No limit on size or number to be kept.

D. No person shall take, catch or attempt to take or catch any fish in the lake by any method whatsoever except with a hook or lure attached to a single line.

E. Fishing from a boat during fast hours should be done in coves, or within 30 feet of the shoreline on the main body of the lake.

SECTION 5. Boats.

A. **Licenses and Permits.** No boat of any kind may be kept or used on the lake unless it is owned and registered by a member and has been issued a Sunset Lake Association permit based upon a written application filled out in full. Such permit when granted shall be placed in the middle and on each side of the boat, except paddle boats which shall display the permit on the back of the left seat, so it can be seen from the rear. Canoes, rowboats, etc. shall place the sticker in the middle of the left side. **All boats must be licensed by the State of Illinois.**

B. **Fees for Boat Permits** for each calendar year are as follows:

1. Eight dollars (\$8.00) for each boat owned by a member which is **not** propelled by any type of motor.
2. Twelve dollars and fifty cents (\$12.50) for each boat owned by a member which is propelled by any type of motor.
3. For the fractional part of any calendar year, the permit fee shall be the same as a full calendar year.

C. **Horsepower of Motors.** No permit shall be issued to any boat propelled by a motor or motors exceeding a total of 50 H.P. Any lessee using the lake with a motor exceeding 50 H.P. will be fined and the boat must be removed immediately and the permit will be revoked.

D. **Special Permits.** The Board may issue a special permit for the use of any boat.

E. **Sale of Boat.** Upon the sale of any boat the permit issued shall be invalid, but such permit may be transferred to any other qualified boat owned by the seller upon the members written application and payment to the Association of a **Transfer Fee of \$3.00.** The boat sold must be removed from the lake or re-registered if the purchaser is a member.

F. **Number of Boats.** Members are entitled to no more than four (4) boat licenses. No more than two (2) of these four (4) boat licenses are to be registered to motor boats. Any exception must have approval by the Board.

G. **Jet Skis** and similar crafts are **prohibited** at all times.

SECTION 6. Boat Speed Regulations.

A. No person shall operate any boat at a greater speed than 6 miles per hour (6 MPH) except from 12:00 P.M. to 8:00 P.M. on Wednesdays, Fridays, Sundays, and on the celebration of Memorial Day, the Fourth of July, and Labor Day, without special permission of the Association. Boats must run in a counter clockwise course around the lake during fast hours.

B. Boats shall proceed at "No Wake Speed" in all coves and within areas which have been marked by buoys or other signs. If you create a wave that washes upon the shoreline above the rip rap or disturbs boats at anchor, you are going faster than "No Wake Speed".

SECTION 7. Operation of Boats.

A. The Lake Patrol and/or any Board Member has the authority to stop all dangerous practices, covered or not by these regulations.

B. No person shall operate any boat with a motor exceeding the maximum horsepower nor load capacity recommended by the manufacturer.

C. **Life Preservers.** All boats shall carry a U.S. Coast Guard approved Life Preserver in good and serviceable condition for each person. All non-swimmers and children under eight (8) years of age must wear a life jacket at all times when in any boat.

D. All persons must be seated while the boat is in operation.

E. All motor boats must stay a minimum of 40 feet from shore when in operation above 6 miles per hour, except for docking or exiting a dock.

F. No person under 12 years of age may operate any boat propelled by a motor of ten horsepower (10HP) or more. Further, no person under 12 years of age may operate any boat unless they are accompanied in the boat by a person of at least 18 years of age. No motor boat shall be operated by a person under 15 years of age during fast hours.

G. No person shall operate any boat in a careless manner so as to be indifferent to the person or property of others, or at a speed greater than will permit such person to exercise reasonable care, and be able to stop within an assured clear distance ahead. No person shall operate any boat or manipulate any water skis, or other towed devices in such a manner as to endanger life or limb, or damage property of any person.

H. No paddle boat, rowboat, canoe, nor any non-motorized boat may be operated more than 30 feet from the shoreline on the main body of the lake during fast hours.

I. Motor boats shall not be operated after sunset or before sunrise unless it plainly displays a bright white light in the rear of the boat visible from all quarters, and twin lights in the front of the boat showing a green light to starboard (right) and a red light to the port (left) side of the boat.

J. From sunset to sunrise, rowboats, canoes, and paddle boats shall display a white light mounted on a standard not less than 12" in height and be bright enough to easily be seen by an approaching boat for a distance of 800 feet from all directions.

K. No motor boat shall be used or kept on the lake unless it is equipped with at least one U.S. Coast Guard approved fire extinguisher in such condition as to be ready for use. All such boats shall be equipped with an adequate mouth or power operated whistle or horn. Use of sirens is prohibited.

L. All boats, except paddle boats, shall be equipped with at least one paddle or oar, and one pump or bailer.

M. No boat shall be used or operated nor any horn or sound device sounded so as to create a nuisance or disturb the peace and quiet of the lake.

N. Any abandoned or adrift unlicensed boat will be impounded, sold, or destroyed by the Association.

O. The Association shall at all times have the power and the authority to prohibit, restrict, limit or regulate the keeping, maintenance or operation of any or all boats on the lake should it become necessary in the interest of public health or safety, or for the protection or improvement of the reservoir or other cause.

- **Xmas Bonuses** - Bob Hanauer made the motion to give each employee \$100 for Christmas Bonuses, Al Tretter seconded. It passed by consensus.
- **Transfers** - none.
- Al Tretter made the motion to adjourn, Bob Hanauer seconded. It passed by consensus. The meeting adjourned at 9:25 PM.

Secretary,
Peggy L. Volz

MADISON COUNTY ENVIRONMENTAL LAB
 STATE CERTIFICATION I.D.P.H. # 17516
 I.E.P.A. # 100227

LAB NUMBER
 DATE TIME RECEIVED
 BY

NP21150A,B,C
 12/21/98 10:15AM
 MT

157 N MAIN SUITE 53
 EDWARDSVILLE, ILLINOIS 62025
 PHONE (618) 692-6200 EXT 5234

NONPOTABLE ANALYSIS

MAIL REPORT TO RAY REARDON TELEPHONE (618) 627-2205
 Address 15356 MAGNOLIA DR
 City GIRARD
 State IL ZIP CODE 62640
 SAMPLE LOCATION A CENTER OF CHANNEL ADJACENT TO LOT 16
 SAMPLE LOCATION B CENTER OF CHANNEL ADJACENT TO LOTS 7 & 12
 SAMPLE LOCATION C CENTER OF CHANNEL ADJACENT TO LOTS 3 & 10

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	12/21/98	12/21/98	12/21/98
TIME COLLECTED	7:45AM	7:45AM	7:45AM
GRAB OR COMP	GRAB	GRAB	GRAB
COLLECTOR	RAY REARDON	RAY REARDON	RAY REARDON
TNR			
BOD			
pH			
AMMONIA			
FECAL	46 /100ml	40 /100ml	72 /100ml
FECAL STREP	220	730	390

LAB REMARKS A: FC/FS = 46/220 = 0.21 RATIO MOST CLOSELY RESEMBLES A COW BASED WASTE SOURCE. B: FC/FS = 40/730 = 0.05 RATIO MOST CLOSELY RESEMBLES A TURKEY BASED WASTE SOURCE. C: FC/FS = 72/390 = 0.18 RATIO MOST CLOSELY RESEMBLES A COW BASED WASTE SOURCE.

MADISON COUNTY ENVIRONMENTAL LAB
 STATE CERTIFICATION I.D.P.H. # 17516
 I.E.P.A. # 100227

LAB NUMBER NP21106A,B,C
 DATE TIME RECEIVED 11/30/98 9:20AM
 BY SG

157 N MAIN SUITE 53
 EDWARDSVILLE, ILLINOIS 62025
 PHONE (618) 692-6200 EXT 5234

NONPOTABLE ANALYSIS

MAIL REPORT TO RAY REARDON TELEPHONE (217) 237-4311
 Address 15356 MAGNOLIA DR.
 City GIRARD
 State IL ZIP CODE 62640
 SAMPLE LOCATION A CENTER OF CHANNEL ADJACENT TO LOT #7
 SAMPLE LOCATION B CENTER OF CHANNEL NORTH OF VALVE TOWER
 SAMPLE LOCATION C CENTER OF CHANNEL ADJACENT TO LOT #138

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	11/30/98	11/30/98	11/30/98
TIME COLLECTED	6:00AM	6:00AM	6:00AM
GRAB OR COMP	GRAB	GRAB	GRAB
COLLECTOR	RAY REARDON	RAY REARDON	RAY REARDON
TNR			
BOD			
pH			
AMMONIA			
FECAL	1,060 /100ml	18 /100ml	6 /100ml
FECAL STREP	38	22	20

LAB REMARKS SITE A: FC/FS IS 1060/38 = 27.9 RATIO INDICATES A STRONG HUMAN BASED WASTE SOURCE. (ANY RATIO > 4.4 INDICATES HUMAN WASTE.) SITE B: FC/FS IS 18/22 = .81 RATIO INDICATES A MIXED ANIMAL BASED SOURCE. (MOST CLOSELY RESEMBLES DUCK RATIO OF .6) SITE C: FC/FS IS 6/20 = .3 RATIO INDICATES A MIXED ANIMAL SOURCE. (SHEEP = .4 CHICKEN = .4 PIG = .4 COW = .2)

COMMUNITY CENTER

MORTGAGE PAYMENTS ON CENTER \$369 PER MONTH

* PRINCIPLE PAID P/M APPROX. \$50

* INTEREST PAID P/M APPROX. \$319

* PRINCIPLE GOES UP SOME EACH MONTH & INTEREST GOES DOWN.

AS OF 1/31/99 TOTAL OWED ON MORTGAGE \$37,315.79

GENERAL FUND 12/31/98 \$28,000

APPROVED BUDGET FOR COMMUNITY CENTER MORTGAGE \$9,400

TOTAL \$37,400

SAVINGS IN INTEREST OVER NEXT 14 YEARS \$26,000

NEGATIVES —

NO RESERVE MONEY; MUST STAY WITHIN OR BELOW BUDGET IN ALL CATEGORIES!

THE BIGGEST QUESTION WE WILL BE ASKED IS WHERE WE CAME UP WITH A \$28,000 SURPLUS.

1. DOUBLING OF TRANSFER FEES IN 1997.
2. SELLING OF LOTS 82 & 83 TO RON BERMIDA IN OCT 1996 FOR \$14,000 WHICH WAS IN THE GENERAL FUND BUT OVERLOOKED BECAUSE OF SO MANY PROJECTS GOING ON.

DO WE HAVE THE MONEY TO OPERATE IN JAN & FEB 1999?

LAST YEAR IN JAN WE TOOK IN \$32,000 & SPENT \$8,500

" " " FEB " " " 23,000 " " 7,900

SUNSET LAKE ASSOCIATION

AGENDA

December 1, 1998, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF NOV. 3, 1998

APPROVAL OF BILLS PAID FOR NOVEMBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY - JOHN SCHWANDNER

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 - KEN VOLZ

WATER QUALITY & CONSERVATION - RAY REARDON

OLD BUSINESS - Petitions

NEW BUSINESS - Revised Rules & Regulations
Xmas Bonuses

TRANSFERS -

(Please read the revised & shortened Rules & Regulations for discussion at the meeting.)

SUNSET LAKE ASSOCIATION

December 1, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	293.46
GTE		26.77
AT & T		6.05
Watts Copy		57.00
Nilwood Water		8.25
Employers Tax & Withholding		648.46
R.P. Lumber (one pair shutters)		28.45
Opel's Fish Hatchery		2000.00
Coalition of Citizens with Disabilities (Handicap parking sign)		37.62
American States Insurance		4575.00
First National Bank (Mortgage Payment)		368.82
Peggy Volz - net salary		709.96
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	10230.84

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Nilwood Water		8.25
Watts Copy System		<u>57.00</u>
TOTAL TO BE PAID:	\$	434.07

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, Dec 1, 1998** at the **Hall** at **30505 East Lake Dr. at 7:00 PM.**

Sunset Lake Association
P&L Budget Comparison
 January through November 1998

	Jan - Nov '98	Budget	\$ Over Bu...	% of Budget
Income				
0301 Annual Assessment	78,036.59	78,000.00	36.59	100.0%
0305 Boat Permits	792.00	500.00	292.00	158.4%
0311 Building Permits	1,185.00	1,000.00	185.00	118.5%
0313 Fines & Penalties	1,542.77	900.00	642.77	171.4%
0325 Farm Income	3,335.88	5,000.00	-1,664.12	66.7%
0335 Interest Income	1,775.36	1,100.00	675.36	161.4%
0391 Transfer Fees	6,600.00	4,000.00	2,600.00	165.0%
0397 Cable Franchise Fee	2,135.89	2,000.00	135.89	106.8%
0398 Earned by Maint. Man	1,606.06	800.00	806.06	200.8%
0399 Miscellaneous Income				
Donations	125.00			
Sports/Chlorine Bottles	38.00			
Chlorine Tablets	697.00			
Coffee	16.00			
Copies	109.05			
Driveway Income	2,870.03			
Fax	24.25			
Silt Fence Rental	60.00			
0399 Miscellaneous Incom...	450.83	1,500.00	-1,049.17	30.1%
Total 0399 Miscellaneous Inc...	4,390.16	1,500.00	2,890.16	292.7%
Total Income	101,399.71	94,800.00	6,599.71	107.0%
Expense				
0406 Professional Fees				
Accounting	595.00			
0406 Professional Fees - O...	0.00	2,000.00	-2,000.00	0.0%
Total 0406 Professional Fees	595.00	2,000.00	-1,405.00	29.8%
0409 Office & Hall Supplies				
Paper Supplies	352.40			
Postage	514.84			
Printing	146.14			
0409 Office & Hall Supplie...	1,930.54	3,200.00	-1,269.46	60.3%
Total 0409 Office & Hall Suppl...	2,943.92	3,200.00	-256.08	92.0%
0411 R & M- Lake	562.26	400.00	162.26	140.6%
0411.1 Fish Stocking	2,000.00	1,000.00	1,000.00	200.0%
0412 R & M -Grounds	1,071.09	400.00	671.09	267.8%
0414 R & M -Roads	10,616.39	9,900.00	716.39	107.2%
0415.5 Conservation & Water...	13,653.84	3,000.00	10,653.84	455.1%
0416 R & M Equipment	1,752.29	2,500.00	-747.71	70.1%
0418 Gas & Oil	1,123.26	2,300.00	-1,176.74	48.8%
0426 Farm Expense	2,372.40	5,000.00	-2,627.60	47.4%
0430 Utilities				
Gas & Electric	4,174.82			
Telephone	396.47			
Water	96.54			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	4,667.83	5,600.00	-932.17	83.4%
0434 Insurance				
Comm. Inland Marine	679.00			
Comm. Auto	563.39			
Comm. Property & Liability	4,109.53			
Comm. Umbrella Liability	763.00			
Notary Bond	24.00			

