

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

Aug. 4, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, Aug. 4, 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, Pete McCoy, Ed Smith, Al Tretter, Ken Volz and Ray Reardon.
- **Visitor's Remarks:** #108 Mary Dopp, #26 Jim Perry, #271 Ed & Marilyn Luttrell, #277 Bob Sons, and #286 Ed Snell were present.
- #108 Mary Dopp came to present the Board with copies of the survey for lot #108, her 1993 septic contract from Jake's Plumbing and a statement from Ted Lay Agency stating that the dock on her lot was built by John Roddick, a previous lessee of lot #108, to prove that it was her dock. She stated that the survey done by Wild Surveying is incorrect and the dock is on her lot. It is 6"-8" inches over on #107. She also did not know why she had to escrow any funds for her aeration septic system or do any more rip rapping, and she wanted to know if the escrow was in an interest bearing account and if so, she wanted the interest. She stated that she has the lot listed with ERA and they have insurance to fix anything that goes wrong for up to one year. Lou Long informed her that the escrow was not in an interest bearing account, that she must escrow funds for her septic system unless she has a buyer who will sign off on it, and that the brick she applied as rip rap was insufficient by 75 ft. at ½ rate. She insisted that a previous Board made a rule that made aeration systems the only acceptable systems to be put in on the lake. She was corrected that this was not the case. Ed Snell said that an aeration system shouldn't have been put in for a seasonal home, because the bacteria dies if it isn't used and renders that system totally useless. Lou Long explained that she will have to escrow funds to cover her septic system. She demanded a revised "Lease Transfer Information" sheet, which the secretary agreed with, reflecting that the dock was hers and a survey was on file. She also asked if Bill Hohimer did the rip rap, implying that the \$280.00 (if hired done) was simply another way for SLA to make money. She was informed that Bill does not do rip rap, and 2 references to so the job were in the letter already in her possession.
- #26 Jim Perry was told by Lou Long that he and Bob Hanauer went over to see the survey done for Mahan's, #27, that morning. Jim said there wasn't a problem with the sand filter bed, which does encroach on his lot. One pipe is a clean out pit and it was capped so it won't have to be dug up in his yard to clean it out.
- **Superintendent's Report:** Bill Hohimer reported on the conservation projects done in the last month: 1) a drain between lot #233 Bud Volz and #234 Mike Kaydus down to the lake, 2) a 60' drain pipe for the runoff from the farm on the southwest corner of Circle Dr. across #22A to the lake, 3) cleaned the brush out of 2 gullies, leveled and seeded the area across from #263 and 264, 4) the area between #166 and #166A had seepage down the pipe, so Miller & Sons dug it out to put in a collar and it caved in on Virgil burying him completely. His wrist was broken and he had many bruises, but otherwise he was OK. Miller came back today and put the collar in. When it was put in

rock was put under the pipe which acted like a filter with unstable lake dirt on top,

5) at Bryant's #38, 2 more loads of dirt came out and Dukes #112 was leveled.

Bill said that 3 culverts need to be put in on Circle Dr. soon. Hopefully, Marsch will be here Monday to start on the roads, and JR Earley should be back Thursday or Friday to help. Bill said he has been doing non-stop mowing and lots of water grass came up from all the rain, and he put new plastic caps on the Board chairs to prevent them from scratching the floor.

- **Secretary's Report:** The Secretary discovered that we were being billed for lots #82 and #83 on our property taxes which were sold to Ron Bormida and Jim Goble. She called the County Assessor's office and explained, which saved SLA \$197.80. She has started on the "Enhanced 911" address changes and the lot number will appear after the name and the new address will be on the second address line. Since no one will know the new address, the old lot number will still appear with the name. Lou Long said that Shirley Erley told him that in Minnesota, they kept their old addresses and used the 911 addresses for emergencies. The Secretary has been changing the office address to 30505 East Lake Dr. on all correspondence. The Secretary reported filing our quarterly taxes, and received our new Sports/Chlorine Bottles for \$.79 (including tax & shipping) each imprinted with a sunset and our name, which will sell for \$2.00. She also reported on getting everything out of the Safe Deposit Box and going through it to put an inventory report together for the files.
- **Approval of the Minutes of the Board Meeting on June 7, 1998:** Al Tretter made the motion to accept the Minutes, Pete McCoy seconded. It passed by consensus.
- **Approval of the Bills for June:** Bob Hanauer noted that Walmart had been listed twice for \$19.15. Bob Hanauer made the motion to accept the bills paid, Ken Volz seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Pete McCoy reported that he ordered 750 5"-8" Walleye and 750 8"-12" Catfish, and he told them to come as late as possible to get free fish, like last year. He said that Ed Snell asked for a buoy in his slew, which will be put in next year. He reported tickets were given to #117 Burch for speeding in the ski turn around. He also reported that his neighbor was sitting by the buoy on the East end of the lake and a speeding boat went by, so his neighbor yelled "No Wake" and the female boat driver "saluted" him and called him names, then came back and tried to bump him by circling the boat several times. John Schwandner gave a ticket to #70A,70B, Bud Dodge's son for speeding and being belligerent, and also ticketed Mike King for speeding at night with no lights. He gave Don Burgess a ticket for speeding in the East end. Lou Long said he asked Millie Burgess to slow down in the boat and she did.

Pete also said that, including this year's order of fish, there will only be about 4-6 walleye per acre, so he hopes no one is keeping them. Lou Long said he caught a 31" (16 lb.) catfish and the day before a 24" catfish using stink bait. Ed Smith said the buoy by #200 has moved from the middle of the slew to the side. Bob Hanauer said the new buoys can wait until this winter for Bill to make some more. He said we will need 1 by Snell's, 2 by Long's, 1 by Hanauer's and 1 by Phillips, making 5 total. Bill said he will make them 1 foot taller.

Building & Construction: Ed Smith reported that Carpenter's home 49C, is almost done and Duke's home #112, is a month behind. He issued 7 permits in July, one being a new house for #249, Larry Royer. The total Building Permit fees collected so far this year is \$955.00.

Farm Management: John Earley was absent. Lou Long said he and Bob Hanauer had been talking about cash renting the farm in the future, but we need to talk to John Earley. Bob

Hanauer asked about farming the 2.42 acres in the northeast end, and Bill said it is too low, slopes toward the lake and would silt into the lake.

Finance Committee: Bob Hanauer reported that he and Bill talked about replacing the culverts on Circle Dr. by #9 and #9B, and by Ash Ln. which would cost about \$600-\$700. Bill said that all the culverts on the lake have been replaced or new ones put in, and that should be all. Bob said that makes 7 or 8 this year, and we have the funds to do them. Bob reported that SLA should have about \$10,000 left over to pay salaries and bills in January 1999 of about \$8,000.00.

Legal & Insurance: Al Tretter reported that Atty. Stu Dobbs never got back to us on the Liability form for the Hall. He said we might have to look for another attorney. Al said he asked Stu if he was retiring and he said no, he needed all the business he could get. On insurance, Al talked with our agent, Marc Musso, and he was assured that there wouldn't be any surprises on our insurance premiums.

Roads & Grounds: George Madiar was absent.

Sanitation, Shoreline & Boat Docks: Ken Volz reported in July he inspected the following lots:

#107 Stead's - for the finished rip rapping of the shoreline,

#3 Murduck's - everything looked good, but they will have to escrow for the septic system,

#281 Brawner's - everything looked good and the septic is only about 2 years old so it won't need to be escrowed.

#275 Hallberg's - the dock needs to be removed because it is rotten and the shoreline needs 87 ft. of rip rap at 1/2 rate, and the grounds needs to be cleaned up,

#43 Dave Smith - has an outhouse in the shed with a tank. Bob Hanauer said Annamae Hanauer and Collette Grider went into the shed to verify that there is an outhouse there. Ken said it needs to be pumped and filled in permanently. The Secretary is to send a letter to Smith's.

Ken said he has checked 118 septic systems on the lake for chlorine tablets and so far about 81% are in compliance. He did find some that had put chlorine in the bottle, but it had no holes and was not down far enough to do any good. Ken said he fixed those. Bob Hanauer asked if Ken had gone over to Erickson's #287, to inform them about taking care of their system since they are new and Ken answered that they weren't home.

Pete McCoy interjected that he received a list of all the boat motors and their serial numbers. He said we can now look up serial numbers and know for sure if a motor is over 50 HP.

Water Quality, Soil Conservation & Restoration: Ray Reardon said Bill covered the conservation projects that have been done. He asked if the free sampling of the lake water is being done again and was told yes. Bob Hanauer said he has been asked by many members if we tested the lake for anything like what Lake Springfield has, leprosclorosis, but it will probably be expensive. Lou asked Ray to find out what the cost would be. Pete McCoy said he asked the man from the Dept. of Ag. about our tests and was told that it was really a waste of time. Ray Reardon said the tests we already do find out about the main problems and he reports on it at the Annual meetings. Ken Volz asked if the lake sediments have ever been tested? Bob Hanauer said to test the lake after it has been churned up by boats.

OLD BUSINESS:

- **By Laws Revision** - Lou Long said that Bob Hanauer has been working very hard on the Bylaws to make them easier to read, more uniform, and ridding them of archaic language. Any changes must be approved at the next Annual meeting by the membership. Two versions of Article VII, Section 4, "Consolidation of Lots" to be added to the Bylaws were discussed. The wording that was agreed on is as follows: "No member may consolidate two (2) or more lots for the purpose of reducing the assessments." Ed Smith made the motion to adopt the version stated above, Bob Hanauer seconded the motion. It passed unanimously.