Sunset Lake Association
P&L Budget Comparison
 January through November 1998

	<u>Jan - Nov '98</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
Western Surety Bond	100.00			
Workers Compensation	2,358.08			
0434 Insurance - Other	0.00	11,000.00	-11,000.00	0.0%
Total 0434 Insurance	8,597.00	11,000.00	-2,403.00	78.2%
0442 Property Tax	3,069.32	3,500.00	-430.68	87.7%
0492 Mortgage	4,000.56	7,400.00	-3,399.44	54.1%
0498 Miscellaneous Expense	1,894.17	800.00	1,094.17	236.8%
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superintendent	20,441.74	22,300.00	-1,858.26	91.7%
0404 Secretary Hourly Wage	9,948.00	9,200.00	748.00	108.1%
Payroll Expenses - Other	2,544.97	2,800.00	-255.03	90.9%
Total Payroll Expenses	32,934.71	34,300.00	-1,365.29	96.0%
Total Expense	94,354.04	94,800.00	-445.96	99.5%
Net Income	<u>7,045.67</u>	<u>0.00</u>	<u>7,045.67</u>	<u>100.0%</u>

12/01/98

Sunset Lake Association
Balance Sheet
As of December 1, 1998

Dec 1, '98

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	100.91
0120 Checking Acct.	802.00
0125 First National Bank- Gen	32,742.52
0130 FNB-Equipment Reserve	2,567.08
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	753.60

Total Checking/Savings 45,266.11

Accounts Receivable

0160 Accounts Receivable 3,592.16

Total Accounts Receivable 3,592.16

Total Current Assets 48,858.27

TOTAL ASSETS

48,858.27

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

0200 Escrow 800.00

Total Other Current Liabilities 800.00

Total Current Liabilities 800.00

Total Liabilities 800.00

TOTAL LIABILITIES & EQUITY

800.00

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

Nov. 3, 1998

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Nov. 3, 1998 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, Ed Smith, John Early, Al Tretter, Ken Volz and Ray Reardon.
- **Visitor's Remarks:** #221 John Munchalfen, #277 Bob Sons, and #286 Ed Snell were present.
- **Superintendent's Report:** Bill Hohimer reported the mowing should be done for the year, and he was blowing and burning leaves until it rained. Now, he will have to wait for the leaves to dry out before being able to finish. He had to have the radiator replaced and the clutch adjusted on the tractor, and he has winterized all the other equipment.
- **Secretary's Report:** The Secretary said she has 6-7 people interested in taking the CPR class now, so she called the American Red Cross to set up classes, but the women she needed to talk to was on vacation. She typed the revised Rules & Regulations, the new Board member list of Officers, the Cash Rent Contract, and filed the quarterly tax reports. She received a call from Mass Marketing Inc., from Ohio, and was told that they needed to put Sunset Lake on their map because several retailers refused to renew their advertising unless Sunset Lake was added. Peggy glued the new street names to our map and sent it to them along with a list of the officers. She reported that Ruzic's #170,171, donated a Christmas tree, and Philip & Karen Finney, #162, are donating all their old ornaments because they replaced them last year. We finally got the last pair of shutters for the Hall, and Bill put them up. The leaky door was looked at again, and she was told it had not been caulked under the frame and the only way to fix it, is to tear out the whole door frame and put caulk under it properly. Bill Hohimer and John Early had another idea on how to fix it. The census representative came in for the new 911 addresses.
- **Approval of the Minutes of the Board Meeting on Oct. 6, 1998:** Ken Volz pointed out that Ron Richison, #159, was left off the list as a guest at the last meeting. John Schwandner said that on page four, Demuzio was misspelled and corrected "Tony" to John Sarraco. Ray Reardon made the motion to accept the Minutes, Al Tretter seconded. It passed by consensus.
- **Approval of the Bills Paid for Sept.:** Bob Hanauer made the motion to accept the bills paid, Ray Reardon seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: John Schwandner reported that the fish ordered to stock the lake were put in.

Building & Construction: Ed Smith reported there were 3 Building permits issued: #16 Les Seman for a shed, #27 Sanson for a dock and #9B Volz for a deck. Bill Hohimer asked if Jared March, 49A, came in for a shed permit? The Secretary answered no. Lou Long asked what the fine is for this? Bob Hanauer answered it is triple the fee. Ed Smith said he didn't get to talk to Jared March yet. (A letter was sent on Aug. 13, 1998.) John Early asked why it is a triple fine? Bob Hanauer said it is in the old Rules & Regulations. Ed Smith said it is the last sentence before fees.

Farm Management: John Early said that the fertilizer applied to the farm is to be billed to Gary Hays and, the lime should have been applied Monday morning, but it rained Sunday night. It will also be deep tilled when the weather permits. He got Ron Hays to sign the Cash Rent contract, but Gary Hays wasn't home. One revision John added was Item H., "All communication and/or decisions by Sunset Lake Association related to the farm will be done through John Early

or Bill Hohimer exclusively". He explained that Doug Nickelson told him about the situation at the Golf course where you could wind up with 200 bosses. Lou Long agreed with him. John said as soon as he gets Gary Hays' signature, he will drop the contract off at the office for signatures, and a copy can then be sent to Gary Hays.

Finance Committee: Bob Hanauer reported that he will address the Budget under Old Business.

Legal & Insurance: Al Tretter explained American States Insurance has a new billing system that says we don't owe any premiums at this time, but is so difficult to figure out, even the agent can't explain it. He also added that the Safeco/American States representative was here to inspect the building and everything looked great.

Roads & Grounds: George Madiar was absent due to his job as election judge.

Sanitation, Shoreline & Boat Docks: Ken Volz reported on Oct. 8th, Bill Secrist asked him to come over, and found the line from the chlorine tank to the lake had been repaired and some oil and grease had been cleaned up. He went back on Oct. 27th and 5 cars, transmissions and miscellaneous piles of junk had been removed. On the 25th, he did a transfer inspection of #7 Clem Charles' place. On the 9th, he helped Bill Hohimer and Bob Hanauer exercise the valves in the tower by the dam. Lou Long recommended that it should be done twice a year. Lou asked if Secrist will continue to clean up his lot and Ken answered yes.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported that he got the sample bottles for the Fecal Coliform testing, and the lab suggested another related test. The combination of the two will give a clearer picture. Ray said there are 3 bottles for each and the cost will be \$10.00 and \$8.00, if someone can run them down to Edwardsville to the lab within 6 hours of his sample collection. He said he got directions and it should only take about 45 minutes. John Earley suggested Bill take them down to run the lake truck on the expressway to clean it out. He was told it is a longer drive than 45 minutes. Ray said Next Day Air won't be fast enough. Ray said he will take the samples first thing in the morning and Bill can take them down.

OLD BUSINESS:

- **Revise the 1999 Budget** - Lou Long said that at the Annual Meeting salaries were raised, plus the farm income and expense has changed so the Budget must be adjusted. Bob Hanauer asked John Earley what the farm expenses will be, and John said the leveling will run about \$1000 (his best guess) and the Soil test (good for 4 years) and lime (good for 7-8 years) will cost about \$400. Bob asked Al Tretter if \$1400 on Legal and Accounting would be acceptable? The Secretary added that the Accountant costs \$595.00 a year, so Al said \$1400 would be enough. Bob asked Bill Hohimer if Grounds could be cut from \$1200 to \$1000, and Bill said yes. Bob asked Ray Reardon if Conservation could be cut from \$3000 to \$1700, and Ray said that would cover the Cash Rent of \$1500.

John Earley said Gary Hays is having plans put together with NRCS assistance to build a dry dam on his property to prevent silt from draining into the lake, and SLA would pay for ¼ of the cost. Lou Long said we never agreed to help pay for that project. Bob Hanauer said that it was not in Hays' letter and we can't be doing this for all the farmers in the area. John said that we paid half of Dave Drake's project, so why wouldn't we share in the cost of a project 100 feet from the lake which would stop more silt from coming into the lake. Lou Long read the paragraph in the letter from Gary Hays which repeatedly says "I" will do this. Ray Reardon said it would reduce the silt into the lake significantly. Al Tretter said Gary Hays was trying to "sweeten the pot" so he would get the Cash Rent contract. Ken Volz asked if that project would be done in 1999 and how much the government will pay. John Earley answered the NRCS would pay for half the project, and he didn't know for sure when it would be done, but maybe in the fall of 1999 or sometime in 2000. Ken added that it hadn't been budgeted for in 1999. John said that it would consist of 2 projects: the Clearing work which Gary Hays would pay for, and the Water Structure work which NRCS would pay half and SLA would pay ¼. John told Gary SLA does have to budget for this. Bob Hanauer said we have started a

bad precedent. Lou Long said again that Gary's letter said he would do this project with no mention of cost sharing. Bob Hanauer said we gave Gary the bid for 2 reasons: he is our next door neighbor and he was willing to do this conservation project, so we accepted the lower bid costing us \$600.00. Ed Smith said he voted on this issue under the same premise as Bob. John suggested that Gary could pay the first \$600 of the ¼ cost and SLA could pay the remainder of the quarter. Ray Reardon asked where they were talking about? John answered that it is northeast of #127. Bob Hanauer said if we don't have the money, that settles the issue.

Bob Hanauer continued on the Budget, and Ray said \$1700 would be enough for 1999 and Utilities can be lowered to \$5800, and that farm income will be \$3200 and expenses will be \$1400. That balances the Budget at \$100,700.

- **Cash Rent** - Already discussed.
- John Schwandner asked what Miscellaneous Income consisted of and was told copies, faxes, chlorine tablets, driveways, etc. Bob said anything that doesn't fit into a category goes into miscellaneous. John Schwandner asked why Conservation was \$13,000 when it was budgeted for \$3000. Ray Reardon explained that category. Under assets, John asked about the Silt Fund and Bob Hanauer explained that we have 2 payments left in April at \$14,000 each in 1999 and 2000, and we will have approximately \$2000 left over. John Earley said the leveling on the farm would probably be done in the fall of 1999, and possibly not billed and paid for until 2000, so we could use the extra Silt income to pay for the leveling. Bob Hanauer said the past Board that set the Silt Project up, did a great job estimating what we would need.
- John Schwandner asked about the mention in the Oct. Minutes about the leaky roof. Bob Sons said he replaced 3 shingles that came off and it did leak through into the insulation. The shingles were stapled with short staples. Bob Sons said it could blow off in a bad storm. Bob Hanauer said that he talked to Daryl Grider who said he used to use staples, but stopped when he found out that insurance wouldn't cover the shingles if they are stapled. Ray Reardon said he had a roof peel off in sheets that was stapled, and John Earley said his roof was stapled in 1987 and is fine.
- Ray Reardon said he would like to resolve the issue of Gary Hays' bid and the Conservation project. Lou Long and John Earley said we may not have an issue, and John added that the contract is for 1 year and the project may not begin until 2000. So, it will be a concern in the next contract. Bob Hanauer said we want to work with Gary Hays, and John said Gary wants to work with us. Bob added that we simply don't have the money.
- John Schwandner said he was told that SLA was going to reduce the squirrel population, and he wanted to know how. Lou Long said that it has never been discussed.

NEW BUSINESS:

- **Revised Rules & Regulations** - John Earley asked if this was the same as the Bylaws passed at the Annual Meeting? Bob Hanauer said no, these are the Rules and Regulations, and he explained that it was organized by categories for easier access, and each Chairman was asked to revise their respective sections. There was a discussion of Section 20-C, "a \$200 fine for every day that an erosion control measure is not in place", as being too high. Lou Long asked Ken Volz to work on this section and Ken said it has not been completed, yet. John Schwandner asked that since he and John Earley hadn't read the new revisions, could it be tabled until the next meeting. It was agreed.
- **Petition to move Polling Place to Hall** - Bob Hanauer asked for help to get the rest of the Lake covered. He said Bill Hohimer will do East Lake Dr., and Ken Volz already did Circle Dr. except Lazzaro's (Ray Reardon said that Ken Lazzaro refused to sign it at the Annual meeting), and Bob has done the North side, except McMurl's. Lou Long said he will do Beachview Dr. and up to the south half of West Lake Dr. Bob Hanauer asked John Earley if he could cover our neighbors around the lake? John said there are only ½ dozen registered voters around us. Bob said we need volunteers to cover Sunset, Hickory, Oak and Walnut, and

that there is plenty of time. Ken Volz volunteered to help on the south side. Bob said he will take the signed petitions to John Sarroco's office to be submitted to the County Board. Bob said he would like to contact as many County Board members as possible and invite them to see the hall. The County Board can overrule the Township Board. John Earley said he knows 4 County Board members.

Transfers - none.

- Al Tretter made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 8:20 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

November 3, 1998, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Oct. 6, 1998

APPROVAL OF BILLS PAID FOR OCTOBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- JOHN SCHWANDNER
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	- KEN VOLZ
WATER QUALITY & CONSERVATION	- RAY REARDON

OLD BUSINESS - Revise the 1999 Budget
Cash Rent Contract

NEW BUSINESS - Revised Rules & Regulations

TRANSFERS -

(Please review the enclosed revised & shortened Rules & Regulations for discussion at the meeting.)

SUNSET LAKE ASSOCIATION

November 3, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	304.22
GTE		27.75
AT & T		3.67
Watts Copy		98.33
Nilwood Water		8.25
Rural King (equipment supplies)		52.63
Employers Tax & Withholding		635.00
IL Dept. of Revenue (Quarterly Withholding)		225.36
IL Dir. Of Employment Security (Unemployment tax)		3.28
R. Miller Asphalt Paving (between #1 48,149)		100.00
Quill Corp. (Toner Cartridge, 3 1/2" Disks, Laser labels, Envelope Sealer)		101.86
First National Bank (Mortgage Payment)		368.82
Peggy Volz - net salary		845.83
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	4,246.00

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Nilwood Water		8.25
Konneker-Brown (Tractor Radiation & equipment supplies)		875.82
Opel's Fish Hatchery		<u>2000.00</u>
TOTAL TO BE PAID:	\$	3,252.89

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, Nov. 3, 1998** at the Hall at 30505 East Lake Dr. at **7:00 P.M.**

10/29/98

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 30, 1998

Oct 30, '98

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	96.82
0120 Checking Acct.	802.00
0125 First National Bank- Gen	42,652.44
0130 FNB-Equipment Reserve	2,554.50
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	753.60

Total Checking/Savings 55,159.36

Total Current Assets 55,159.36

TOTAL ASSETS 55,159.36

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

0200 Escrow	<u>800.00</u>
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Total Other Current Liabilities 800.00

Total Current Liabilities 800.00

Total Liabilities 800.00

TOTAL LIABILITIES & EQUITY 800.00

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January 1 through October 30, 1998

	<u>Jan 1 - Oct 30, '98</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessm...	78,036.60	78,000.00	36.60	100.0%
0305 Boat Permit	779.00	500.00	279.00	155.8%
0311 Building Permit	1,110.00	1,000.00	110.00	111.0%
0313 Fines & Penalties	1,542.76	900.00	642.76	171.4%
0325 Farm Income	3,335.88	5,000.00	-1,664.12	66.7%
0335 Interest Income	1,643.35	1,100.00	543.35	149.4%
0391 Transfer Fees	6,600.00	4,000.00	2,600.00	165.0%
0397 Enstar Cable Fra...	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintena...	1,596.06	800.00	796.06	199.5%
0399 Miscellaneous In...	4,030.86	1,500.00	2,530.86	268.7%
Total Income	<u>100,810.40</u>	<u>94,800.00</u>	<u>6,010.40</u>	<u>106.3%</u>
Expense				
0406 Professional Fees				
Accounting	595.00			
0406 Professional F...	0.00	2,000.00	-2,000.00	0.0%
Total 0406 Profession...	<u>595.00</u>	<u>2,000.00</u>	<u>-1,405.00</u>	<u>29.8%</u>
0409 Office & Hall Sup...				
Paper Supplies	352.40			
Postage	514.84			
Printing	146.14			
0409 Office & Hall S...	1,873.54	3,200.00	-1,326.46	58.5%
Total 0409 Office & Hal...	<u>2,886.92</u>	<u>3,200.00</u>	<u>-313.08</u>	<u>90.2%</u>
0411 R & M- Lake	562.26	400.00	162.26	140.6%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	1,033.47	400.00	633.47	258.4%
0414 R & M -Roads	10,616.39	9,900.00	716.39	107.2%
0415.5 Conservation &...	13,653.84	3,000.00	10,653.84	455.1%
0416 R & M Equipment	1,752.29	2,500.00	-747.71	70.1%
0418 Gas & Oil	1,123.26	2,300.00	-1,176.74	48.8%
0426 Farm Expense	2,372.40	5,000.00	-2,627.60	47.4%
0430 Utilities				
Gas and Electric	3,881.36			
Telephone	363.65			
Water	88.29			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	<u>4,333.30</u>	<u>5,600.00</u>	<u>-1,266.70</u>	<u>77.4%</u>
0434 Insurance				
Commercial Proper...	3,135.00			
Commercial Umbrel...	763.00			
Notary Bond	24.00			
Western Surety Bond	100.00			
0434 Insurance - Ot...	0.00	11,000.00	-11,000.00	0.0%
Total 0434 Insurance	<u>4,022.00</u>	<u>11,000.00</u>	<u>-6,978.00</u>	<u>36.6%</u>
0442 Property Tax	3,069.32	3,500.00	-430.68	87.7%
0492 Mortgage	3,631.74	7,400.00	-3,768.26	49.1%
0498 Miscellaneous Ex...	1,873.17	800.00	1,073.17	234.1%
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superint...	18,583.40	22,300.00	-3,716.60	83.3%
0404 Secretary Hou...	9,132.00	9,200.00	-68.00	99.3%
0440 Employment T...	1,886.54			

10/29/98

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
January 1 through October 30, 1998

	<u>Jan 1 - Oct 30, '98</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Total Payroll Expenses	<u>29,601.94</u>	<u>31,500.00</u>	<u>-1,898.06</u>	<u>94.0%</u>
Total Expense	<u>83,627.30</u>	<u>92,000.00</u>	<u>-8,372.70</u>	<u>90.9%</u>
Net Income	<u><u>17,183.10</u></u>	<u><u>2,800.00</u></u>	<u><u>14,383.10</u></u>	<u><u>613.7%</u></u>

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

Oct. 6, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, Oct. 6, 1998 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, Ed Smith, Al Tretter, Ken Volz, George Madiar, and Ray Reardon.
- **Visitor's Remarks:** #36,36A Dave Beck, #159 Ron Richison, #158 Fred Gates, #221 John Munchalfen, #277 Bob Sons, and #286 Ed Snell were present.
- #158 Fred Gates asked the Board if a boat/trailer parking area could be developed west of the Community Center adjacent to #159 to be used from fall until spring. Fred added that it is very well lit and Bill could make sure it is kept in an orderly fashion. Bob Hanauer said that only 9 members called in response to the notice in the Sunset News.Net, so it may not be worth the trouble and expense, but he would prefer the 2.43 acre area north of #128 Jones'. #159 Ron Richison did not want it next to his lot due to the unsightliness of it, and he added that if members came to get their boats in the spring, the ground would be soft and leave ruts in the grass. Bill Hohimer said it is the only place for football, softball, or to just practice hitting golf balls on, and it would get torn up with ruts because that area is low and remains wet for a long time. Lou Long suggested that a better location might be on the south side of the Community Center, and Bill agreed. Bob Hanauer suggested bringing it up at the Annual Meeting in 1 ½ weeks. Ed Smith said that it should be year-round because some want to park their trailer after they put their boats in the lake. Ken Volz agreed that it should be year round. Bob Hanauer asked how Bill would mow around all the trailers. Lou Long said the trailers should be moved out so Bill can mow. Ed Smith asked what would happen if they didn't move them and Lou said they would have to be towed to the members' lot. Ed Smith said those he has talked to want to park trailers year round. Bill Hohimer said that there would be more interested in parking trailers once it was offered and the word got around. Bob Hanauer said that Circle Dr. would be a good location, but no one there wants to look at it, just like every other place, except on the 2.43 acres by the bridge off of Hays Rd., where no one lives. Bill added that 2-3 vehicles run off of Emmerson into the hall area each year. Ken Volz said that the members who use it would have to pay rental each year to help pay for it. Bob asked what our liability would be on insurance if we did this? Al Tretter said it would be like any parking lot. Bob Sons said that if you rent a storage unit and it is burglarized, the owner has no liability.

Lou Long asked each Board member their opinions. Ken Volz and Ray Reardon said it would be fine if an agreeable location was found and it was rocked. Fred Gates said he would be willing to help pay for the rock. Ray Reardon said that Hank Sutton drew up a plan with gravel and trees to hide it, but so few were interested that it was not considered. Ray Reardon suggested it be brought up at the Annual meeting. Lou Long said he would favor the area south of the Community Center, rather than by #159, because it could come off of the parking lot for the hall. Al Tretter said he thought that would make the new building look bad. Bob Hanauer said it would have to be chained off. Bob Sons said he wouldn't want to park on the 2.43 acre area where it is not lit and could be vandalized easily. Ray said that area would be less obstructive, and Al Tretter, George Madiar and Lou Long agreed with the 2.43 acre area north of #128. Bill said there is a steep bank to get into that area. Fred Gates said to table it for now and look at different possible locations to put it.

- Dave Beck #36,36A asked the Board for permission to have a new septic installation business on the lake, and that he would store a bobcat with attachments and backhoe in his garage and a flatbed trailer parked on the west side of the garage where it is rocked. He will not have a dump truck at this time, but will rent one if needed. Fred Gates asked how he could have a business on the lake? Lou Long said that Roger Jennings #205,206 parks his demonstrator cars on his lot. Fred Gates asked if a beauty shop is acceptable? Ray Reardon read Section 23, "Business Establishments", to the meeting, and added that there must be 50 members who are running businesses out of their homes, but there are no traffic or parking problems. Ed Smith added that there can't be any advertising which would be unsightly in a residential area. Bob Hanauer made the motion to approve Dave Beck's business, parking his equipment as he stated above. Al Tretter seconded. The Board approved the motion unanimously.
- **Superintendent's Report:** Bill Hohimer reported that he might have another mowing to do this fall. He put up the new street signs for Enhanced 911. He said he needed to get the buoys out of the lake before it gets too much colder. Ed Smith volunteered to help him. Lou Long added that Bill needs to exercise the valves in the dam tower. Bob Hanauer insisted that Bill have help with these jobs. Ray Reardon said he would be available after 4:45PM to help, and Bob Sons said he could help. Bill said that it takes about 1 ½-2 hours to do, and any time would be good after Thursday, Oct. 8th.
- **Secretary's Report:** The Secretary said she got a call from Pete McCoy asking her to call Opal's Fish Hatchery to tell them to call her at the office when they are ready to bring the fish, which she did. She asked who would meet them when they get here, and Lou Long, Ken Volz, Ed Smith and Bill Hohimer said they would be able to meet them. She said she got the Annual mailing out with the help of some of the Board members folding and stuffing envelopes. She was very grateful for the help folding and stuffing 11 pages into envelopes for the Annual mailing. She also reported that another 1955 Bond was turned in for \$25.00 plus \$5.00 interest. She said the escrow is down from \$24,000.00 to \$800.00 (2 minor rip rapping jobs).
 Peggy explained that in the last 2 weeks the computer has really been acting up and the bugs are multiplying. In QBP it isn't even giving accurate totals now including the P&L Budget comparison, so she will call Intuit Tech Support first (\$25.00 charge), but isn't very confident they can help. It may become necessary to upgrade QuickBooksPro and/or Windows 95 to get rid of the bugs. It only had 2 minor problems, but cannot be ignored much longer.
 She called R.P. Lumber for the third time about ordering one pair of shutters, and was told they forgot. She also asked them about fixing the office door where it leaks under the threshold, and is ruining the carpet. She added if it gets wet and then freezes, we could have concrete cracking in that corner of the office. Steve, at the lumber yard, said we need storm doors on the east side of the building. Also, the doors and door frames must be painted before winter because they only have primer on and the grain is coming out from being wet. She asked for volunteers after volunteering herself, and Al Tretter & Bob Hanauer said they would help. She also informed the Board that Vince Zerante #253, donated 3 photos taken in 1955 of the clearing work done for the lake and of the lake after it filled in with water. They are hanging up in the hall now. Accounts Receivables, as of today after invoices with interest were sent out, is up to \$3412.20.
- **Approval of the Minutes of the Board Meeting on Sept. 1, 1998:** Bob Hanauer made the motion to accept the Minutes, Al Tretter seconded. It passed by consensus.
- **Approval of the Bills Paid for Sept.:** Bob Hanauer made the motion to accept the bills paid, Al Tretter seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Bob Hanauer said he had talked to Pete McCoy today and he is doing pretty good, so he will try to write a report for the Annual Meeting. Lou Long told Ray Reardon that he should review fish stocking for Pete at the Annual Meeting.

Building & Construction: Ed Smith reported there were 3 Building permits issued: #145,146 Charles Payne for a house addition, #253 Vince Zerante to demolish the present house and build a new one, #256A,257 Ray Reardon for a house addition. Ed said he patrolled the lake one day and gave some advice to a fisherman on what size fish to keep. Bob Hanauer said that Ed towed John Munchalfen's father-in-law back in after the boat wouldn't start out on the lake.

Farm Management: John Earley was absent.

Finance Committee: Bob Hanauer reported that he and Bill went to Otter Lake this morning and found that the lots are about the size of our Hall with junkie trailers sandwiched together. The fees are determined by whether you are in the water district or not. The fees are as follows: to lease from spring to fall (no winter) \$500.00 per year, winter storage \$70 per year, improvements fee \$25.00 per year, dock building permit is \$125.00 and \$25.00 per year thereafter, the boat fee under 25 HP is \$30.00 per year, and 30-65 HP is \$40.00 per year. The cheapest total cost is \$620.00 a year. Lou Long said this information should be given at the Annual meeting. Ed Smith said besides not being able to stay through the winter, the fee for a boat sticker for 1 day is \$10.00 and the annual sticker is \$35.00. Bill added that if you aren't in their water district, the fees are higher.

Legal & Insurance: Al Tretter reported we hadn't heard anything from Atty. Stu Dobbs on our Hall liability form, and on insurance, we don't have anything due until Dec. 31st.

Roads & Grounds: George Madiar said that Bill already reported.

Sanitation, Shoreline & Boat Docks: Ken Volz reported in Sept., there were 11 leases inspected for transfers. He made several spot inspections and one that was warned & informed 3 other times, received a fine because they only put one tablet in and it was gone when inspected. August 27th, he and George Madiar went to Bill Secrist's #212. On Aug. 31st, he, George, Lou and Bob went over again and found that the septic was plugged up, the dock was falling into the lake, there were numerous junk cars and a rabbit cage with droppings piled high underneath. On Sept. 10th, he went back and the dock had been removed, and Secrist was waiting for a friend with a backhoe that was being repaired, to come in and dig up the septic. The last check was on Sept. 24th and Secrist asked for more time to get everything taken care of. Ken agreed but added that he will continue checking to make sure the problems are taken care of. Al Tretter said that last weekend, Secrist and his son worked all day together. Ken suggested taking pictures. Lou Long said we must be patient due to the legal alternative. Macoupin County doesn't have any regulations covering this, and as long as we see progress, that is fine. Ken said he will check on the situation every 2 weeks. Ken added that there seemed to be more cars there than before.