- Bob Hanauer told the Board that as of March of 1998, Bill Hohimer has worked for SLA for 10 years. He hopes Bill will be here another 10 years and the Board applauded Bill for all his hard work done over the last 10 years. Bill said his job has changed considerably over the last 10 years from mowing 3 times a season to daily mowing, the dredging, rip rapping and roads, etc. The Board thank him with much appreciation.
- Ed Smith brought up Burn piles, and that George Madiar and Bill Hohimer were to assess the situation and determine where they should be. Bill said that they will be across from #135, across from #28, at the back of Pine Pond, at the Bus Turnaround, across the road in the middle of #13-14-15, across from #20A, across from #159, between #182 and #183, across from #212, across from #242, across from the center of Sycamore by the dead tree after it is cut down and in back of #248. Lou Long pointed out that the members must be notified. Ed Smith said that there must not be any exceptions to this or it isn't enforceable. Bill said that James' #19, has always taken good care of their burn pile. Ed said they would have to use the designated burn piles like everyone else. Bill said he hasn't had time to do anything about the burn piles, plus he has new road signs to put up now, since Enhanced 911 has changed the addresses. Lou Long said that these burn piles would be SLA's responsibility to maintain. Ed Smith said that is the idea because some start a fire and leave it unattended. Bill said that after it was mentioned in the newsletter, several new burn areas popped up and people started dumping all kinds of non-flammable stuff. Bob Hanauer said the present rule doesn't really address this problem and to table this until the new rules are discussed.

NEW BUSINESS:

- **1999 Budget** - Lou Long asked the visitors and the employees to leave the room for an Executive Session. The 1999 Budget to be presented to the membership in October was accepted by the Board. After returning, the Secretary was informed that Bill is to receive a 4% increase and the Secretary will receive (4%) or an additional \$.30 per hour for 5 hours a day.
- **Dry Pond on East View Dr.** - was finished in August.
- **Lou Long** brought up the problem of a car garage business on Secrist's lot #212. He said that George Madiar needs to address this problem, even though the neighbors are not complaining. Ken Volz said there is oil on the ground which will filter into the lake and that is pollution, and it is on-going because different cars come and go. Bob Hanauer said that according to the Rules, no member can have a business on the lake. Ed Smith said the antifreeze is more dangerous than oil. Lou Long said that George Madiar and Ken Volz should go over and discuss this problem with Secrist. Al Tretter said he isn't in good health and takes care of his grandchildren. The Secretary reported that there has been a letter sent to Secrist every year for the last 10 years, and he cleans it up, then goes back to what it was before. Bill Hohimer said there is a new go-cart track there now, which is very dusty since the grass is gone. A discussion ensued over having a business on the lake. Ray Reardon pointed out that several members work out of their homes, but they don't have traffic or parking problems, and in the information age we can't restrict home-based businesses. Bob Hanauer said in the new rules, all it asks is that members come to the Board for permission to have a business on the lake. Pete McCoy said that Secrist's looks like a junk yard and the Board gave Gary McLean a very hard time over a wood pile and weeds. Lou Long again stated that George Madiar and Ken Volz should go over and talk with Bill Secrist personally.
- Bob Hanauer asked if anyone has contacted North Otter Township about moving the polling place to vote to SLA's new hall? Ken Volz said George Madiar was told no, they wouldn't move, because Drake said it had to be in the middle of the township. Bill Hohimer said to talk to Earl Hannah, the Township Supervisor, and that SLA's hall is in the southern edge

of the township but the majority of registered voters live on Sunset Lake. Lou Long said that Derby and Drake don't want to move it here.

- Ed Smith reported that a license plate was stolen from a trailer while it was parked up by the house on lot #200 two weeks ago. Ed Snell said his trailer was stolen some time ago, but at least #200 got to keep his trailer. Ed also said he has had complaints about dogs running loose on Circle Dr. He also reported that he received 2 complaints about speeding on Circle Dr. A dark blue suburban was sited as the speeder. Ed suggested 2 speed bumps be added. Bill said he is concerned about the school bus, and there is speeding on other parts of the lake, too. Ray Reardon asked how we are supposed to gage how fast someone is going to prove they are speeding. Lou Long said it has to be a judgment call.
- Bob Hanauer said that as of this coming October, Peggy Volz has been the Secretary 3 years and presently has 5 days off with pay. He asked the Board for 2 weeks off for Peggy as of January 1999. Ed Smith made the motion to give the Secretary 2 weeks off with pay, and Bob Hanauer seconded it. It passed unanimously.
- Al Tretter made the motion to adjourn at 9:10 PM and Bob Hanauer seconded. It passed by consensus.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

August 4, 1998, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF July 7, 1998

APPROVAL OF BILLS PAID for July

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 - By-Laws Revision

NEW BUSINESS - 1999 Budget
Dry Pond on East View Dr.

SUNSET LAKE ASSOCIATION

August 4, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	295.86
GTE		26.93
AT & T		4.36
Nilwood Water		8.25
Macoupin Service (fuel)		322.50
Employers Tax		639.90
Farm Plan		119.50
Eldon's Lawnmower Shop		10.63
Midwest Construction (#159 Richison = \$212.50)	\$ 227.91-212.50=	15.14
Morris Stults Trucking (rock)		331.29
D & L Tire		18.87
IL Dept. of Revenue (Quarterly withholding)		227.61
Watts Copy Systems		57.00
IL Dir. Of Employment Security		37.14
Walmart		19.15 ⁻
Wrightsmen Musso (Surety Bond)		100.00
Robert Johnson (rock for road)		2,520.25
F & A Cole Farms (combine rental)		1,022.50
Macoupin County Collector (1 st half property taxes)		1,534.66
Rural King		19.38
Walmart		19.15 ⁻
Postmaster		32.00
1st National Bank - Petty Cash		46.59
First National Bank (Mortgage Payment)		368.82
J.R. Earley		288.00
Peggy Volz - net salary		817.32
William Hohimer - net salary		1,471.00
	TOTAL PAID	\$ 10,373.80 10,354.65

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Watts Copy System		57.00
Quill Corporation (Return Address Stamp)		24.73
Robert Brooke & Assoc's. (Chair Pads)		35.88
American States Ins. (Commercial Auto)		821.00
R. P. Lumber		22.79
John Miller & Sons (Retention pond)		2,400.00
Macoupin Service (propane)		143.06
Macoupin County Collector (2nd half property taxes)		1,534.66
	TOTAL TO BE PAID:	\$ 5,506.84

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on Tuesday, August 4, 1998 at the Hall on East Lake Dr. at 7:00 PM.

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

	<u>Jan - Jul '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	695.50	500.00	195.50	139.1%
0311 Building Permit	895.00	1,000.00	-105.00	89.5%
0313 Fines & Penalties	1,204.81	900.00	304.81	133.9%
0325 Farm Income	3,335.88	5,000.00	-1,664.12	66.7%
0335 Interest Income	1,116.88	1,100.00	16.88	101.5%
0391 Transfer Fees	5,350.00	4,000.00	1,350.00	133.8%
0397 Enstar Cable Franchise Fee	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintenance Man Inc	685.59	800.00	-114.41	85.7%
0399 Miscellaneous Income				
Coffee Income	8.00			
Copies	30.60			
Fax	18.50			
0399 Miscellaneous Income - Ot...	904.50	1,500.00	-595.50	60.3%
Total 0399 Miscellaneous Income	<u>961.60</u>	<u>1,500.00</u>	<u>-538.40</u>	<u>64.1%</u>
Total Income	94,242.75	94,800.00	-557.25	99.4%
Expense				
0406 Professional Fees	0.00	2,000.00	-2,000.00	0.0%
0409 Office & Hall Supplies				
Paper Supplies	327.67			
Postage	376.84			
Printing	146.14			
0409 Office & Hall Supplies - Other	1,324.45	3,200.00	-1,875.55	41.4%
Total 0409 Office & Hall Supplies	2,175.10	3,200.00	-1,024.90	68.0%
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	3,178.58	9,900.00	-6,721.42	32.1%
0415.5 Conservation & Watershed	7,293.68	3,000.00	4,293.68	243.1%
0416 R & M Equipment	1,641.04	2,500.00	-858.96	65.6%
0418 Gas & Oil	650.87	2,300.00	-1,649.13	28.3%
0426 Farm Expense	2,372.40	5,000.00	-2,627.60	47.4%
0430 Utilities				
Gas and Electric	2,979.88			
Telephone	263.65			
Water	63.54			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	3,307.07	5,600.00	-2,292.93	59.1%
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%

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July 7, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, July 7, 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, Pete McCoy, Ed Smith, John Earley, George Madiar, Ken Volz and Ray Reardon.
- **Visitor's Remarks:** #28 Earl Haynes, #221 John Munchalfen, #277 Bob Sons, and #286 Ed Snell were present.
- #28 Earl Haynes came to talk to the Board about where his newspaper box was located. He had moved it twice because he has to mow around it. He was informed that a letter was sent to the carrier to have several boxes moved including his, due to the hazard they create on one lane roads, and to wait to see how the new carrier handles the situation. The Secretary is to send a copy of the letter sent to Marilyn McMurl, the old carrier, to the newspaper and the new carrier, Wheeler's.
- #28 Earl Haynes asked when the tree will be removed that fell into the lake from Ingrid Hansen's lot, #29, in one of the big storms we had? Bill Hohimer answered that it will be taken care of when Miller's trackhoe comes, which should be Wednesday, or sometime this week. Earl Haynes said the tree was washed out underneath due to the leveling work done on the farm last year. Lou Long asked if the Association should pay for it? It was determined that the damage done under the tree was due to muskrats. Bill said he would check with Ingrid Hansen again, but it should be her expense. Bob Hanauer stated that we can't afford to pay for all the trees that fall into the lake and it is Hansen's responsibility. Bill added that the roots will be the hardest part to get out and that it has torn up Hansen's shoreline.
- #221, John Munchalfen introduced himself and said he moved here in March and just wanted to come to a meeting.
- **Superintendent's Report:** Lou Long said that we should drop the "Lake" from Bill's title. Bill Hohimer reported that he caught up the mowing even though it has rained almost continuously for the last 30 days. Bill said he put in the railroad ties around the Community Center's east and north sides, cut a ditch to drain the rain away from the building, and burned a huge pile of branches, leaves, grass clippings, etc. on the North side. He said on Wednesday, Miller will start on cleaning out the pond and building a dry dam. Then, the 3 projects on West Lake Dr. will be done the first of next week. Marsch came 2 weeks ago to look over the roads, the shoulders, etc. with Bill and the work on the roads and driveways will start soon. Bob Hanauer asked when the job over at Bryant's, #38, will be done? Bill said he will do it as soon as he can.
- **Secretary's Report:** The Secretary reported that she called Miller Management (Enhanced 911) for a list of new addresses and it has numerous errors. There was one closing last month at the office and another coming up this Friday. She ordered 100 more red "1998" stickers for boats, since so many boats were traded or bought new this year. They actually look better than the original batch.

She also explained that we were down to one chlorine bottle left, and after she priced them at Walmart for \$2.69, and Bill priced them at Rural King for \$2.57, she received an offer from Quill Office Supplies for \$.68 for frosted sports bottles including imprinting. She showed them the art sent with it to be imprinted.

She canceled our old Post Office box and the mail is delivered here now. She ordered 6 more "Lake Patrol" flags from the Gubby Hole in Carlinville. Twelve letters were sent out to members, twelve overdue invoices were mailed in June and ten in July. The Secretary reported that the hall has been used 10 times and has been reserved for 3 times coming up. So far, everyone has cleaned up real well and the feed-back has been very good. Lou Long added that the Transfer Fees are already over our Budget of \$4000.00 and is now at \$4925.00.

- **Approval of the Minutes of the Board Meeting on June 7, 1998:** George Madiar 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, Pete McCoy seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Pete McCoy thanked those who helped him patrol the lake over the 4th of July weekend. He reported that the buoys over by Lou Long's, #223, say "No Wake", but should say "6 Miles per Hour". He sent tickets to #136, Clarence & Shelby McKinney for having a 75 H.P. motor, which has been removed from the lake. Lou Long asked Ken Volz to explain how this came about and Ken said he called a "For Sale" ad and was told that the motor was 75 H.P., and that he could take it out on the lake to try it out because the Board is a bunch of idiots. Pete also fined #48, Thomas Hughes for speeding in a cove and on the lake, #240, Dan & Annette Scharfenberg loaned a Pontoon Boat to #94 Arden & Betty VanItten who were speeding.

Building & Construction: Ed Smith reported issuing building permits to:

#31 Mike & Sharon Lindsay - house addition

#145,146 Charles & Joyce Payne - Shed

Ed reported that of the 2 new houses being built on the north side, one is proceeding quickly and the other is going very slow.

Farm Management: John Earley reported that the wheat was cut, but there was too much rain and there were low spots in the middle with nothing but willows and cattails due to the poor soil, plus the price of wheat was low, so we only made \$3,335.88. He added that the farm hasn't been planted since 1993-94 and the soil is still a mixture of sediment from the lake dredging and clay. The sink holes, low wheat prices and disease from too much rain cut production.

Next, he suggested talking to Farley Cole and renting a disc for \$50.00/hour to double disc it (\$500.00) and if needed bring in a land leveler(\$450.00) without bringing in heavy equipment to prepare the area for planting. He said that we can't let it sit until next spring, so John suggested planting cheap bin run oats the last of August as a cover crop. This would be a minimal cost and the frost-killed oats would serve to protect the soil from erosion. Then in the spring, he said to kill off the weeds and drill no-till soybeans in. He said he doesn't have the costs figured yet, but there is no hurry since nothing will be done until after the next meeting when he will have more information. George Madiar asked what we will make off of the straw, and John answered very little. Bill asked if it would help to clip the straw and John said there were too many ruts from the combines. John added that Farley Cole said he might get the straw if he gets caught up and deduct that from our cost. John said you can get up to \$.40 per bale for around 500 bales. Ed Snell asked if the straw wouldn't be better off left as fertilizer and John agreed. John estimated that the cost of the combine rental will be around \$900.00.

Finance Committee: Bob Hanauer reported that at the end of Dec. 1998, we should have \$10,000 to \$12,000 left over, but we will need around \$8000 to get through Jan. 1999. Any excess will be paid on the Community Center or put into Equipment Reserve. He added that the Budget should be from Feb. 1 to Jan. 31. He asked those who didn't have any Budget figures

ready for 1999 to get them into the office by July 15th. We will be addressing the 1999 Budget at the next meeting in August.

Legal & Insurance: Al Tretter was absent.

Roads & Grounds: George Madiar reported that he and Bill road around with Marsch (roads) to determine what had to be addressed this year. At Lillian Killian's, #166, the road will be taken down a bit in the middle, but she also needs to have a drop box put in next to her driveway for the runoff. Bill added that rain cannot run into the garage.

Sanitation, Shoreline & Boat Docks: Ken Volz reported in June he inspected lots #42,43 for rip rap, took pictures inside Coultas' boat house on #78,79 to show the raccoon droppings, inspected #108, Mary Dopp's for a transfer which needed rip rap, and went back to #42 to inspect the river gravel that had been added to the shoreline. He went over to Ray Fickas', #167, 167A because Ray complained that there was soap coming from the bait shop across Emerson. Ken took a water sample and pictures, and he also found that Fickas' burn pile ash is going into the lake. He inspected #168, Lucille Pharris', who needs more rip rap, and he met with Jim Stead, #107, to show him where rip rap was needed on the lake side. He called about the boat/75 HP motor for sale on the lake. He inspected #161, Robert & Patricia Hill, and found effluent on the ground and said the septic was going to be pumped today. He said he met with Jim Stead, #107, again on the 28th. He added that #239, Mike & Karen Riegor, have hooked up the sump pump to the down spouts, when a new septic was installed by a previous owner, Macoupin County Health made them disconnect the sump pump. #157, Bruce Davis' probate is over and the septic should be put in. Lou Long added that the boat house must also be removed on #157.

Water Quality, Soil Conservation & Restoration: Ray Reardon said he was to write a proposed change to the by-laws on "no consolidation" of lots. He said that a new Section 4, "Consolidation of Lots" needs to be added, which would say "Need 2/3's vote of the Class A members to approve any consolidation". He added that he would need more information from past consolidations that were permitted and why. He stated that this would take the responsibility off of the Board. Bob Hanauer said add Section 4 to read "No member may consolidate 2 or more lots for the purpose of reducing their assessments." Ray Reardon said that in the future, consolidation of lots would be decided by the Annual members' vote, not the Board for any reason. John Earley said the lot between Bettis, #141 and Mike Higginson, #143, is less than 50 feet and it could be split between the two, but not to eliminate the assessment, instead split the assessment between the two. (Lot #142 was transferred to Mark Hayward in 1996.) Bob Hanauer pointed out there is no "Rule" concerning consolidation, rather we need a new by-law added. Ken Volz remarked that under Article VI, Sec. 2, it states "Property Ownership", but it should say Property Leasehold".