Ray Reardon asked if the fine for "No chlorine" was automatic, or how was it handled. Ken answered that he explained everything to Mike Higginson #143, then Mike came over and heard the same from Peggy, then he went to the shed for string and Bill explained it again, but he still only put one tablet in. Ken went back about 2 weeks later and the bottle was empty, and he asked Gayle to take care of it. Then they were fined and she called to complain. Ken added that the idea is not to fine, but to educate and work with the members to correct a problem which could pollute the whole lake. Ray said in the past, someone filled the bottles for those who hadn't and billed them. Bob Hanauer added that we are dealing with members who are supposed to be responsible adults, and we shouldn't have to baby-sit them. The Secretary added that an article has been every newsletter for the last 2 years. Lou asked Ken to report on this at the Annual meeting.

Water Quality, Soil Conservation & Restoration: Ray Reardon reported he patrolled over Labor Day weekend and stopped a pontoon on Sunday to explain that it was going the wrong direction around the lake.

Ray said that he made numerous calls in the past month on water quality tests. On Leptoschlorosis, he was told that the test is difficult, expensive and inexact, and not to do it unless someone comes down with it. He said he found more information about it on the Internet. On Atrazine testing, he found out that Siba Gigi does the testing for Otter Lake and requires

that the lakes they test are for drinking water. Ray talked them into doing 2 tests, one in October 1998 and one in June 1999. He was told that the atrazine level must be extremely high to affect fishing and recreational lakes. On Fecal Coliform tests, he talked to the Montgomery County Lab, who is the cheapest at \$10.00 per sample plus the cost of UPS. Three samples will be taken; one on the north end, the east end and in the middle of the lake. But it is not truly representative because it is too dispersed. Usually, it is done at septic discharge sites. He talked with the IEPA and received the 1997 test results package. Ken Volz said he got books from Paul Erley for 2 prior years. Bob Hanauer asked about E-Coli. Ray said the E-Coli test is covered by the Fecal Coliform test. All testing will be under \$100.00 in cost.

OLD BUSINESS:

- **Update on #212, Bill Secrist clean up** - already discussed.
- **Cash Rent letters** - Lou explained that 3 letters went out to cash rent the farm ground on Circle Dr. to the following: David Drake, Gary & Ron Hays, and Farley Cole. He read the letter to the Board with our stipulations. Dave Drake has replied and Lou read part of the letter. He told the Board to check with the Secretary to read the confidential letters when they all come in. They have until Oct. 9th to reply. It will be discussed after all replies are in.
- **Polling Place** - Bob Hanauer said his wife works with Brad Demuzio on Monday about our offer to have the polling place moved to the hall. Brad called John Sarraco, the Macoupin County Clerk, who already heard about our letter and the negative response. Sarraco suggested getting petitions signed and sending them to him, or run against the Township Directors in the next possible election. Bob Hanauer said he would run for the Township Board to get the Polling place moved. Ed Snell suggested having the petition ready for the Annual Meeting for registered voters in North Otter Township. Ed Snell said that it is not handicapped accessible, but Bob Hanauer said he checked and the front door must be handicapped accessible, but there is nothing about the restrooms.

NEW BUSINESS:

- **Community Center roof** - Lou Long said that Bob Sons repaired the hall roof today with Bill Hohimer's assistance, and discovered that the shingles were stapled down with very short staples, and 3 shingles have already blown off. Bob Sons replaced the 3 missing shingles, and he said a good wind storm could do major damage to the shingles. Bob Sons said a few 1" roofing nails were used every so often, but there are only 2 staples instead of 3 in each shingle. Bob Hanauer said there was a box of roofing nails to be used. Bob Sons said there has already been a leak, but the insulation absorbed it. Al Tretter asked why the contractor, Kevin Burg, shouldn't be liable? Bob Sons said the shingles are good, but you can't go back up and re-nail. He added that the shingles' guarantee is null if staples are used. Bob Hanauer said that he would talk to Ed Burg about this when he comes back from vacation.
- **Letter from Vince Zerante #253** - Lou Long told the Board that we received a letter from Vince Zerante #253 to drop tree trunks from his lot into the lake where it is deep off his shoreline. Lou said it is deep enough not to interfere with anything. Bob Hanauer said Michelich did the same thing and it didn't hurt anything. Lou added that the tree trunks need to be rained on for a while to rinse off the dirt, before they are put into the lake. Ray Reardon asked where they would go? Bob Hanauer pointed out that it would be off the east edge of lot #253 in 15-18 feet of water. Bob Hanauer said that Michelich' tree trunks were tipped into the lake by a trackhoe. Bob Sons asked if it helped the fishing? Ed Smith answered it is better for the fish than dropping Xmas trees in, because the needles fall off evergreens. The Board approved dropping the tree trunks into the lake.
- **Driveway between #252 & #253** - Lou Long explained that Vince Zerante, #253, asked his neighbor, George Kruse, #252, if it would be permissible to run his new driveway on his side of the lot line between them. The Secretary wrote an agreement which George & Carol Kruse

signed giving their permission, so the Board needs to approve it as well. Ken Volz made the motion to grant a permanent variance. Ed Smith said the driveway is going right up to the lot line and he said it is fine. There were no objections.

Lou Long reminded the Board of the upcoming Annual Meeting on Oct. 15th and asked for volunteers to help set up chairs in the Hall at 9:00AM Thursday morning, and to help direct parking that night. Bob Hanauer said the parking should be 4 rows parallel to the building, and the Board members should start the rows since they get here first. Al Tretter, Bob Hanauer, Lou Long, Ken Volz and Ed Smith volunteered to set up chairs. Bill Hohimer, Bob Sons, Ron Richison, and John Munchalfen volunteered to take care of the parking.

- **Transfers** - The Secretary made a correction to the second name listed as Federer when it should be Johnson.

#275 Ronald & Rhona Hallberg to Karl & Marcia Federer

#281 John Jay Brawner to Donald & Barbara Johnson

Bob Hanauer made the motion to accept the transfers, Al Tretter seconded. It passed by consensus.

- Bob Hanauer made the motion to adjourn, Al Tretter seconded. It passed by consensus. The meeting adjourned at 8:37 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

RULES AND REGULATIONS

SECTION 1. Definitions.

A. "Association"- The Corporation represented by all persons holding a valid lease to Sunset Lake Association property.

B. "Board" - The Board of Directors who are elected by the members, or appointed as per the Bylaws of the Association.

C. "Corporation" - All members, who together, lease and are responsible for Sunset Lake Association property.

D. "Drainage Area" - The entire area of land and/or water that drains into the lake.

E. "Leasehold" - The grounds, shoreline and any structure(s) on a leased lot(s).

F. "Lessee" - Any person(s) holding a valid lease to Sunset Lake Association property.

G. "Main Body of the Lake" - That portion of the reservoir that motor boats are allowed to go over the six (6) mile per hour limit during fast hours.

H. "Member" - Any person(s) holding a valid lease to Sunset Lake Association property.

I. "Reservoir" - The impounded water forming the lake owned by the Corporation.

J. "Rip Rap" - Layers of stone or rock placed upon the shoreline to prevent erosion of the land into the lake. Depending upon the slope of the shoreline, rip rap should extend three (3) feet above and below the normal waterline.

K. "Sunset Lake Association" - All members who make up the private corporation.

L. "Sunset Lake Association Property" - All property owned by the corporation whether leased or not leased, including the lake, which may be referred to as Sunset Lake property, Lake property or Association property.

M. "Wake" - A wave that washes upon a shoreline or disturbs boats fishing or at anchor.

N. "Watercourse" - Any stream, natural or artificial channel, spring or depression of any kind, in which water flows continuously or intermittently, directly or indirectly into any part of the reservoir.

SECTION 2. Use of Sunset Lake Association Property.

A. Only members, their family and guests shall have the use of Sunset Lake Association property.

B. Members are responsible for their guests, who must be informed of any applicable rules and regulations of the Association, such as swimming, boating, etc.

SECTION 3. Access to Sunset Lake.

Access to the lake shall be only from the member's leasehold or from the common boat landing maintained by the Association.

SECTION 4. Fishing.

A. Fishing by other than Members, and their guests is prohibited. Guests must have written permission when not accompanied by a member.

B. **No State Fishing License Required.** The Association has been issued an annual State Fishing Permit which allows any member and their guests to catch or attempt to take or catch any species of fish, frogs or turtles. All persons shall strictly adhere to the Fish Code of the State of Illinois and the following rules.

C. Fish Limits.

1. Bass - No limit, but any bass 12" to 15" long **cannot be kept**, and must be carefully put back in the lake.
2. Crappie - Must be 9" or longer to be kept with a 15 limit per person per day.
3. Walleye - Must be 15" or longer to be kept with a limit of three (3) per person per day.
4. Bluegill, Red Ear, Catfish, etc. - No limit on size or number to be kept.

D. No person shall take, catch or attempt to take or catch any fish in the lake by any method whatsoever except with a hook or lure attached to a single line.

E. Fishing from a boat during fast hours should be done in coves, or within 30 feet of the shoreline on the main body of the lake.

SECTION 5. Boats.

A. **Licenses and Permits.** No boat of any kind may be kept or used on the lake unless it is owned and registered by a member and has been issued a Sunset Lake Association permit based upon a written application filled out in full. Such permit when granted shall be placed in the middle and on each side of the boat, except paddle boats which shall display the permit on the back of the left seat, so it can be seen from the rear. Canoes, rowboats, etc. shall place the sticker in the middle of the left side. **All boats must be licensed by the State of Illinois.**

B. Fees for Boat Permits for each calendar year are as follows:

1. Eight dollars (\$8.00) for each boat owned by a member which is **not** propelled by any type of motor.
2. Twelve dollars and fifty cents (\$12.50) for each boat owned by a member which is propelled by any type of motor.
3. For the fractional part of any calendar year, the permit fee shall be the same as a full calendar year.

C. Horsepower of Motors. No permit shall be issued to any boat propelled by a motor or motors exceeding a total of 50 H.P. Any lessee using the lake with a motor exceeding 50 H.P. will be fined \$200.00 and loss of all membership privileges for 12 months.

D. Special Permits. The Board may issue a special permit for the use of any boat.

E. Sale of Boat. Upon the sale of any boat the permit issued shall be invalid, but such permit may be transferred to any other qualified boat owned by the seller upon the members written application and payment to the Association of a **Transfer Fee of \$3.00**. The boat sold must be removed from the lake or re-registered if the purchaser is a member.

F. Number of Boats. Members are entitled to no more than four (4) boat licenses. No more than two (2) of these four (4) boat licenses are to be registered to motor boats. Any exception must have approval by the Board.

G. Jet Skis and similar crafts are **prohibited** at all times.

SECTION 6. Boat Speed Regulations.

A. No person shall operate any boat at a greater speed than 6 miles per hour (6 MPH) except from 12:00 P.M. to 8:00 P.M. on Wednesdays, Fridays, Sundays, and on the celebration of Memorial Day, the Fourth of July, and Labor Day, without special permission of the Association. Boats must run in a counter clockwise course around the lake during fast hours.

B. Boats shall proceed at "No Wake Speed" in all coves and within areas which have been marked by buoys or other signs. If you create a wave that washes upon the shoreline above the rip rap or disturbs boats at anchor, you are going faster than "No Wake Speed".

SECTION 7. Operation of Boats.

A. The Lake Patrol and/or any Board Member has the authority to stop all dangerous practices, covered or not by these regulations.

B. No person shall operate any boat with a motor exceeding the maximum horsepower nor load capacity recommended by the manufacturer.

C. Life Preservers. All boats shall carry a U.S. Coast Guard approved Life Preserver in good and serviceable condition for each person. All non-swimmers and children under eight (8) years of age must wear a life jacket at all times when in any boat.

D. All persons must be seated while the boat is in operation.

E. All motor boats must stay a minimum of 40 feet from shore when in operation except for docking or exiting a dock.

F. No person 14 years of age or under may operate any motor boat during fast hours and must be accompanied by a person 15 years of age or older.

G. No person shall operate any boat in a careless manner so as to be indifferent to the person or property of others, or at a speed greater than will permit such person to exercise reasonable care, and be able to stop within an assured clear distance ahead. No person shall operate any boat or manipulate any water skis, or other towed devices in such a manner as to endanger life or limb, or damage property of any person.

H. No paddle boat, rowboat, canoe, nor any non-motorized boat may be operated more than 30 feet from the shoreline on the main body of the lake during fast hours.

I. Motor boats shall not be operated after sunset or before sunrise unless it plainly displays a bright white light in the rear of the boat visible from all quarters, and twin lights in the front of the boat showing a green light to starboard (right) and a red light to the port (left) side of the boat.

J. From sunset to sunrise, rowboats, canoes, and paddle boats shall display a white light mounted on a standard not less than 12" in height and be bright enough to easily be seen by an approaching boat for a distance of 800 feet from all directions.

K. No motor boat shall be used or kept on the lake unless it is equipped with at least one U.S. Coast Guard approved fire extinguisher in such condition as to be ready for use. All such boats shall be equipped with an adequate mouth or power operated whistle or horn. Use of sirens is prohibited.

L. All boats, except paddle boats, shall be equipped with at least one paddle or oar, and one pump or bailer.

M. No boat shall be used or operated nor any horn or sound device sounded so as to create a nuisance or disturb the peace and quiet of the lake.

N. Any abandoned or adrift unlicensed boat will be impounded, sold, or destroyed by the Association.

O. The Association shall at all times have the power and the authority to prohibit, restrict, limit or regulate the keeping, maintenance or operation of any or all boats on the lake should it become necessary in the interest of public health or safety, or for the protection or improvement of the reservoir or other cause.