OLD BUSINESS:

- **By Laws Revision** - Bob Hanauer said that Article I, Sec. 1 should say "The name of this Corporation shall be Sunset Lake Association and its principal office shall be located at the Community Center", and Article II, Sec. 1, B, 3 should be eliminated because if a Class B member remarried, then it could be transferred. Under Sec. 1, D eliminate "but Class B memberships shall be non-transferable", since that is already stated. Under Sec. 3. Annual Meeting, Bob asked the Board to change the time of the Annual meeting from 7:30PM to 7:00PM, "for the purpose of electing directors, passage of a budget and for transacting other business as may come before the meeting." Under Sec. 5, change to "Written notices stating the place, date and hour of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall be mailed not less than seven (7) nor more than twenty (20) days before the date of the meeting to each member. The Secretary shall include with the letter for the Annual meeting a copy of the financial statement of the Association and a copy of the Board of Directors' proposed budget for the ensuing year." Ed Snell asked if we should adopt a fiscal year from

October to October? John Earley said that is why it was changed from August to Oct. Bob restated that we must have enough money to get through January. Under Art. III, Sec. 1, A., should be Section 2, "Establishment of Rules", and under the present Sec. 2, delete "or until his successor shall have been elected and qualified". Under Sec. 3, delete "provided, that no lease for residential purposes shall be executed to any persons not a "Class A" member of the Association". Lou Long said it is redundant. Under Article IV, Sec. 1, Bob asked if "elected" should be changed to "appointed" where it states, "In the event that any officer is elected who is not a member of the Board of Directors, he/she shall not have a vote at the Board of Directors meetings..etc. After discussion, the Board agreed to leave it as it is. Bob Hanauer asked the Board if we need Sec. 4. Duties of Officers. Lou Long said it is simply informative. John Earley said that as a corporation, he felt we should leave it in. It was agreed. Under Art. VI, Sec. 1, "Property", it states the purpose of the association and Bob suggested that it be moved to Art. I, Sec 2., and delete "and, therefore, in order to control and discourage speculation in lake property and surrounding real estate, unless prior approval by a two-thirds (2/3) vote of the Board of Directors is obtained," and then add at the end "unless there is prior approval of 2/3's vote of the Board of Directors. Bob said that this was written when the lake was young, and if someone wanted to buy property on the lake to remodel for resale for profit, we couldn't prevent it. John Earley asked why it should be taken out? Bob said because we can't enforce it. Ray Reardon said it explains the rationale for the ruling against speculation. Ed Smith said we still have to define the purpose of the association, and Bob said it is being moved to Art. I. Lou Long said that what Bob is trying to do, is reduce the volume of reading, which is often difficult to understand, so members will be more likely to read this and understand it. Due to Bob's laryngitis, he asked the Secretary to read the rule as re-written as follows: No lot or real estate leased from the Association may be divided into smaller tracts for the purpose of sale by the lessee-custodian, unless there is prior approval of two-thirds (2/3) vote of the Board of Directors. Everyone agreed. Ray Reardon suggested changing Art. VI, Section 2, "Property Ownership" to "Property Leaseholds", and change "title" to "a lease".

NEW BUSINESS:

- Lou Long read the following to the Board: On June 13, 1998, the following Board members agreed via a telephone survey to the appointment of John Schwandner, #62, and Bob Thompson, #220, to the office of Lake Patrolmen to serve until relieved or they resign. Lou Long, George Madiar, Ed Smith, Ken Volz, and Bob Hanauer verbally agreed on June 12, 1998.
 - **#78 Coultas Concrete Block Boat House update -letter to Walter Jacober** - Lou Long explained that a letter was sent to Walter Jacober to explain the situation of half ownership of the boat house to be torn down, with a copy of the estimate from Miller. This must be taken care of before a transfer can be completed.
 - **Transfers** - #42 David & Nancy Smith to Dave & Joyce Copp
 #82 Ronnie Ray Bormida to Larry Kimble
 #168 Lucille L. Combs to the Pharris Family Trust
- Bob Hanauer made the motion to accept the transfers, George Madiar seconded. It passed unanimously.
- **Designated Burn Areas** - Lou Long said that when Lazzaro's moved back, they created an unsightly area on the northeast corner of Circle Dr., plus there are several in that area as it is. The burn piles are getting out of hand. Bill said that there are 3 piles on Walnut within 10 feet of each other, that is too many and unsightly. Lou said that there is also a problem with what people are putting in the burn piles: concrete blocks, metal, bottles, cans, etc. Lou said that we need to designate official "Burn areas". Bob

Hanauer said if we stop one from burning on their lot, then all must stop, which isn't fair. He suggested giving the members the option to use their own burn barrels or burn in a designated area. Bob also asked if one can burn across from their lot, then so can another member? Ed Smith made the motion that Bill Hohimer and George Madiar determine the needs of each area for a designated burn area, and all individual burn piles be abolished. Ed said it is unsightly to have multiple burn piles along the road, and we don't allow trailers or boats to be parked on SLA ground, so why allow private burn piles. John Earley said that Earl Haynes doesn't own "his" burn pile across the road from his lot. Ken Volz said that his neighbor has a fire pit, which he uses and then can bag up the ashes and put in the garbage. Ray Reardon said that the Board should be informed at the next meeting where the Burn areas are going to be. Pete McCoy said some people back up their trucks and dump their stuff right at the edge of the road, which looks terrible. Ray Reardon said someone will be unhappy because the burn area will be across from their house, and they will be breathing smoke all the time. Bill said that since the article came out, more members are burning. Ken Volz seconded Ed Smith's motion. It passed by consensus. Lou Long said that no one can have individual burn piles on SLA grounds.

- **Letter from Lazarro's** - Lou Long explained that George Madiar saw Lazarro's on their pontoon with small children with no life-jackets on, and the Lazarro's took intense offense to the letter sent to them and are calling for George Madiar's resignation. John Earley said he remembers 2-3 years ago, their baby nearly drowned.
- George Madiar made the motion to adjourn at 8:05 PM and Pete McCoy seconded. It passed by consensus.

Secretary,
Peggy L. Volz

BY-LAWS OF SUNSET LAKE ASSOCIATION

ARTICLE I

NAME, PURPOSE & SEAL

SECTION 1. The name of this Corporation shall be SUNSET LAKE ASSOCIATION and its principal office shall be located at the Community Center.

SECTION 2. The purpose of the Sunset Lake Association is to create and preserve a recreational and residential facility for the benefit of the Association members.

SECTION 3. The Seal of the Sunset Lake Association shall be circular in form and around the rim and middle there shall be inscribed the words: "Sunset Lake Association, Girard, Illinois."

ARTICLE II

MEMBERSHIP

SECTION 1. A. Class "A" Membership shall be open only to those who have executed a valid lease with the Sunset Lake Association, and;

1. Only Class A members shall be entitled to vote at Annual and Special meetings of the membership and shall be entitled to one vote per each Membership;

2. Members and their guests shall be entitled to all privileges of the lake as may be determined by the Board; and

3. Shall be entitled to hold office in the Sunset Lake Association.

B. Class "B" Membership is closed and all outstanding memberships are non-transferable.

1. Existing membership and their guests shall be entitled only to boating and fishing privileges, subject to regulations as the Board may enact;

2. Class "B" members shall have no vote except on the subject of assessments of Class "B" memberships.

C. Assessment of Members. Class "A" members may be assessed by the Board of Directors in an amount deemed necessary for the operation of Sunset Lake Association for maintenance of Corporate property, roads, shoreline, lake and any other expenses for the good of the Association. These shall be budgeted by the Board of Directors, submitted to and approved by a two-thirds (2/3) vote of the members present at a special or annual meeting in person or by proxy after due notice is given as provided in the By-Laws. Class "B" members shall be assessed by the Board of Directors \$50.00 per year.

These assessments may not be changed by the Board of Directors.

D. Transfer of Membership. Class "A" Membership may be transferred by a majority vote of the Board of Directors present at any meeting at which said application is considered.

SECTION 2. Power to create New Memberships. The Board of Directors may establish a new membership to accompany a newly executed lease if none is available for transfer.

ARTICLE III

MEETINGS

SECTION 1. Annual Meeting. The annual meeting of the members of the Association shall be held at a convenient location on the Third Thursday of the month of October each year at 7:00 PM for the purpose of electing directors, passage of a budget, and for transacting other business as may come before the meeting.

SECTION 2. Special Meetings. Special Meetings of the members of the Association may be called by the President, by the Board of Directors, or by not less than one-fifth (1/5) of the membership of the Association.

SECTION 3. Notice of Meetings to Members. Written notice stating the place, date and hour of the meeting, and in case of a special meeting, the purpose(s) for which the meeting is called, shall be mailed not less than seven (7) days nor more than twenty (20) days before the date of the meeting to each member. The

Secretary shall include with the letter for the annual meeting a copy of the financial statement of the Association and a copy of the Board of Directors' proposed budget for the ensuing year.

SECTION 4. Quorum. At any membership meeting a quorum for the transaction of business shall be deemed to be present when fifteen percent (15%) of the votes entitled to be cast are present. Voting by written proxy shall be permitted provided that such written proxy is filed with the Secretary of the Association by the time of roll call of the members at the meeting or prior thereof.

SECTION 5. Proxies. Members wishing to vote by proxy must give their proxy to a member who is not committed to vote any other proxy, since members attending any Regular or Special meeting may vote only one proxy in addition to such member's own vote, and proxy votes may not outnumber the votes of members present.

ARTICLE IV

BOARD OF DIRECTORS

SECTION 1. Power of the Board. The business and affairs of the corporation shall be conducted and managed by its Board of Directors.

SECTION 2. Establishment of Rules. The Board of Directors shall have the power to establish rules as deemed necessary or advisable, and may amend or repeal any rule(s). No new rule(s) or amended rule(s), shall be enforced without giving written notice to all members of the Association.

SECTION 3. Board Duties. The Board of Directors shall have the duty, to direct the terms and conditions of the use of the lake and any property of the Association, to provide for the dividing of the real estate into residential sites, and the terms and conditions thereof.

SECTION 4. Lake Shore Lease. The Board of Directors are authorized to make such amendments to any existing Lake Shore Lease and to the form of any future Lake Shore Lease, as will enable the custodian of any such lease to mortgage or pledge the leasehold estate with any bank or any commercial lender, and generally to result in the leasehold estate being the subject matter of transfer, and that the Directors fix the terms of any amendments to existing Leases or new Leases.

SECTION 5. Board Membership and Terms. The number of directors of the Association shall be nine (9) in number, and each director shall be elected for a term of three (3) years.

SECTION 6. Vacancies. Any vacancy occurring on the Board of Directors caused by death, resignation or otherwise shall be so appointed and shall serve only until the next Annual meeting of members, at which time a director shall be elected by the membership to complete the unexpired term, if any, of the director originally elected to that office.

SECTION 7. Removal. Any director who shall miss three (3) consecutive meetings or fifty percent (50%) or more within any fiscal year of the Board of Directors without reasonable cause shall be deemed to have resigned his position and a new member shall be selected to fill the vacancy by the board. The Board of Directors may determine what shall constitute reasonable cause for failure to attend such meetings.

SECTION 8. Meetings. The Board of Directors shall meet the first Tuesday of each month unless this day falls on a legal holiday, then the meeting will be held the following Tuesday, at the Community Center for the purpose of transacting any old or new business of the Association. Special Board meetings may be called by the President of the Association, or by the request of three or more Board members.

SECTION 9. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business of the Association.

SECTION 10. Committees. The Board of Directors may by resolution determine and designate the number of regular and special committees to be appointed by the President with the approval of the Board of Directors, and the duties and length of tenure may be in like manner designated.

ARTICLE V

OFFICERS OF THE ASSOCIATION

SECTION 1. Officers. Officers of the Association shall consist of a President, Vice President, Secretary and Treasurer, and may be selected from the Board of Directors or otherwise. In the event that any officer who is not a member of the Board of Directors, he/she shall not have a vote at the Board of Directors meetings unless he/she is the presiding officer at such meeting and his/her vote is necessary to break a tie.

SECTION 2. Election of Officers. Immediately following the Annual meeting of members, the Board of Directors shall meet and elect their officers.

SECTION 3. Executive Board. Officers of the Association, whether members of the Board of Directors or not, shall constitute the executive board of the Association.

SECTION 4. Duties of Officers. The officers of the Association shall have the powers to discharge the duties of their respective offices with diligence and dispatch, and shall perform the duties usually pertaining to their respective offices and such other duties as the Board of Directors may determine.

ARTICLE VI

BY-LAW AMENDMENT

SECTION 1. Amendments. The By-laws of this Association may be amended at an Annual or a Special meeting of the members provided that in the notice calling such a meeting, the proposed amendment(s) shall be set forth in writing, and shall be adopted at such Annual or Special meeting upon receiving at least two-thirds (2/3) of the votes entitled to be cast by the members present or represented by proxy at such meeting.

ARTICLE VII

PROPERTY JURISDICTION

SECTION 1. Property. No lot or real estate leased from the Association may be divided into smaller tracts for the purpose of sale by the lessee-custodian unless there is prior approval by a two-thirds (2/3) vote of the Board of Directors.

SECTION 2. Property Leaseholds. No person, and/or husband-wife combination, or other entity shall hold a lease to more than four (4) lots at any given time.

SECTION 3. Sale of Lots Not Directly on Sunset Lake. Property owned by Sunset Lake Association which is not bordering the lake cannot be sold without prior approval of a majority of Class "A" Members.

A. No additional real estate may be incorporated into Sunset Lake Association for the purpose of generating new leases without being voted on and accepted by a two-thirds (2/3) of the votes cast by the members present or represented by proxy at the Annual or a Special meeting.

SECTION 4. Consolidation of Lots. ???

ARTICLE VIII

ATTORNEY'S FEES

SECTION 1. Attorney's Fees. Should any member, or resident of such members' household unsuccessfully sue Sunset Lake Association, its members, officers, directors, agents or servants, whether for action taken, claimed inaction, counter claim, and/or legal right violated under the By-laws, Rules & Regulations, regularly adopted and in force, or under resolutions adopted, or regular or special assessments voted at any regular or special meeting of the Board of Directors or Membership meetings, or by any action or inaction or sponsored activity, said member or resident shall be assessed the attorney's actual charges for investigating and defending such claims or suit, as costs, by the Court, upon proof that such charges are based upon such attorney's charges for similar work for other clients, and are found to be reasonable by the court.

SECTION 4. Consolidation of Lots. No Sunset Lake lots may be combined for the purpose of General and Special Assessments without being voted on and accepted by either 1) a majority of the total Class A Memberships, or 2) a two-thirds (2/3) vote of the votes entitled to be cast by members present or represented by proxy at any Annual or Special Meeting of the members.

or

SECTION 4. Consolidation of Lots. No member may consolidate two (2) or more lots for the purpose of reducing the assessments.

INCOME	1999	
GENERAL ASSESSMENT	78,500	0%
BUILDING PERMITS	1,000	0%
FINES & PENALTIES	900	0%
INTEREST	1,500	+36%
TRANSFER FEES	8,000	+100%
BOAT PERMITS PERMITS	3,400	—
CABLE TV	2,200	+10%
EARNED BY MAINT. MAN	800	0%
OTHER RECEIPTS	1,200	-20%
FARM	8,700	+74%
TOTAL INCOME	106,200	+12%

314 MEMBERS X \$250.00

20 TRANSFERS
NOW SOLD PER YEAR

EXPENDITURES

SUPERINTENDENT'S SALARY	23,200	+4%
SECRETARY'S SALARY	10,800	+4%
LEGAL & ACCOUNTING FEES	2,000	0%
COMMUNITY CENTER LOAN	9,400	+27%
OFFICE EXPENSE	4,000	+25%
FARM	5,600	+12%
LAKE & SHORELINE	400	0%
ROADS	9,900	0%
GROUNDS	1,200	+300%
CONSERVATION	3,000	0%
GAS & OIL	2,300	0%
EQUIPMENT, MAINT. & SUPPLIES	2,500	0%
FISH STOCKING	2,000	+100%
UTILITIES	6,000	+7%
INSURANCE	10,000	-9%
EMPLOYMENT TAXES	3,500	+25%
PROPERTY TAXES	4,200	+20%
MISC. EXPENSES	1,200	+50%
EQUIPMENT RESERVE	5,000	+100%
TOTAL EXPENDITURES	106,200	+12%

4% INCREASE
30¢ PER HOUR INCREASE
TO \$8.30 OR 4% RAISE
25 HOURS PER WEEK

LAST YEAR FOR THIS AMOUNT

00

ON 6-13th THE FOLLOWING BOARD MEMBERS
AGREED VIA TELEPHONE SURVEY TO THE
APPOINTMENT OF JOHN ~~SWANBER~~^{SCHWANDNER} LOT 62
AND BOB THOMPSON LOT 220 TO THE
OFFICE OF LAKE PATROLMAN TO
SERVE UNTIL RELIEVED. ~~AT~~ ~~RESTAURANT~~

- LOU LONG
- GEORGE MADLER
- ED SMITH
- KEN VOLTZ

ROBERT HANAUER VERBAL PROXY GIVE
JUNE 12, 1998

7/22/98 Farm Budget FY 1999

Crop No-till SB

Income:

Estimated Yield 45 bu

Estimated Price/bu \$16⁵⁰

Total acres 30^{ac} x \$292⁵⁰

Gross Income : \$8775⁰⁰

Expenses:

VRT Soil Testing \$270⁰⁰

★ VRT Lime Application 900⁰⁰

★ P+K Fertilizer VRT Applied \$1200⁰⁰

SB Soil VRT Applied \$

no based on current VRT
and based on current VRT

VRT Applied \$

SUNSET LAKE ASSOCIATION

AGENDA

July 7, 1998, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF June 7, 1998

APPROVAL OF BILLS PAID for June

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 - By-Laws Revision (Please bring copy of suggested revisions from April meeting)

NEW BUSINESS - #78 Coultas Concrete Block Boat House update - letter to Walter Jacober
Transfers: #42 David & Nancy Smith to Dave & Joyce Copp
#82 Ronnie Ray Bormida to Larry Kimble
#168 Lucille L Combs to Pharris Family Trust

SUNSET LAKE ASSOCIATION

July 7, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	291.65
GTE		27.58
AT & T		4.06
Nilwood Water		14.04
Wheeler & Ross (Propane)		140.01
Employers Tax		629.49
John G. Miller (North Dr. Bridge replaced)		1981.91
R. P. Lumber (5 shutters)		142.27
Midwest Construction		15.41
Morris Stults Trucking (rock)		153.53
Curry's (Concrete Pads)		90.31
Smoky Jennings Chevrolet (Truck lights fixed)		39.23
Arnett Pipe & Supply (culverts)		479.28
Secretary of State (Truck & Trailer License)		62.00
Rural King (Mulch & fabric)		165.31
Gold Nugget Publications (Garage Sale Ad)		48.00
Spies Soybean Service (mower blades)		123.30
P. L. Volz (garbage bags, office supplies, photos)		67.29
Burgess & Son Hardware		32.45
1st National Bank - Petty Cash		19.49
First National Bank (Mortgage Payment)		368.82
Peggy Volz - net salary		795.76
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	7,162.19

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Watts Copy System		57.00
Wrightsmen-Musso Ltd. (Surety Bond)		100.00
Midwest Construction Products (stakes)		15.41
Farm Plan (mower blades)		136.57
Eldon's Lawnmower Shop (spark plugs)		10.63
Macoupin County Collector (first half- property taxes)		<u>1633.56</u>
TOTAL TO BE PAID:	\$	2321.99