SECTION 8. Navigation of Boats.

A. When two-boats are meeting head on so as to involve risk of a collision, each shall alter her course to starboard (right) so each will pass on the port (left) side of the other.

B. When two boats are crossing so as to involve risk of collision, the boat which has the other on her own starboard (right) side shall yield the right of way.

C. When a motor boat meets, crosses the course of, or overtakes a boat propelled by oars, sail or muscular power, the motor boat shall yield the right of way.

D. Every motor boat which is directed by these rules to yield the right of way to another boat shall on approaching her if necessary, slacken, stop or reverse.

E. Any boat overtaking any other shall keep out of the way of the overtaken boat.

F. Necessary action shall be taken to avoid all dangers in navigation and collision and to any special circumstances which may render a departure from the above rules necessary in order to avoid immediate danger.

G. Nothing in these rules shall exonerate any boat or craft, or the owner or operator thereof, from the consequences of any neglect to keep a proper lookout, or any precaution which may be required by the exercise of due care and caution, or by the special circumstances of the case.

SECTION 9. Swimming, Rafting.

A. Only members and their guests may use the lake for swimming and rafting provided the lessee has provided and maintained a swimming area to the satisfaction of the Association.

B. Children must be directly supervised at all times by an adult.

C. Swimming or rafting on the main body of the lake more than 30 feet from the shore is prohibited.

D. Swimming out of boats in the main body of the lake is prohibited.

F. Skin diving is prohibited except with permission of the Board.

SECTION 10. Water Skiing and Towing of Riders.

A. **Ski Days & Hours.** Water skiing or towing is permitted from **12:00 Noon until 8:00 P.M. on Wednesdays, Fridays, Sundays, and on the celebration of Memorial Day, the Fourth of July, and Labor Day.**

B. All water skiers and towed riders must wear **life jackets** approved by the U.S. Coast Guard.

C. Boats towing skiers/riders must run in a **counter clockwise** course around the lake. Towing in the middle/center of the main body of the lake is prohibited.

D. Boats towing skiers/riders must be occupied by at least **two (2) persons 15 years of age or older** at all times, and both must be competent to handle the boat in an emergency.

E. Boats towing skiers/riders, and the skiers and the riders, shall at all times conduct their activities in a prudent and cautious manner so as not to endanger the life and safety of themselves or others, or property of the lake.

F. All towing boats, as well as their skiers or riders, must stay a minimum of 40 feet from the shoreline.

G. Pontoon boats are not permitted to tow skiers or any flotation devices.

SECTION 11. Snowmobiles.

A. Snowmobiles can only be run on the lake. The use on any other Association property is prohibited except for ingress and egress to the lake, which must be made from the member's property or the lake boat ramp.

B. The Sunset Lake Association assumes no liability as to the safety or condition of the ice on the lake.

C. It shall be the responsibility of the member to assure that the ice on the lake will support the snowmobile and its occupants' safely, and the member is liable for all damages to persons or property caused by the snowmobile.

D. Persons sixteen (16) years of age or younger are not permitted to operate a snowmobile without an accompanying adult.

E. Snowmobiles may be operated on all areas of the reservoir any day from 8:00 AM to 8:00 PM.

F. A distance of 50 feet or more must be maintained from persons walking, skating, or fishing on the lake.

G. Only original factory mufflers are to be used on the snowmobile.

H An Association permit of \$5.00 will be required for each member per year to use the lake for snowmobiling.

SECTION 12. Ice Fishing and Skating.

The Sunset Lake Association assumes no liability as to the safety or condition of the ice on the lake. It is the responsibility of the members to assure that the ice on the lake will support themselves and/or their guests.

SECTION 13. Picnicking on Unleased Sunset Lake Property.

A. Guests picnicking are to have written permission if unaccompanied by a member.

B. Any person picnicking shall keep the premises neat and clean, picked up and free of paper, garbage, and debris, and extinguish any fire before leaving.

SECTION 14. Camping.

A. A lessee or their guests may erect tents, use a trailer, R.V. or motor home on their leasehold for a period not exceeding two (2) consecutive nights per week, and the lessee must be available.

B. Permission for camping three (3) to fourteen (14) nights in tents, trailers, R.V.'s or motor homes must receive permission from a member of the Grounds Committee, the Superintendent, or the President of the Board. The lessee must be present and is responsible for maintaining all sanitary conditions.

C. Lessee shall not be granted more than two (2) permits per calendar year without special permission of the Board.

D. Should a lessee not abide by these regulations, they will be fined \$100.00 and loss of camping privileges for 12 months.

SECTION 15. Upkeep of Leasehold.

A. The Board has the authority to require each lessee to maintain the leasehold in a sanitary condition; decent, neat, free of weeds, leaves, unmowed grass, and debris, and attractive in appearance and in good repair. The lessee is responsible for maintaining their shoreline with adequate rip rap, and maintaining all buildings, boat docks, boat houses, and playground equipment, etc., for the safety and welfare of the lessee, guests and neighbors. On failure to do this, the Board will send a written request to correct any deficiency. If the lessee fails to do so to the satisfaction of the Board within what it considers a reasonable time, but no longer than thirty (30) days, the Board shall have the authority to order the necessary work done at the expense of the lessee, plus the appropriate fine. If the Board pays anyone to complete the required work, the lessee shall reimburse the Board within thirty (30) days of the mailing of the invoice. Should lessee fail to pay the Association on time the claim shall be a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on any balance due at the rate of 1 1/2% per month on the outstanding balance and all reasonable expenses of collection, including attorney's fees.

B. **Mowing.** Lawns must be kept mowed under 12 inches (12").

C. **Leaves.** All lots must be kept free of the accumulation of leaves. No one shall intentionally rake or blow leaves into the lake.

D. **Vehicles.** All unlicensed and inoperable vehicles shall be removed from the premises, and all charges or expenses incurred will be the responsibility of the lessee. The State statute defines an inoperable vehicle as one that for at least seven (7) days, has its engine, wheels or other parts removed or damaged to the extent that the vehicle is incapable of being driven.

E. **Rip Rap.** All shorelines are to be rip rapped and maintained to prevent erosion. Failure to comply with this rule shall result in a fine of \$100.00 per every 90 days after the initial warning until rip rap is in compliance.

SECTION 16. Trees.

No person shall cut down any live tree with a trunk diameter over 3" on any Sunset Lake Association property without obtaining permission from the Grounds Committee or the Superintendent. Penalty for failure to comply with this rule shall be a fine of \$100.00 per cut tree.

SECTION 17. Injury to Sunset Lake Property.

No person shall destroy, take, deface or damage any plants, signs, fences, buildings, rip rap, buoys or other structures placed, built or grown on unleased lake property.

SECTION 18. Dogs and Cats.

No vicious or dangerous dog or cat shall be permitted in the lake area. It shall be considered unlawful for a dog to be allowed to run at large. All dogs must be penned or restrained to the owners property or under the owners control at all times. Any dog or cat found running at large may be apprehended and impounded at any public facility available in Macoupin County, and if not promptly called for may be destroyed or otherwise disposed of, all without liability on the part of any person performing such duty or of the Association.

It shall be considered unlawful for any person to maintain a public nuisance by permitting any such dog to bark, trespass, create a disturbance or destroy property, attack or injure any person. The owner is liable for all damages sustained.

SECTION 19. Pollution.

A. No person shall throw, place, discharge or cause to be discharged any sewage, garbage, dead fish or animals, oil or oil products, industrial solids or liquids, plastic products of any kind, cartons, bottles, cans or other refuse into the lake, or a ditch, tile, pit, open ground, drain or sewer flowing directly or indirectly as to ultimately reach and pollute the waters of the reservoir.

B. Manure, fertilizers, compost, etc. may be used for horticulture or gardening purposes, but shall not be placed, spread, or used in such quantities or in such manner as to cause or threaten any pollution of the reservoir, or bring about any public or private nuisances, whatsoever.

C. Materials being saved for recycling may be accumulated in reasonable quantities in suitable containers, provided that no eyesore or pollution hazard is created.

SECTION 20. Sanitation Systems.

A. **All existing and future septic systems** must be in compliance with the rules and regulations of the Illinois Department of Public Health, the Macoupin County Health Department and the Sunset Lake Association. Sand filter and aerobic systems with chlorine tanks are the only allowed systems on Sunset Lake property.

B. **All contractors** installing, repairing, maintaining or servicing septic systems on property owned by or leased by the Sunset Lake Association must be **licensed by the State of Illinois and approved by the Macoupin County Public Health Department.**

C. **Permits** for the construction, replacement or repair of a septic system must be obtained from the Macoupin County Public Health Department and the Sunset Lake Association prior to commencing work. The application for the permit issued by the Sunset Lake Association must contain information concerning the control of erosion during construction. An erosion control plan is to accompany the application for a permit. The plan is to include the type of fence or barrier to be used. A fine of \$200.00 will be assessed the custodian for each day that a silt barrier is not in place after work commences, until the final grade is established and the site is cleaned up.

D. The septic system size must meet the minimum requirements of the Macoupin County Health Department. Lateral type systems will not be approved by the Sunset Lake Association for new construction. Permits to repair or rehabilitate existing lateral systems will not be issued by the Sunset Lake Association.

E. All septic systems must be treated and pumped out as recommended by the Macoupin County Public Health Department. The pumping out of a septic tank shall be by a licensed State of Illinois contractor.

F. **Aerobic treatment systems** shall **not** be used to serve residential property that is used as a **seasonal, weekend, or part time residence.** (ILCS Section 905.100, Illinois Administrative Code.) If an aerobic system has been installed for seasonal use and will be shut off, it must be pumped before leaving for any time period over 1 ½ weeks to avoid the discharge of untreated sewage. Maintenance of aerobic systems must be on a service contract with a qualified, licensed contractor, or if maintained by the lessee shall meet the same standards required by the State. Aeration tubes must be cleaned and serviced, as well as the motor.

G. All effluent from toilets, urinals, bath tubs, showers, sinks, disposals, dishwashers and clothes washers shall be discharged only into an approved septic system. Drains which carry only clear or rain water such as roof drains, footing drains and air conditioning cooling water drains shall not be connected to the septic system.

H. The discharge of effluent from a septic tank onto the lessee's property, to other Sunset Lake Association property or into the lake is strictly prohibited. The lessee owning any septic system which discharges effluent in violation of this paragraph shall be fined \$1000.00 for each offense, and such lessee shall lose lake privileges for two years.

I. Septic systems with **laterals** may remain until repair or replacement is required to keep the system functioning properly, or replaced if transferred. **Any repair or replacement** of any septic system may **not** depend upon the use of laterals.

J. **Chlorine Tablets in Septic System.** All current and future Sand Filter and Aerobic septic systems must contain a chlorine inspection tube, to which chlorine tablets are deposited and maintained with sufficient chlorine tablets in the tubes at all times lowered far enough to come in contact with the waste water effluent. Chlorine bottles must have at least two 3/8" holes in the bottom and kept open to permit chlorination and disinfection of the waste water. The binder in chlorine tablets will plug the holes in time and must be cleaned out periodically.

Regular inspections will be made at intervals determined by the Chairman of the Sanitation Committee. Lack of chlorine tablets will be subject to fines contained in Section 32, as deemed per the Sanitation Committee.

SECTION 21. Disposal of Garbage.

Unused foods, cans, bottles, all plastic products, etc., can only be disposed of through a state licensed garbage disposal company or taken to a licensed dump.

SECTION 22. Burning.

A. Waste materials such as paper, cardboard, leaves, grass clippings, tree limbs, etc., may be burned only by members on the following sites:

1. On the members leasehold.
2. At a site maintained by the Association.

B. Burning on any unleased Association property is prohibited without permission from the Superintendent.

C. Burning of any garbage, plastics, rubber, oil or oil products is strictly prohibited.

SECTION 23. Storage of Boats, Boat Trailers, Camping Trailers, R.V.'s, Trailers, and Motor Homers.

A. Each member is permitted to have a total of one either camping trailer, R.V., or motor home stored only on their leasehold, subject to the approval of the Board, and must be licensed and registered in the lessee's name.

B. The storage of boats, trailers, or any type of vehicle or trailer will not be allowed at any time on unleased Sunset Lake property, without permission of the superintendent.

SECTION 24. Traffic Regulations

All persons shall obey all traffic signs and signals authorized by the Association, and shall not drive a motor vehicle upon any road at a speed greater than the posted limit.

SECTION 25. All Terrain Vehicles (ATV's).

All terrain vehicles are **not** permitted to be used on any Sunset Lake Association property.

SECTION 26. Wildlife Protection.

A. No person shall or attempt to trap, catch, kill or wound any bird or animal, or take any bird egg or molest or rob any nest of any bird or animal, or cruelly treat any bird or animal on Association ground.

B. Only the Association may authorize the use of firearms, traps or other means to destroy any predatory or undesirable animal, bird or aquatic life.

SECTION 27. Use of Firearms.

No person shall fire or discharge any firearm of any description on Sunset Lake Association property.

SECTION 27. Businesses.

Unless authorized by the Board, no member shall maintain or operate any business enterprise on Sunset Lake Association property.

SECTION 28. Advertising.

The erection or maintenance of any sign, bill, poster, the posting or placing of any advertising poster, placard or card, or the distributing of any advertising matter by handbills, or otherwise, except signs posted by the Association is prohibited.

SECTION 29. Intoxication.

No one under the influence of alcohol is allowed on Association property, roads or the reservoir.

SECTION 30. Authority of the Board of Directors.

Any member of the Board or any person appointed by the Board has the authority to send a written warning, give an oral warning, and/or fine a person for violation of any rules or regulations. They also have the authority to stop any dangerous or potentially dangerous practice on any Sunset Lake Association property, whether covered or not by the rules and regulations.

SECTION 32. Fines.

If any lessee, lessee's family, or their guest(s) violate any of the rules or regulations, unless otherwise stipulated in specific sections, the lessee shall be penalized according to the following:

1st Offense - written or oral warning and/or a \$25.00 fine,

2nd Offense - \$50.00 fine,

3rd Offense - \$100.00 fine and suspension of all lake privileges for 12 months from the date of the third offense. Offenses will be confined to 12 months from the previous offense unless otherwise stipulated. Any violation of the suspension will be fined \$200.00 per offense.