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

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

	<u>Jan - Jun '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
0301 Annual Assessment	77,536.60	78,000.00	-463.40	99.4%
0305 Boat Permit	584.50	500.00	84.50	116.9%
0311 Building Permit	695.00	1,000.00	-305.00	69.5%
0313 Fines & Penalties	1,100.62	900.00	200.62	122.3%
0325 Farm Income	0.00	5,000.00	-5,000.00	0.0%
0335 Interest Income	1,084.84	1,100.00	-15.16	98.6%
0391 Transfer Fees	4,925.00	4,000.00	925.00	123.1%
0397 Enstar Cable Franchise Fee	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintenance Man Inc	376.59	800.00	-423.41	47.1%
0399 Miscellaneous Income				
Coffee Income	8.00			
Copies	19.15			
Fax	13.75			
0399 Miscellaneous Income - Other	644.00	1,500.00	-856.00	42.9%
Total 0399 Miscellaneous Income	<u>684.90</u>	<u>1,500.00</u>	<u>-815.10</u>	<u>45.7%</u>
Total Income	89,123.94	94,800.00	-5,676.06	94.0%
Expense				
0406 Professional Fees	0.00	2,000.00	-2,000.00	0.0%
0409 Center Expense/Supplies				
Paper Supplies	327.67			
Postage	344.84			
Printing	146.14			
0409 Center Expense/Supplies - Other	1,062.11	3,200.00	-2,137.89	33.2%
Total 0409 Center Expense/Supplies	1,880.76	3,200.00	-1,319.24	58.8%
0411 R & M- Lake	493.20	400.00	93.20	123.3%
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	327.04	9,900.00	-9,572.96	3.3%
0415.5 Conservation & Watershed	7,278.27	3,000.00	4,278.27	242.6%
0416 R & M Equipment	1,457.42	2,500.00	-1,042.58	58.3%
0418 Gas & Oil	328.37	2,300.00	-1,971.63	14.3%
0426 Farm Expense	1,349.90	5,000.00	-3,650.10	27.0%
0430 Utilities				
Gas and Electric	2,684.02			
Telephone	232.36			
Water	55.29			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	2,971.67	5,600.00	-2,628.33	53.1%
0434 Insurance				
Commercial Property & Liability	3,135.00			
Commercial Umbrella Liability	763.00			
Notary Bond	24.00			
0434 Insurance - Other	0.00	11,000.00	-11,000.00	0.0%
Total 0434 Insurance	3,922.00	11,000.00	-7,078.00	35.7%
0442 Property Tax	0.00	3,500.00	-3,500.00	0.0%
0492 Rent/Mortgage	2,156.46	7,400.00	-5,243.54	29.1%
0498 Miscellaneous Expense	535.23	800.00	-264.77	66.9%
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superintendent	11,150.04	22,300.00	-11,149.96	50.0%

07/01/98

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

	<u>Jan - Jun '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
0404 Secretary Hourly Wage	5,468.00	9,200.00	-3,732.00	59.4%
0439 Illinois Unemployment Tax	63.31			
0441 FUTA	112.00			
Payroll Expenses - Other	<u>1,456.75</u>	<u>2,800.00</u>	<u>-1,343.25</u>	<u>52.0%</u>
Total Payroll Expenses	<u>18,250.10</u>	<u>34,300.00</u>	<u>-16,049.90</u>	<u>53.2%</u>
Total Expense	<u>44,483.89</u>	<u>94,800.00</u>	<u>-50,316.11</u>	<u>46.9%</u>
Net Ordinary Income	<u>44,640.05</u>	<u>0.00</u>	<u>44,640.05</u>	<u>100.0%</u>
Net Income	<u><u>44,640.05</u></u>	<u><u>0.00</u></u>	<u><u>44,640.05</u></u>	<u><u>100.0%</u></u>

07/01/98

Balance Sheet
 As of June 30, 1998

	<u>Jun 30, '98</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	99.00
0120 Checking Acct.	39,448.71
0125 First National Bank- Gen	70,923.07
0130 FNB-Equipment Reserve	2,536.44
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	<u>119.96</u>
Total Checking/Savings	<u>121,427.18</u>
Total Current Assets	<u>121,427.18</u>
TOTAL ASSETS	<u><u>121,427.18</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	<u>39,446.71</u>
Total Other Current Liabilities	<u>39,446.71</u>
Total Current Liabilities	<u>39,446.71</u>
Total Liabilities	<u>39,446.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>39,446.71</u></u>

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

June 2, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, June 2, 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, Pete McCoy, Al Tretter, Ed Smith, George Madiar. Dave Beck resigned his position on the Board.
- **Visitor's Remarks:** #105,106 Bill & Emma Harris, #101,101A Ed & Bernadine Burg, #62 John Schwandner, #109 Mrs. John Cheek, #9B Ken Volz, #166 Lillian Killian, and #286 Ed Snell were present.
- #166 Lillian Killian asked the Board if something could be done about the crown on the road in front of her driveway. She stated that it is so high that rain water is coming down her driveway. Lou Long verified that the road is too high from years of accumulated chips and oil. Lou said his car was bottoming out on Beachview Dr. and had Bill fix it. It was agreed that it would be grated off this summer or next, when Bill can get to it, to correct the water run-off problem. Bill Hohimer said there are other places; one on the west side, 2 on the north side and at the bus turn-around that need to be leveled off.
- #105,106 Bill Harris asked if he was going to get a notice from the Association concerning driving his golf cart on Lake roads. Lou Long said no, he wouldn't. Bob Hanauer said the issue was brought up by Marilyn McMurl, #119, after her family received a warning about driving their 4-wheelers on Lake property. She said Bob Hanauer shouldn't be able to drive his lawn tractor on the roads and Bill Harris on his golf cart. Bob Hanauer said the wordage needs to be changed on that rule. Lou Long explained that the wrong rule was cited in the letter to McMurl's.
- Mrs. John Cheek, #109, said she has asked the McMurl's at #119 and Jarrod Perce at #116A to stop speeding on lake roads for fear her children might get hit. She called Marilyn McMurl, #119, and asked her to stop her sons from speeding and was told it would be taken care of, but nothing changed. Bill Hohimer said the speed limit on North Lake Dr. is 25 MPH and 10 MPH everywhere else on lake roads. Bill Harris asked if we had any signs that read "Children Playing". Pete McCoy said even if we bought new speed signs, it wouldn't slow them down. Bill Hohimer said that there is a speed sign by Cedar Lane, which the McMurl's and Perce's go by all the time and it doesn't slow them down. It was agreed by the Board that the Secretary is to send a "Speed Warning" letter to McMurl's, #119 and Perce, #116A.
- John Schwandner, #62, reported that he has seen several boats speeding on the lake on slow days as well as fast days. Lou Long said there are a lot of new members, but that is no excuse, and he and Bob Hanauer will help Pete McCoy patrol the lake. Bill Harris, #105,106, said there is a pontoon with a 75 HP motor speeding. Bob Hanauer described a pontoon that was speeding that had pine trees painted on the side, that they tried to catch, but couldn't. Lou Long said that boat motor companies, such as Mercury, will not tell you what horse power a motor is if you give them the serial numbers. Lou Long said that the horse power is hidden in the serial number, but Bob Hanauer said his Mariner wasn't. Lou Long said we need more volunteers to patrol the lake. Al Tretter said that all Board members should help patrol by noting the description of a boat and where it goes. Bob explained that you can't get into your boat from the house fast enough to catch them. Bob added that if you take the Lake boat out, everyone disappears.

- **Lake Superintendent Report:** Bill Hohimer reported that he mowed in between rain storms and got the North bridge replaced. He also said that 2 culverts and a drain line were put in across Joel Cross's lot, #22A to drain the rainwater on the southwest corner of Circle Dr. He said the rock chips will probably be coming tomorrow for the road, and he put in the landscaping timbers and shrubs in the front of the new building, and planted all the Austrees, which are alive and doing well so far.
- **Secretary's Report:** The Secretary reported that she sent out 29 Penalty invoices in April, mailed out the News.Net, and talked to the American Red Cross to set up a class of 6 people, but so far only 4 have called to sign up. She also had CIPS and United Cities Gas shut off at the old office, called Rural Electric for the rebate of \$200.00 once the hot water heater was installed, and called Watts Copy Systems to renew our contract for another year at the same rate of \$57.00 per month providing the copier continues to work as well as it has. If it starts costing Watts Copy too much to repair, then we will have to go with a smaller copier or pay more for one that has all the features this one has. If all goes well, we will be able to keep the one we have for another year at the same price, providing it continues to work as well as it has. She also did the State and Federal Quarterly reports.

Peggy reported receiving a call from Nick Musso concerning the article in the News.Net about Transfers. He was concerned about one sentence in particular, and she explained that what she was trying to say was that on transfers, the members should be aware that they need to call the office or have their Realtor call if the Realtor isn't familiar with Sunset Lake procedures. She told Nick Musso that she would reword the next article. She also updated the Membership List, Boat and Septic Lists and sent out 9 more letters. The Hall has been reserved 7 times and 4 more times coming up soon. So far, everyone has been very good about cleaning up the Hall. On the Boat Trailer parking article, nine (9) members called for parking boats and or trailers. A letter was sent to the Sheriff, explaining that 3 vehicles were broken into and asked them to patrol once in a while explaining that we understand the shortage of Deputies in the County. John Crocks stopped by to look at the floor, after Bob Hanauer asked him to, and he agreed to buff it and look for a solution to the big chairs scratching the floor. He will check for 1 ¼" square caps, after the Secretary looked and found nothing even close. He told Peggy that the chairs are old and he probably wouldn't find anything for them, and the only thing left to do is get rid of the chairs.