After being issued a citation for a violation and the lessee fails to pay the Association in the time provided, the Board shall claim a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on any balance due at the rate of 1 ½% per month (18% per year), and all reasonable expenses of collection, including attorney's fees.

Suspension of lake privileges means the lessee, lessee's family and guests may not use the lake for swimming, fishing, boating, etc. The lessee's boat must also be removed from the lake.

SECTION 33. Suspension of Association Privileges.

All Association privileges will be revoked if all general assessments, special assessments, liens, fines or penalties are not paid in full on or before the respective due dates; and for violation on Section 5, C (Boat Motors over 50 H.P.).

SECTION 34. Complaints.

All complaints are requested to be submitted in writing and signed, or personally brought before the Board of Directors at its monthly meeting.

SECTION 35. Lake Police Officers.

The Board of Directors may appoint, or employ Lake Patrolmen, Special Policemen, Deputies, Sheriffs and Deputy Game Wardens as deemed necessary.

SECTION 36. Construction on Unleased Properties.

Only the Board shall have the authority to contract for and cause to be constructed on unleased land, fences or other suitable barriers, to maintain the privacy and exclusive use of the Lake and facilities of the Association as the Board deems necessary.

SECTION 37. Building Code and Regulations.

General Regulations:

1. No structure whether for habitation or otherwise shall be constructed, altered or replaced, unless a permit in writing has been granted by the Building Committee. Leaseholder must submit building plans, specifications, and drawings showing location of structure on lot(s) and the distance from lot lines. Also, an Erosion Control Plan must be filed in duplicate to the Building Code Committee and lessee must obtain a properly executed permit a minimum of 10 (ten) days before starting any construction. One set of building plans, drawings, specifications and an Erosion Control Plan shall be filed in the office of the Association. When approval is granted by the Building Code Committee the second set of plans, drawings, specifications and an Erosion Control Plan will be returned to the Leaseholder together with the building permit and must be available at the construction site for inspection at all times until the construction is completed.

An addition to, or replacement of an existing structure is considered new construction and a building permit is required. Any construction commenced prior to obtaining a permit, the permittee shall be subject to a penalty in the amount of triple the permit fee.

Fees: House, Garage or Boat house- \$60.00

Deck, Pools (in-ground, or above), Roof over deck, and an Addition to House- **\$30.00**

Shed, Car Port, or Covered Boat Dock- **\$25.00**

Boat Dock or Extensions on Boat Dock or Deck- **\$15.00**

Replacement of Existing Structures of same size- No Fee, but a permit must be obtained

All portions of any construction which are visible from outside must be completed within one year from the permit granted date. There is no refund on Building Permits.

2. **Right of Way** shall be the lessees' responsibility to provide sufficient right of way on his property for trucks, construction equipment, etc. to avoid crossing a neighbor's property and thereby damaging same.

3. **Location** of any structure must be approved by the Building Committee. All structures must be a minimum of three (3) feet from all neighboring lot lines, including any overhangs. EXAMPLE: If you have a one foot overhang, the building itself must be four (4) feet from the lot line. No building may be closer than 15 feet from any road, drive or lane. Placement of stakes indicating location of structure must be done prior to obtaining final approval from the Building Committee. Once this location has been approved, no change can be made without Building Code Committee re-inspection. The Sunset Lake Board may require a survey prior to construction if there is a question as to the location of the lot line.

4. **An Erosion Control Plan** must be filed with all Building Permits before approval from the Building Code Committee can be granted. This plan should include specifications on type of silt fence or barrier which will stop any silt from eroding into the lake. The approved plan must be in place during construction and held there until affected area has reached a point of stabilization. If the Erosion Control Plan is not filed with a Building Permit for approval or is not followed through as approved filed plan indicates, a fine of \$200.00 per day will be assessed starting from the date of the infraction and continuing until infraction can be corrected.

5. **No mobile home** may be placed on a lot for any reason.

6. **No fencing** of any type may be constructed without prior approval of the Board.

Construction Requirements:

1. **Size** of any house must satisfy a minimum of 1,000 square feet of living area, exclusive of screened-in porches, other porches, terraces, patios, carports and/or attached garage. Garages are not to exceed 900 square feet.

2. **Footings** must be a minimum of 36 inches below the final grade with poured concrete 16 inches wide and 8 inches high on all homes and attached garages.

3. **Foundations** must be either poured concrete or cement blocks, and extend above ground 8 inches where there is a crawl space or basement.

4. **House Siding** must have the approval of the Building Code Committee. Roll paper, imitation roll brick, plywood sheathing and metal are not acceptable, and aluminum bevel type siding is subject to Committee approval. Each house must be equipped with glass windows. All windows shall be of a manufactured type.

5. **Roof** covering of roll type is not permitted except for roofs with a 3 in 12 pitch or less.

6. **Chimneys** shall be of brick or masonry construction from ground level through the roof. Brick on edge is not acceptable. A prefabricated chimney of metal is permitted if it meets minimum standards of the underwriters code.

7. **Wiring** in any building shall comply with R.E.A. requirements.

8. **Sanitation** requirements of the Macoupin County Health Department must be met. Only Sand Filter or Aerobic Systems are allowed for new or replaced septic systems. Septic tank, Aerobic tanks and Sand filters must be inspected by a member of the Sanitation Committee before they are covered. Septic tanks shall have a minimum capacity of 750 gallons. Septic systems must be operational before occupying any building. NOTE: A SEPARATE SANITATION PRERMIT IS REQUIRED FOR CONSTRUCTION OF ANY SEPTIC SYSTEM, but there is no charge, and the permit can be obtained from the Sunset Lake Association or a Sanitation Committee member. For additional information see Section 3 of the Rules and Regulations Handbook.

9. **Storage House** dimensions are not to exceed fourteen feet by twelve feet (14' X 12') in width and length, with eight foot (8') side walls in height, and the drawing and location must be approved by the Building Committee. A metal type storage building may be approved. Two storage houses are permitted per lot.

10. **Boat House'** siding is to be approved by the Building Committee prior to application. Roof may be of metal but must have proper drainage. Size as well as location of boat houses must also be approved by the Building Code Committee. See #11 below for dock dimensions.

11. **Docks** may extend into the lake a maximum of 20 feet from the normal water level line and must be properly anchored on shore. No new dock may be built on barrels or drums. In no case shall a dock extend more than 1/3 (one third) of the way across a bay.

12. **Excess Excavation Dirt** shall be the lessees responsibility to have the contractor get instructions from the Lake Superintendent as to where to deposit any dirt on a location he designates.

Any questions or variances from these Rules & Regulations may be brought to the Sunset Lake Association Board of Directors at the monthly meeting (the first Tuesday of the month at 7:00PM) or submitted to the Board in writing. (Revised 06-97)

SECTION 38. Requirements to Transfer Property.

Prior to issuing a lease to a buyer, the Association requires the lessee, as seller, to adhere to and/or furnish the following:

A. **Payment** of all Lease Transfer Fees, Recording Fees, Assessments and any moneys due the Association must be paid on or before the closing.

B. **An inspection** will be done by the Chairman (or Assistant) of the Sanitation, Shoreline & Boat Dock Committee of shoreline protection from siltation, the structural integrity and general appearance of the boat dock, and the upkeep of the grounds.

C. The **kind and age of the septic system** must be established to adhere to Section 20 of these Rules and Regulations, the Macoupin County Health Dept., and the State of Illinois. (See Section 20- Sanitation Systems).

D. As part of the procedure for the transfer of an improved leasehold (one with a residence), an amount of money equal to 110% of the estimated cost of repair or replacement of the existing septic system to bring it into operating condition in compliance with this rule, will be required. The **escrow** moneys shall be placed in a non-interest bearing account in the name of the Sunset Lake Association for the benefit of the seller or buyer as their interests may appear. Such moneys will be held in escrow by the Sunset Lake Association for the length of time as shown in the following table:

<u>Type of System</u>	<u>Age</u>	<u>Escrow Time</u>
Tank and Laterals	Any	Escrow to be replaced
Tank and Sand Filter	0-3 Years	3 months
Tank and Sand Filter	4 & up Years	6 months
Aeration System	0-1 Year	3 months
Aeration System	2 & up Years	6 months

1. Any funds deposited will be disbursed if not needed or upon completion of a new system as the buyer and seller arranged at the time of deposit. Should the work not be completed within the allotted time following closing, the Board of Directors may arrange for the work to be done as soon as possible with the funds in escrow, remitting any excess to the proper party(s).

2. The moneys will be released in a shorter period if the seller and the buyer sign and deliver to the Sunset Lake Association a Joint and Mutual Release. The acceptance of the Release by the Sunset Lake Association will not

constitute evidence that the Sunset Lake Association agrees that the septic system complies in all respects with this rule. The escrow fund shall be distributed in accordance with instructions from the parties or in the event of a dispute, disbursed in accordance with instructions of the arbitrator.

3. In lieu of placing money in escrow, the seller and buyer may sign a **Joint and Mutual Release Agreement** in a form approved by the Sunset Lake Association for the purpose to hold the Sunset Lake Association harmless for its failure to require any escrow. Such agreement shall not amend or modify any custodians obligations imposed by the Sunset Lake Association's lease or any addendum thereto. This paragraph does not apply to Tank & Lateral systems.

4. Should a disagreement exist between the seller and buyer, the disagreement will be submitted to binding arbitration. The arbitrator shall be the Sunset Lake Association's attorney, who shall conduct proceedings in accordance with the Illinois Uniform Arbitration Act. Arbitration shall be commenced by either party on a form provided by the Sunset Lake Association, served by certified mail upon the opposite party; the arbitrator may accept any evidence he or she deems reliable, and shall issue a written award within seven (7) days following the close of proceedings. The cost of arbitration shall be borne equally by the seller and buyer. The Sunset Lake Association shall furnish its office as a venue for any hearing, at no cost to the parties. If no request for arbitration is filed within the escrow period, the moneys shall be distributed 100% to the seller. The escrow shall continue during arbitration, until the arbitrator's decision becomes final as provided by law.

5. An approved State Certified contractor's certificate that the required work to correct the noted deficiencies has been completed, will be required to forgo the escrow set forth above, as well as a Joint and Mutual Release Agreement signed by both parties, before a closing.

E. A survey current in the last 10 years of the platted lot(s) by a registered surveyor to transfer the lease is required. A copy of the survey must be on file at the Sunset Lake office before the transfer of the property can be completed, or the funds must be escrowed from the seller or buyer for the cost of the survey..

If at the time of the transfer of the lease, a survey of the lot(s) cannot be completed for whatever reason, the Association will require an escrow (deposit) with the Association of one hundred percent (100%) of the estimated cost for the survey. Upon completion of the survey, any funds deposited will be disbursed as the seller and buyer arranged at the time of deposit. Should the survey not be completed within 60 days following the closing, the Board of Directors may arrange for the survey of the lot(s) to be done with the funds in the escrow, remitting any excess to the proper party(s).

F. The seller and buyer have received the **Lease Transfer Information Sheet** prepared by the Association which lists all the fees and/or escrow required due to the condition of the shoreline, boat dock, grounds, or the septic/sewage disposal system furnished on lessee's property.

G. The Association makes no inspections nor any representations on behalf of the buyer or seller, and neither buyer or seller is entitled to rely upon any inspections performed by Association employees or Board members as creating any liability by the Association should the property in fact be in a condition different than the Association's inspection would indicate. No such inspection will result in any waiver of any provision of any lease. To find out if a contractor is qualified to make the required inspections or repairs to comply with regulations, contact the Macoupin County Department of Health in Carlinville, IL. Any expense connected with such inspections and work are the responsibilities of the seller and/or buyer.

H. Should the lessee decide not to sell the leased property, but the inspections called for hereunder disclose deficiencies, the lessee will be required to remedy any such deficiencies to the septic/sewage system and/or its connections to the wastewater plumbing system in the residence, and to the shoreline, boat dock and grounds in accordance with the Bylaws, and the Rules and Regulations of Sunset Lake Association.

SECTION 39.

These Rules and Regulations presented, adopted and approved by the Sunset Lake Association Board of Directors on the ??????????????2nd day of April 1996.