- **Approval of the Minutes of the Board Meeting on April 7 & May 5, 1998:** Lou Long explained that there wasn't a quorum for the May meeting. Bob Hanauer made the motion to accept the Minutes, Al Tretter seconded. It passed by consensus.
- **Approval of the Bills for April & May:** George Madiar made the motion to accept the bills paid, Bob Hanauer seconded. It passed by consensus.

COMMITTEE REPORTS:

Aquatic Control, Recreation & Water Safety: Pete McCoy reported that he, Bill Hohimer and Ed Burg put the new buoys in that Bill made this spring and Pete said they looked real good. He also reported that the Dept. of Agriculture came down 3 times to collect goose eggs. The first time he took 200 eggs, the second time he filled 2 5-gallon buckets and the 3rd time, he took 19. Pete also reported for future reference that the Dept. of Agriculture can also take care of beavers and muskrats for a price (maybe around \$400.00). Pete said he caught over 100 muskrats himself but didn't really make a dent in the population around the lake. He added that Bill rewired the boat, taking out about 2 miles of old wire out. Pete also patrolled the lake.

Building & Construction: Ed Smith reported issuing building permits in April and May
to: #232 Bud Volz - deck #196 Walter Ragan - dock estension

- | | |
|-------------------------------------|--|
| #12 Ken Lazzaro - add to & new dock | #240 Dan Scharfenberg - shed & boat dock |
| #49 Robert Riley - dock | #54 Ed smith - shed & dock addition |
| #166B Mike Cowden - boat house | #282 Dave Barnes - Boat House |
| #256 Jim Power - garage | #240 Dan Schfenberg - garage |
| #49C Greg Carpenter - house | #16 Les Seman - deck |
| #38 Virgil Bryant - widen dock | #271 Ed Luttrell - dock |
| #48 Tom Hughes - shed | |

Ed reported that there are 2 new houses being built on the north side.

Farm Management: John Earley was absent.

Finance Committee: Bob Hanauer reported that Lou, Bob and Peggy went to the First Nat. Bank and set up our new silt loan. On \$35,000.00, we paid \$13,500 and borrowed \$21,700.00. At the end of the 2 years left on the Silt, we should have about \$4000.00 left over. Bob said that the Board that set all this up, did a great job estimating the figures needed to pay off the Silt Project. Also, he reported putting \$8300.00 from the Equipment Reserve into a Money Market account earning twice the interest. Bob also reported that the mortgage was set up and our payment is \$368.82 per month. Bob passed out Budget comparisons sheet for the Committee Chairmans to figure out how much to ask for in the 1999 Budget, and told them to use the P & L to see where we are this year. He asked the Board members to return the forms to the Secretary by the 30th of June.

Legal & Insurance: Al Tretter said he had nothing new on insurance, no surprises. He called Stu Dobbs last Friday, and he said he would send us a letter about the Liability form for reserving the hall, which we had hoped to have for this meeting.

Roads & Grounds: George Madiar reported that 16 members want their driveways done this year. He said Bill is doing a great job mowing grass, burning piles of branches, etc., but he needs some part-time help this summer.

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

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

OLD BUSINESS:

- **By Laws Revision** - Lou Long stated that the By Laws are outdated and archaic. He sited an example of the Membership Certificate, which we haven't used in decades. Bob Hanauer said the By Laws have not been touched since 1965. Lou Long reminded the Board that we can re-write these to be approved by the members at the Annual Meeting in Oct.

NEW BUSINESS:

- **#78 Coultas Concrete Block Boat House torn down** - Lou Long explained that Don Coultas wants to sell what was his father's lease, but the boat house can not stay as it is. Don Coultas came in and told Lou and Bob that the boat house was built by the original two lessees, his father and the owner of lease #79 back in the 1950's. Don feels that the lessee of #79, Walter Jacober, should share in the cost of tearing it down or repairing it. Lou Long told him that since there isn't anything in writing, that Don would have to deal with Walter Jacober, himself, and that the Sunset Lake Association could not get involved in a civil dispute. Bob Hanauer said that Don was told to have the lot surveyed to determine if the boat house had been built on the lot line between the two lots first. Lou Long told Don that the lease cannot be transferred until this is resolved and the boat house is torn down or repaired. Bob Hanauer added that we will have Miller & Sons give us an estimate of the cost to tear it down, and it won't be cheap because the roof has rebar in the cement. Ed Smith said that whoever used it and cared for it all these years would determine who actual owns it, which was Coultas. Bob Hanauer answered that we don't know if the present lessee of #79, Walter Jacober, even knows anything about the boat house. The Board will wait to see what happens in the next month.

- **Letter from Charles & Joyce Payne, #146** - Lou read the letter to the Board, which was a complaint about Mike Higginson's dog barking all day and never getting any attention from the family. Bill Hohimer said he will take care of that situation.
- **Letter from Ed & Donna Smith, #54** - Lou read the letter about rain water running off the road and into Smith's garage. It stated that they constructed drainage to slow the water coming into their yard and under the house. But, the recent construction on lot #53 now causes more water drainage than ever before, and something needs to be done to prevent this drainage. Bob Hanauer said that Nancy Standen, #53, had the front of her house drain into one downspout which comes up in her yard by the road which is about 5 ft. away from Smith's driveway. Bob said that Nancy Standen must re-route the runoff. Ed Smith said he talked to Nancy Standen who told him that she is having other drains hooked up to go to the lake, but hasn't done it because the gas, water, and telephone lines are in the corner of her lot where it would drain out. George Madiar said they would have to hand dig the trench. Ed said that as a neighbor he has asked her to take care of this problem. Ed Smith added that when she added to the house on both sides, about 4 loads of dirt was added to her yard building it up. So what used to run off between the 2 lots, now runs down on Smith's. Ed said he has spent \$1200.00 to tile around his house and it worked pretty well until the construction was done next door. Lou Long said that she created the problem, and she must resolve it. Bob Hanauer said that she must tile the runoff down to the lake. Ed Smith said that he will talk to her again.
- **Transfers** - The Secretary explained that she removed #263, Vince Moreth, from the June list because the transfer fell through on the day of the closing.

#12 Kenneth Lazarro to Kenneth & Marijane Lazzaro (name only)

#49 Robert & Beverly Riley to Robert Riley (divorced-name only)

#128 Mae C. Schnelller Ess to Charles C. & Dorothy M. Jones

#147 Eugene & Lorraine Stults to Lorraine Sandidge & Sandra Veight (name only)

#197 Anthony Zummo, Jr. to Melvin H. Lomelino

#205 Roger Jennings to Roger & Judith Jennings (new survey lot line)

Bob Hanauer made the motion to transfer, Al Tretter seconded. It passed unanimously.

- Lou Long asked Bill Hohimer if he had talked to J.R. Earley. Bill said yes but he is in Washington, D.C. at this time, but will be able to work after 3:00PM, Monday - Thursday (after he gets off work at the school) and Fridays to work for Bill when he gets back. George Madiar made the motion to hire J.R. Earley at \$6.00 per hour for the summer as needed, and Al Tretter seconded. It passed unanimously.
- Lou Long informed the Board that Dave Beck resigned as of this morning due to a job conflict (working 60 hours a week). Lou added that Dave did a great job helping to set up our chlorine inspection program and he is sorry to see Dave resign. Lou Long suggested Ken Volz fill the term of Dave Beck until the Annual Membership Meeting in Oct. Bob Hanauer said that Ken Volz cannot vote on salary or hiring/firing the Secretary, and Ken agreed that would be a conflict of interest. Bob Hanauer made the motion to nominate Ken Volz, and Ed Smith seconded. The Board voted to approve the nomination unanimously.
- Pete McCoy asked if he still had \$2000.00 for Fish Stocking this year. Bob Hanauer answered yes.
- Al Tretter made the motion to adjourn at 8:05 PM and Bob Hanauer seconded. It was agreed by consensus.

Secretary,
Peggy L. Volz

BY-LAWS OF SUNSET LAKE ASSOCIATION

ARTICLE I

Name & Seal

SECTION 1. The name of this Association shall be SUNSET LAKE ASSOCIATION and its principal office shall be located on Sunset Lake Property west of Girard, Illinois.

SECTION 2. The Seal of the Sunset Lake Association shall be circular in form and around the rim and middle there shall be inscribed the words: "Sunset Lake Association, Girard , Illinois."

ARTICLE II

Membership

SECTION 1. A. Class "A" Membership shall be open only to those who have executed a valid lease with the Sunset Lake Association, and;

1. Only Class A members shall be entitled to vote at Annual and Special meetings of the membership and shall be entitled to one vote per each Membership;

2. Members and their guests shall be entitled to all privileges of the lake as may be determined by the Board; and

3. Shall be entitled to hold office in Sunset Lake Association.

B. Class "B" Membership is closed and all outstanding memberships are non-transferable.

1. Existing membership and their guests shall be entitled only to boating and fishing privileges, subject to regulations as the Board may enact.;

2. Class "B" members shall have no vote (except on the subject of assessments of Class "B" memberships); and

3. Class "B" memberships may be held in joint tenancy by husband and wife.

C. Assessment of Members:

Class "A" members may be assessed by the Board of Directors in an amount deemed necessary for the operation of Sunset Lake Association for maintenance of Corporate property, roads, shoreline, lake and any other expenses for the good of the Sunset Lake Association. These shall be budgeted by the Board of Directors, submitted to and approved by a two-thirds (2/3) vote of the members present at a special or annual meeting in person or by proxy after due notice is given as provided in the By-Laws.