SUNSET LAKE ASSOCIATION

AGENDA

October 6, 1998, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF SEPT. 1, 1998

APPROVAL OF BILLS PAID FOR SEPTEMBER

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	- KEN VOLZ
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Update on #212, Bill Secrist clean up
Cash Rent letters

NEW BUSINESS -

TRANSFERS - #275 Ronald & Rhona Hallberg to Karl & Marcia Federer
#281 John Jay Brawner to Donald & Barbara Federer *Johnson*

SUNSET LAKE ASSOCIATION

October 6, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	290.65
GTE		27.17
AT & T		6.83
Watts Copy		107.77
Nilwood Water		8.25
Employers Tax & Withholding		635.00
Burgess & Son (A/C)		78.78
M & M (Gas)		329.33
Louis Marsch, Inc. (Roads Oiled & Rocked, & Chip Mix)		6,679.10
Quill Corp. (Toner Cartridge & 3 1/2" Disks)		76.54
Greg Bierman, CPA (Corporate Taxes)		595.00
John G. Miller & Sons (#166A Dry dam repair & culverts)		1,959.20
Curry's (Road rock)		787.15
Estate of Irving Tongate (Bond & Interest)		30.00
First National Bank - Petty Cash		12.40
First National Bank (Mortgage Payment)		368.82
Peggy Volz - net salary		767.26
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	14,230.25

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Nilwood Water		8.25
Quill Corp (Envelope sealer, Laser labels, Copier Toner)		<u>101.86</u>
TOTAL TO BE PAID:	\$	478.93

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, October 6, 1998** at the Hall at 30505 East Lake Dr. at **7:00 P.M.**

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through September 1998

	<u>Jan - Sep '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
0301 Annual Assessment	78,036.60	78,000.00	36.60	100.0%
0305 Boat Permit	779.00	500.00	279.00	155.8%
0311 Building Permit	1,040.00 1115.00	1,000.00	40.00	104.0%
0313 Fines & Penalties	1,496.38	900.00	596.38	166.3%
0325 Farm Income	3,335.88	5,000.00	-1,664.12	66.7%
0335 Interest Income	1,625.41	1,100.00	525.41	147.8%
0391 Transfer Fees	6,200.00	4,000.00	2,200.00	155.0%
0397 Enstar Cable Franchise Fee	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintenance Man Inc	1,403.69	800.00	603.69	175.5%
0399 Miscellaneous Income				
Copies	39.05			
Fax	21.75			
0399 Miscellaneous Income - Other	3,844.03	1,500.00	2,344.03	256.3%
Total 0399 Miscellaneous Income	<u>3,904.83</u>	<u>1,500.00</u>	<u>2,404.83</u>	<u>260.3%</u>
Total Income	99,957.68	94,800.00	5,157.68	105.4%
Expense				
0406 Professional Fees				
Accounting	595.00			
0406 Professional Fees - Other	0.00	2,000.00	-2,000.00	0.0%
Total 0406 Professional Fees	<u>595.00</u>	<u>2,000.00</u>	<u>-1,405.00</u>	<u>29.8%</u>
0409 Office & Hall Supplies				
Paper Supplies	352.40			
Postage	445.84			
Printing	146.14			
0409 Office & Hall Supplies - Other	1,656.12	3,200.00	-1,543.88	51.8%
Total 0409 Office & Hall Supplies	<u>2,600.50</u>	<u>3,200.00</u>	<u>-599.50</u>	<u>81.3%</u>
0411 R & M- Lake	562.26	400.00	162.26	140.6%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	1,033.47	400.00	633.47	258.4%
0414 R & M -Roads	10,516.39	9,900.00	616.39	106.2%
0415.5 Conservation & Watershed	13,653.84	3,000.00	10,653.84	455.1%
0416 R & M Equipment	1,697.48	2,500.00	-802.52	67.9%
0418 Gas & Oil	1,123.26	2,300.00	-1,176.74	48.8%
0426 Farm Expense	2,372.40	5,000.00	-2,627.60	47.4%
0430 Utilities				
Gas and Electric	3,577.14			
Telephone	332.23			
Water	80.04			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	<u>3,989.41</u>	<u>5,600.00</u>	<u>-1,610.59</u>	<u>71.2%</u>
0434 Insurance				
Commercial Property & Liability	3,135.00			
Commercial Umbrella Liability	763.00			
Notary Bond	24.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	11,000.00	-11,000.00	0.0%
Total 0434 Insurance	<u>4,022.00</u>	<u>11,000.00</u>	<u>-6,978.00</u>	<u>36.6%</u>
0442 Property Tax	3,069.32	3,500.00	-430.68	87.7%
0492 Mortgage	3,262.92	7,400.00	-4,137.08	44.1%
0498 Miscellaneous Expense	1,818.60	800.00	1,018.60	227.3%

09/29/98

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through September 1998

	Jan - Sep '98	Budget	\$ Over Budget	% of Budget
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superintendant	16,725.06	22,300.00	-5,574.94	75.0%
0404 Secretary Hourly Wage	8,164.00	9,200.00	-1,036.00	88.7%
0440 Employment Tax Expense	1,677.05			
Payroll Expenses - Other	2,117.92	2,800.00	-682.08	75.6%
Total Payroll Expenses	28,684.03	34,300.00	-5,615.97	83.6%
Total Expense	81,500.88	94,800.00	-13,299.12	86.0%
Net Ordinary Income	18,456.80	0.00	18,456.80	100.0%
Net Income	<u>18,456.80</u>	<u>0.00</u>	<u>18,456.80</u>	<u>100.0%</u>

09/29/98

SUNSET LAKE ASSOCIATION
Balance Sheet
 As of September 30, 1998

	<u>Sep 30, '98</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	2,602.00
0125 First National Bank- Gen	45,951.69
0130 FNB-Equipment Reserve	2,554.50
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	750.33
Total Checking/Savings	60,258.52
Accounts Receivable	
0160 Accounts Receivable	-108.00
Total Accounts Receivable	-108.00
Total Current Assets	60,150.52
TOTAL ASSETS	<u>60,150.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	2,600.00

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

Sept. 1, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, Sept. 1, 1998 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, Ed Smith, Al Tretter, Ken Volz, George Madiar, Ray Reardon, and John Earley arrived at 7:15PM.
- **Visitor's Remarks:** #221 John Munchalfen, #277 Bob Sons, and #286 Ed Snell were present.
- **Superintendent's Report:** Bill Hohimer reported that after being put off since the 4th of July, the roads were oiled and chipped finally, including driveways and the parking lot. All the road work was finished today, after getting rained out Monday afternoon. 6,300 gallons of oil was used, finished 20 driveways, which were invoiced today for a total of \$3278.00. So far there is \$5000+ rock on the roads and the shoulders. Bill said it should be under budget. He passed the "Roads Map" around for the Board members to see. Bill said there was more traffic during the road work than ever before, and Gabe Galvin followed the oil truck before rock was put down, and then blamed Bill because his car got oil all over it. The north side was re-rocked since it got rained on, and it should be dragged in about a week. He said he will get the mowing caught up before Labor Day.
- **Secretary's Report:** The Secretary said she had started working on the Annual mailing, changed the "Enhanced 911" addresses in the database, except for a few that say "Occupant" with no lot number. Peggy reported that she informed the Postmaster that she had put the lot number after the name, and on the second line of the mailing label is the new address, and he was delighted because the carriers don't know the new addresses yet, either. She reported spending 2 ½ hours with our CPA, Greg Bierman, in her office, cleaning up the accounting system inherited from the past and trying to rid the program of 2 bugs. She sent out warnings and fines for "No Chlorine" and speeding on the lake, plus 20 driveway invoices.

After finding the air conditioning was not working twice, Bill found that the breaker had tripped, so Peggy called Burgess & Son. They replaced the 20 amp breakers with 40 amp, and cleaned the A/C system outside. Watts Copy also had to come out to fix the copier.

The Secretary reported that Jake Bednauer, of Jake's Plumbing came in very upset due to misinformation from Mary Dopp, #108. Dopp complained to him that the Board told her she would have to replace the 4-year-old aeration septic system with a new sand filter system, which the Board never said. The Secretary informed him that was not true. A discussion concerning septics on the lake ensued.

The Secretary sent a letter to Earl Hannah, Township Commissioner, which she read to the Board. A negative response came back from the North Otter Township Board of Trustees with no explanation. The Secretary read the letter to the Board.

- **Approval of the Minutes of the Board Meeting on Aug. 4, 1998:** Al Tretter made the motion to accept the Minutes, Bob Hanauer seconded. It passed by consensus.
- **Approval of the Bills for June:** Bob Hanauer made the motion to accept the bills paid, Ed Smith seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Lou Long reported that Pete McCoy was hospitalized and his wife, Paula, is very ill. Lou said Pete offered his resignation, but Lou said he would like to wait since there is only one month left before elections. Lou told Ray Reardon that he is now the Chairman of this committee and he will need to patrol over Labor Day weekend. Lou said he will be gone, John Earley said he will also be gone. Lou added that the

Lake boat should be moved to a safe place. George Madiar offered his dock. Ed Smith said he would patrol over the Labor Day weekend as well.

Building & Construction: Ed Smith reported there were 2 Building permits issued: #17 ilinski is screening in a patio and #167 Fickas is putting in a gazebo.

Farm Management: John Earley explained that weeds were sprayed on the farm for free because the trucks and sprayers must be washed out before other chemicals can be used, so John had them clean out the Round Up on the farm ground. He also brought up Cash Renting the farm ground considering the odds of making money are slim due to poor grain prices. Bob Hanauer and Lou Long said it has already been considered and was put on the Agenda. John said that due to the fact that he deals with the farmers in the area in business, it would be a conflict of interest for him to vote on this issue. Lou Long said to give us a list of names and we will take care of it. Ken Volz asked how much will it bring per acre? Bob Hanauer said WGN said the average in Illinois is \$111.00 per acre. John said he was thinking it should be around \$110-\$120 per acre. Bob Hanauer said we are being assessed for 40 acres on property taxes, and Farley Cole combined 35 acres which included the east side and the farm. John said there is 29.7 acres on the farm. John said to offer it to 3 farmers. John showed the Board maps done to determine phosphorus, potassium, etc. needs. John said he will write letters for the Secretary to send for bids. Bob Hanauer said there must be stipulations that there can't be any livestock, and John added it must be no-till and no fences, which will reduce the Cash Rent price. Lou asked when we would be paid. John answered that 50% would be up front and 50% after harvest. John said the bids need to go out NOW! The landlord is responsible for the cost of time. John added that a 3-year contract would be better, so whoever builds up the soil will get the benefit from it. Lou asked what would happen if there wasn't a decent crop, and John answered that we would still be paid, but not the renter, unless the farmer went bankrupt. John said we could put in a clause for 1 year with a 2 year option. Bob Hanauer said we would be assured of \$3000 clear, which would be better for Budgeting. John also said with Gary Hays, there is a possibility of trading the 5 acres on the east side for 5 acres on the farm, so Hays would be renting 22 acres. But, he added that Gary Hays wouldn't be enthused about No-till. Lou Long said a different letter would have to be written for Gary Hays. Bill Hohimer asked if Gary Hays got this and traded 5 acres, then the set aside acres could be mowed by the him because he has a better mower, and John said that is possible. It was agreed that members might complain about corn being planted.

Finance Committee: Bob Hanauer said he had nothing to report, except to stick to the Budget.

Legal & Insurance: Al Tretter reported that American States Insurance has combined with Safeco Insurance Company, which is very large and has been around for many years and has a good reputation. Al said he called Atty. Stu Dobbs' office, but he was gone. He said we might have to go see him. Bob Hanauer said he will see him before the next meeting.

Roads & Grounds: George Madiar reported that Bill worked on 3 culverts on Circle Dr., and oiled the roads. He said that he and Lou Long, Bob Hanauer and Ken Volz went to see William "Larry" Secrist #212 and found a bigger mess than was expected. He said it must be cleaned up. Lou Long said they saw 9 unlicensed vehicles, an old rusty pontoon boat, a trailer and caged rabbits with a 3-4 foot pile of dung under the cage. He added that if the members knew the situation there, they would be quite upset. They found oil and antifreeze had been run out on the ground which will eventually seep into the lake, and a plugged up septic. Ken Volz asked if Secrist had paid anything and why this had been going on so long, and was told he paid \$50.00 last February, and that every year for the past 10-11 years he was sent a letter to clean up his lot which he did, only to bring in more junk later. Bob Hanauer said he couldn't believe how bad it was. Ken Volz told Secrist he would be back in 3 weeks to see how much progress was made on cleaning out the vehicles, and the dirt where oil and antifreeze dripped onto the ground, the septic fixed, and the rabbit dung cleaned up.

George Madiar said that the "Burn Piles" have not been marked yet because Bill hasn't had time to do it, but it will be done soon. Bill said that the new street signs are ready to be put up, but a Board member needs to go with him to inform members that the signs will have to be put on the corner of their lots. George offered to go with Bill. Peggy said that 2 names weren't used, Hawthorne and one other, she will check on.

Sanitation, Shoreline & Boat Docks: Ken Volz reported that he went back to talk with the members who received either warnings or fines for not having any chlorine tablets in their systems. One aeration system that was on a contract did not have tablets in two different times, so the owner called the company to come out and put tablets in.

Ken said he called Joe Bowen, Springfield Concrete Products, and was told that if aeration systems are turned off when members leave for the winter, when they come back whatever was in the system will be flushed out untreated. Plus, it increases the possibility of rust ruining the motor. Ken said that these systems should be pumped out before they leave on vacation. Ed Snell said they shouldn't even be put in for seasonal property. Al Tretter asked why some have timers? Ken said it is to save on electricity. Ed Snell said they shouldn't allow timers because they were meant to run 24 hours a day. Ed added that if left to sit, the bacteria will die due to lack of air, so the sewage is not processed, and when it is started back up, a coffee can full of dog food should be put in. He added that they tell restaurants, who put a lot of hot dish water down their systems which kills bacteria, to put a can of dog food in to restore the bacteria. Ken Volz said that there are 43 aeration systems on the lake and most are seasonal. Lou Long said that the members need to be informed of this problem, and Ed Snell said he would try to get a qualified speaker for the Annual meeting to explain aeration systems accurately. Bob Hanauer said that several will be gone or won't be at the Annual meeting to hear it. Lou Long suggested that it might be a good idea to send an informational letter to those who have aeration systems. Ed Snell said he could get a copy of the NSF (National Sanitation Foundation) standards. Ed Smith said that vacation homes should have water introduced every day with a timer to keep the bacteria active. Bob Hanauer said by educating the Board members, each of them could go talk with the 30 or so members who own aeration systems, in case they don't read the newsletter. Bob Sons suggested that maybe they shouldn't be allowed on the lake at all. Lou Long said that some members feel that the Board is too controlling as it is, so we can't tell them what system they can install. Ken Volz added that one aeration system was put in to replace a sand filter bed that was saturated. He added that the binder in chlorine tablets will plug up the holes in time. Ray Reardon said he didn't think Pace Chlorine would do that. Ken added that Secrist's system may be bad because the dosing chamber is only one foot below ground, and that possibly the outlet pipe is plugged up. He added that on his inspection of the lake, some had no holes in the bottle, or only had one tablet in the bottle or the bottle wasn't in the water, so he tried to inform the members and corrected the problems he encountered.

Ken Volz also added that he checked on all parcels of land that SLA pays property tax on and everything is fine.

Water Quality, Soil Conservation & Restoration: Ray Reardon said he asked if there were any free tests of lake water and was told no. He talked to Jeff Mitchelfelt, IEPA, and is getting the costs and what tests are really needed. He will get sample bottles. He said he will have the information before the Annual meeting. Bob Hanauer asked about E-Coli tests? Ray said tests for E-Coli and fecal chloroform would have to be taken to a private tester. Bob Hanauer said his son talked to Dave Anamotchy, who said that we should test for E-Coli and fecal chloroform, but that the test for leptosclorosis is very expensive and probably unnecessary. John Earley asked what composite sampling would cost? Ray said based on costs about 7 years ago, it could be around \$100.00, but some are now free. John said he would take samples from both necks of the lake and the center of the lake. Bob asked who collects the samples and was told that Paul Erley does it. Ray will look into the other tests and get the report on the samples already done.

OLD BUSINESS: Cars on #212, Bill Secrist - already discussed.

NEW BUSINESS:

- **2-Day Seminar on Emergency Actions Plans for the Dam-** Lou Long reported that we received a letter from the Illinois Dept. of Natural Resources. He read part of the letter as follows: "Our records indicate that you are the owner of a Class I or II dam. The Illinois Rules for Dam Safety require you to have a permit for operation and maintenance of your dam. As part of that permit you must have an emergency action plan. This seminar is designed to assist you in writing a new plan or in updating your existing plan. We believe this effort will improve the level of safety at each individual dam and the overall level of dam safety in Illinois. We also believe that an up-to-date plan is important evidence that you are not negligent in your handling of the hazard posed by your dam. We hope that you will be well on the way to having an up-to-date plan that can be successfully implemented by the end of the seminar." Lou said that one recommendation we should do is test the intake and output pipes. Bill said if all the gates are opened, it would take 24 hours to lower the lake 2 inches, so if we just open them for a couple hours to make sure the valves still work and are not rusted shut, no one will even notice any drop in the level of the lake. Lou said we should open them at 9:00 AM and close them at 3:00PM, and it should be done twice a year. The 36-inch pipe was stuck the last time the dam was repaired in 1988. Ed Snell said that we don't need to do that because it is meant for lakes which provide a water supply. John Earley said to open and close one side, then the other, to make sure they work, which will not lower the lake. It is just to exercise the system. Ken Volz asked about the water pressure on the tower? John said it has to be done so the water level stays the same. Bill said there are 2 valves, so it can't lower the lake if one breaks or gets stuck.

Lou asked if we want someone to attend this seminar? Bill said he talked to Hank Sutton this morning and Hank said that since there is no one living down stream from the dam for 3 miles, it does not apply to us. John Earley said that in 1990, the lake was lowered and sprayed for weeds costing \$10,000. Bill said if there was 7 feet of water, then it was full of weeds so bad you couldn't get a boat through it. Bob Hanauer said now we don't have any grass in the lake, which is not good, either. John Earley said that phosphates from run-off reduces algae and grass. Dave Drake uses no-till with phosphorus running off the fields. Injecting the ground reduced phosphate run-off. There were several contributors to the kill-off of weeds and algae. Al Tretter said that the dredging would have disturbed the lake as well. Bob said that lily pads and grass will only grow in 4 feet or less of clear water.

- **Cash Rent Farm** - already discussed.
- **Escrow on Aeration & Sand Filter Systems** - Lou Long asked the Board if we are being too controlling on escrowing for septic systems on transfers. He said that there have been several members who have been very upset by this. He asked if we should be instituting this system of escrow or let "the buyer beware". Ken Volz said that we must protect the safety of the lake, the fish, and recreation, and that we have a vested interest in that SLA owns the grounds and lake. Al Tretter brought up the lawsuit and costs incurred over bad septics. John Earley said we spend too much time looking over the members' shoulders. He reminded them about Bob Fish wanting every tree accounted for, even on their lots. Ken Volz said that people coming in from the city don't know about septics and must be informed. He said that people need to come to us, rather than buying on the lake and then finding out about septic, etc. Then they are angry, especially if they have to put in a new system. John Earley suggested having new buyers come in and signing an affidavit that they have been informed about septics, rip rap, etc. The Secretary said that is impossible because she doesn't get uniform cooperation on real estate transfers from realtors, lawyers, private sales, banks, etc. She gave an example of a bank calling and asking her to overnight all the transfer papers, after they asked her if there is anything they must do to satisfy SLA's requirements. Lou Long asked if it is a good rule to escrow funds? John Munchalfen asked if we want to

protect the lake or not? He said that we shouldn't allow a seller to escrow funds for the cheaper of the two systems. The Secretary pointed out that this lake is going through growing pains. It started out with little seasonal one bedroom cabins, which were added onto, but the septic system was not expanded to accommodate the expansion. Maybe later, a dishwasher and washing machine were added, and then it was sold to a new year-round buyer, and the exhausted septic system finally proved to be inadequate. Bob Hanauer said he was never told he needed to put chlorine tablets in his system when he came here. The Secretary added that we cannot even rely on "professional inspections", which was done before the Board took over the responsibility, because too many "approved" systems were bad. Bob Hanauer said that it is a real hardship on people who move and need the money buy another house. Ray Reardon said this is not a new issue, and there is no way a professional can guarantee a system is good. The Secretary explained that escrow is determined by 1) if it is a lateral system, it must be replaced and normally \$5500.00 is escrowed, 2) if it is a sand filter system up to 3 years old, the escrow is held for 3 months and if it is over 3 years the escrow is held for 6 months, 3) for aeration systems up to 2 years old, then \$4300.00 is escrowed for 3 months, and over 2 years old then the escrow is held for 6 months. A new buyer can opt to sign-off or make their own deal with the seller on how much to escrow and for how long. John Earley said for the protection of the lake, the escrow replaces defective systems. John Munchalfen asked what if someone just wanted to have a new system put in at the expense of the seller? The Secretary answered that if someone called and said the septic was not functioning properly, then she goes through a check list with the new owner, then recommends that it be inspected by the Chairman of that committee and have a professional come out, as well. The claim must be substantiated before any approval of repair or replacement is given and paid for out of escrow. AND no interest can be earned on the escrowed funds. Bob Hanauer asked if SLA is responsible for an electrical short burning down a house? Ken Volz answered that would be covered by insurance, whereas a septic is not. John Munchalfen said he had an escrow situation in Lockport on a septic and a well. Al Tretter asked Ed Snell if the seller has to declare any problems on the house and Ed answered yes, and the septic is determined by the number of bedrooms, bathrooms, if there is a washer and dish washer. John Earley said that the burden is now entirely on the sellers, which might only consist of 2 people, and they sell to a family of 4, then, the system goes bad. It should be a shared responsibility, so split the escrow in half. Ken Volz said that some septic tanks aren't big enough and must be replaced if it becomes a year-round home. Ed Smith said that most who move in and have problems are from the city, and are ignorant concerning septic. Lou Long said the buyer has the option of making their own agreement.

- **Transfers** - #27 William & Linda Mahan to Troy & Debra Sanson
 #42 Dave Copp to Dave & Joyce Copp (name added only)
 #249 Larry V. Royer to Larry V. & Carla J. Royer (name added only)

Bob Hanauer made the motion to accept the transfers and Al Tretter seconded. It passed by consensus.

- Lou Long said that Pete McCoy resigned but there is only one month until the Annual meeting when his term is over. Bob Hanauer, Pete McCoy, and Ray Reardon are up for election, and Dave Beck's term filled by Ken Volz is up for election for a one year term.
- Al Tretter made the motion to adjourn and Ken Volz seconded. It passed by consensus and the meeting adjourned at 8:55PM.

Secretary,
 Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

September 1, 1998, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF AUG. 4, 1998

APPROVAL OF BILLS PAID FOR AUGUST

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	- KEN VOLZ
WATER QUALITY, SOIL CONSERVATION & RESTORATION	- RAY REARDON

OLD BUSINESS - Cars on #212, Bill Secrist

NEW BUSINESS - 2-Day Seminar on Emergency Actions Plans for the Dam
Cash Rent Farm
Escrow on Aeration & Sand Filter Systems

TRANSFERS - #27 William & Linda Mahan to Troy & Debra Sanson
#42 Dave Copp to Dave & Joyce Copp (name added)
#249 Larry V. Royer to Larry V. & Carla J. Royer (name added)

SUNSET LAKE ASSOCIATION

September 1, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	306.61
GTE		27.57
AT & T		7.01
Watts Copy		57.00
Nilwood Water		8.25
R.P. Lumber (Premix Cement & Tape Measure)		22.79
Employers Tax		643.57
D & L Tire		32.40
Macoupin Service (Propane)		143.06
John G. Miller & Sons (Pond, 2 projects West side, Bud Volz, #166 repair)		3,544.63
Robert Brooke & Assoc's. (Plastic caps for chairs)		35.88
Quill Corp. (Address Stamp & Sports Bottles)		181.89
Nelson Oil (chlorine tablets)		312.27
Gilson Enterprises (Wax & Spot remover)		34.19
Morris Stults (rock for Sutton & Schmid)		160.44
Amett Pipe (culverts)		664.25
Clark Backhoe (cons. Next to #38)		72.00
Macoupin County Collector (2nd half property taxes)		1,534.66
1st National Bank - Petty Cash for J.R. Earley		150.00
First National Bank (Mortgage Payment)		368.82
Peggy Volz - net salary		767.26
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	10,545.55

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Nilwood Water		8.25
John G. Miller & Sons (dry dam next to #166A, 3 culverts)		<u>1,959.20</u>
TOTAL TO BE PAID:	\$	2,336.27

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on Tuesday, September 1, 1998 at the Hall on East Lake Dr. at 7:00 PM.

08/26/98

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through August 1998

	<u>Jan - Aug '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
0301 Annual Assessment	77,861.60	78,000.00	-138.40	99.8%
0305 Boat Permit	749.50	500.00	249.50	149.9%
0311 Building Permit	895.00	1,000.00	-105.00	89.5%
0313 Fines & Penalties	1,302.59	900.00	402.59	144.7%
0325 Farm Income	3,335.88	5,000.00	-1,664.12	66.7%
0335 Interest Income	1,335.81	1,100.00	235.81	121.4%
0391 Transfer Fees	5,775.00	4,000.00	1,775.00	144.4%
0397 Enstar Cable Franchise...	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintenance M...	1,247.19	800.00	447.19	155.9%
0399 Miscellaneous Income				
Coffee Income	8.00			
Copies	34.85			
Fax	21.75			
0399 Miscellaneous Incom...	1,053.83	1,500.00	-446.17	70.3%
Total 0399 Miscellaneous In...	<u>1,118.43</u>	<u>1,500.00</u>	<u>-381.57</u>	<u>74.6%</u>
Total Income	95,756.89	94,800.00	956.89	101.0%
Expense				
0406 Professional Fees	0.00	2,000.00	-2,000.00	0.0%
0409 Office & Hall Supplies				
Paper Supplies	352.40			
Postage	376.84			
Printing	146.14			
0409 Office & Hall Supplie...	1,451.52	3,200.00	-1,748.48	45.4%
Total 0409 Office & Hall Sup...	<u>2,326.90</u>	<u>3,200.00</u>	<u>-873.10</u>	<u>72.7%</u>
0411 R & M- Lake	562.26	400.00	162.26	140.6%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	1,033.47	400.00	633.47	258.4%
0414 R & M -Roads	3,071.21	9,900.00	-6,828.79	31.0%
0415.5 Conservation & Wate...	11,694.64	3,000.00	8,694.64	389.8%
0416 R & M Equipment	1,697.48	2,500.00	-802.52	67.9%
0418 Gas & Oil	793.93	2,300.00	-1,506.07	34.5%
0426 Farm Expense	2,372.40	5,000.00	-2,627.60	47.4%
0430 Utilities				
Gas and Electric	3,286.49			
Telephone	298.23			
Water	71.79			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	<u>3,656.51</u>	<u>5,600.00</u>	<u>-1,943.49</u>	<u>65.3%</u>
0434 Insurance				
Commercial Property & Li...	3,135.00			
Commercial Umbrella Lia...	763.00			
Notary Bond	24.00			
Western Surety Bond	100.00			
0434 Insurance - Other	0.00	11,000.00	-11,000.00	0.0%

08/26/98

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January through August 1998

	<u>Jan - Aug '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 0434 Insurance	4,022.00	11,000.00	-6,978.00	36.6%
0442 Property Tax	3,069.32	3,500.00	-430.68	87.7%
0492 Mortgage	2,894.10	7,400.00	-4,505.90	39.1%
0498 Miscellaneous Expense	1,818.60	800.00	1,018.60	227.3%
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superintendant	14,866.72	22,300.00	-7,433.28	66.7%
0404 Secretary Hourly Wa...	7,284.00	9,200.00	-1,916.00	79.2%
0439 Illinois Unemployme...	100.45			
0441 FUTA	112.00			
Payroll Expenses - Other	1,903.16	2,800.00	-896.84	68.0%
Total Payroll Expenses	<u>24,266.33</u>	<u>34,300.00</u>	<u>-10,033.67</u>	<u>70.7%</u>
Total Expense	<u>65,779.15</u>	<u>94,800.00</u>	<u>-29,020.85</u>	<u>69.4%</u>
Net Ordinary Income	<u>29,977.74</u>	<u>0.00</u>	<u>29,977.74</u>	<u>100.0%</u>
Net Income	<u><u>29,977.74</u></u>	<u><u>0.00</u></u>	<u><u>29,977.74</u></u>	<u><u>100.0%</u></u>

08/31/98

SUNSET LAKE ASSOCIATION
Balance Sheet
As of August 31, 1998

Aug 31, '98

ASSETS

Current Assets

Checking/Savings

0100 Cash on Hand	100.00
0120 Checking Acct.	19,602.00
0125 First National Bank- Gen	56,093.86
0130 FNB-Equipment Reserve	2,543.37
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	750.33

Total Checking/Savings 87,389.56

Accounts Receivable

0160 Accounts Receivable	- 3,717.62
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Total Accounts Receivable

Total Current Assets 83,671.94

TOTAL ASSETS

83,671.94

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

0200 Escrow	19,600.00
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Total Other Current Liabilities 19,600.00

Total Current Liabilities 19,600.00

Total Liabilities

19,600.00

TOTAL LIABILITIES & EQUITY

19,600.00