Class "B" members shall be assessed by the Board of Directors \$50.00 per year.

These assessments may not be changed by the Board of Directors.

D. Transfer of Membership: Class "A" Membership may be transferred by a majority vote of the Board of Directors present at any meeting at which said application is considered, but Class "B" Memberships shall be non-transferable.

SECTION 2. Power to create New Memberships. The Board of Directors may establish a new membership to accompany a newly executed lease if none are available for transfer.

SECTION 3. Annual Meeting. The annual meeting of the members of the Association shall be held at a convenient location on the Third Thursday of the month of October each year at the hour of 7:30 PM for the purpose of electing directors and for transacting such other business as may come before the meeting.

SECTION 4. Special Meetings. Special Meetings of the members of the Association may be called by the President, by the Board of Directors, or by not less than one-fifth (1/5) of the membership of the Association.

SECTION 5. Notice of Meetings to Members. Written or printed notices stating the place, day and hour of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall

be mailed not less than five (7) nor more than twenty (20) days before the date of the meeting to each member. The Secretary shall include with the letter of notice a copy of the financial statement of the Association and a copy of the Board of Directors' proposed budget for the ensuing year.

SECTION 6. Quorum. At any membership meeting a quorum for the transaction of business shall be deemed to be present when fifteen percent (15%) of votes entitled to be cast are present. Voting by written proxy shall be permitted provided that such written proxy is filed with Secretary of the Association at the time of the roll call of the members at the meeting or prior thereof.

SECTION 7. Proxies. Members wishing to vote by proxy must give their proxy to a member who is not committed to vote any other proxy, since members attending any Regular or Special meeting may vote only one proxy in addition to such member's own vote, and proxy votes may not outnumber the votes of members present.

ARTICLE III

BOARD OF DIRECTORS

SECTION 1. Power of the Board. The business and affairs of the corporation shall be conducted and managed by its Board of Directors.

A. The Board of Directors shall have the power to establish rules as deemed necessary or advisable, and may amend or repeal any rule(s). No new rule(s) or amended rule(s), shall be enforced without giving written notice to all members of the Association.

SECTION 2. Board Membership and Terms. The number of directors of the Association shall be nine (9) in number: each director shall be elected for a term of three (3) years or until his successor shall have been elected and qualified.

SECTION 3. Board Duties. The Board of Directors shall have the duty, to direct the terms and conditions of the use of the lake and any property of the Association, to provide for the dividing of the real estate into residential sites, and the terms and conditions thereof, provided, that no lease for residential purposes shall be executed to any person not a "Class A" member of the Association.

SECTION 4. Vacancies. Any vacancy occurring on the Board of Directors caused by death, resignation or otherwise shall be so appointed and shall serve only until the next Annual meeting of members, at which time a director shall be elected by the membership to complete the unexpired term, if any, of the director originally elected to that office.

SECTION 5. Removal. Any director who shall miss three (3) consecutive meetings or fifty percent (50%) or more within any fiscal year of the Board of Directors without reasonable cause shall be deemed to have resigned his position and a new member shall be selected to fill the vacancy by the board. The Board of Directors may determine what shall constitute reasonable cause for failure to attend such meetings.

SECTION 6. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business of the Association.

SECTION 7. Committees. The Board of Directors may by resolution determine and designate the number of regular and special committees to be appointed by the President with the approval of the Board of Directors, and the duties and length of tenure may be in like manner designated.

SECTION 8. Meetings. The Board of Directors shall meet the first Tuesday of each month unless this day falls on a legal holiday, then the meeting will be held the following Tuesday, at the Community Center for the purpose of transacting any old or new business of the Association. Special Board meetings may be called by the President of the Association, or by the request of three or more Board members.

SECTION 9. Lake Shore Lease. The Board of Directors are authorized to make such amendments to any existing Lake Shore Lease and to the form of any future Lake Shore Lease, as will enable the custodian of any such lease to mortgage or pledge the leasehold estate with any bank or any commercial lender, and generally to result in the leasehold estate being the subject matter of transfer, and that the Directors fix the terms of any amendments to existing Leases and the terms of Leases hereafter made.

ARTICLE IV

OFFICERS OF THE ASSOCIATION

SECTION 1. Officers. Officers of the Association shall consist of a President, Vice President, Secretary and Treasurer, and may be selected from the Board of Directors or otherwise. In the event that any officer is elected who is not a member of the Board of Directors, he/she shall not have a vote at Board of Directors meetings unless he/she is the presiding officer at such meeting and his/her vote is necessary to break a tie.

SECTION 2. Election of Officers. Immediately following the Annual meeting of members, the Board of Directors shall meet and elect their officers.

SECTION 3. Executive Board. Officers of the Association, whether members of the Board of Directors or not, shall constitute the executive board of the Association.

SECTION 4. Duties of Officers. The officers of the Association shall have the powers to discharge the duties of their respective offices with diligence and dispatch and shall perform the duties usually pertaining to their respective offices and such other duties as the Board of Directors may determine.

ARTICLE V

BY-LAW AMENDMENT

SECTION 1. Amendments. The By-laws of this Association may be amended at an Annual or a Special meeting of the members provided that in the notice calling such a meeting, the proposed amendment(s) shall be set forth in writing, and shall be adopted at such Annual or Special meeting upon receiving at least two-thirds (2/3) of the votes entitled to be cast by the members present or represented by proxy at such meeting.

ARTICLE VI

PROPERTY JURISDICTION

SECTION 1. Property. The purpose of Sunset Lake Association is to create and preserve a recreational and residential facility for the benefit of Association members and, therefore, in order to control and discourage speculation in lake property and surrounding real estate, unless prior approval by a two-thirds (2/3) vote of the Board of Directors is obtained, no lot or real estate leased from the Association may be divided into smaller tracts for the purpose of sale by the lessee-custodian.

SECTION 2. Property Ownership. No person, and/or husband-wife combination, or other entity shall hold title to more than four (4) lots at any given time.

SECTION 3. Sale of Lots Not Directly on Sunset Lake. Property owned by Sunset Lake Association which is not bordering the lake cannot be sold without prior approval of a majority of Class "A" Members.

A. No additional real estate may be incorporated into Sunset Lake Association for the purpose of generating new leases without being voted on and accepted by a two-thirds (2/3) of the votes cast by the members present or represented by proxy at the Annual or a Special meeting.

ARTICLE VII

ATTORNEY'S FEES

SECTION 1. Attorney's Fees. Should any member, or resident of such members' household unsuccessfully sue Sunset Lake Association, its members, officers, directors, agents or servants, whether for action taken, claimed inaction, counter claim, and/or legal right violated under the By-laws, Rules & Regulations, regularly adopted and in force, or under resolutions adopted, or regular or special assessments voted at any regular or special meeting of the Board of Directors or Membership meetings, or by any action or inaction or sponsored activity, said member or resident shall be assessed the attorney's actual charges for investigating and defending such claims or suit, as costs, by the Court, upon proof that such charges are based upon such attorney's charges for similar work for other clients, and are found to be reasonable by the court.

14 MAY 1998

TO: ROADS & GROUNDS COMMITTEE
AND THE LAKE SUPERINTENDANT

FROM: ED & DONNA SMITH
LOT 54 (54 WOODLAND)

REQUEST THAT SOMETHING BE DONE TO STOP THE
FLOW OF WATER FROM OFF OF THE ROAD AND
INTO MY GARAGE.

WE HAVE CONSTRUCTED DRAINAGE TO SLOW THE
FLOW OF WATER INTO OUR YARD AND UNDER
OUR HOUSE. HOWEVER, DUE TO CONSTRUCTION NEAR
US WE ARE GETTING MORE WATER FROM DOWN
THE ROAD THAN EVER BEFORE.

ANY CONSIDERATION WILL BE APPRECIATED.

Sincerely,

Ed Smith
Lot 54

SUNSET LAKE ASSOCIATION

AGENDA

June 2, 1998, 7:00 PM

CALL TO ORDER

ROLL CALL

VISITOR'S

LAKE SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF April 7, 1998 & May 5, 1998

APPROVAL OF BILLS PAID for April and May

COMMITTEE REPORTS:

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

OLD BUSINESS - By-Laws Revision (Please bring copy of suggested revisions from April meeting)

NEW BUSINESS - #78 Coultas Concrete Block Boat House torn down

- Transfers: #12 Kenneth Lazzaro to Kenneth & Marjane Lazzaro (name only)
#49 Robert & Beverly Riley to Robert Riley (divorced-name only)
#128 Mae C. Schneller Ess to Charles C. & Dorothy M. Jones
#147 Eugene & Lorraine Stults to Lorraine Sandidge & Sandra Veicht (name only)
#197 Anthony Zummo, Jr. to Melvin H. Lomelino
#205 Roger Jennings to Roger & Judith Jennings (new survey lot line)

SUNSET LAKE ASSOCIATION

June 2, 1998 at 7:00 PM

BILLS PAID:

Rural Electric	\$	290.75
GTE		28.64
AT & T		10.98
Nilwood Water		8.25
Watts Copy Service (6-13 - 98 to 7 -13 -98)		57.00
Employers Tax		654.58
B & F Investments (final rent minus deposit)		50.00
Macoupin Service (Gate =103.72, Gas = 328.37, Fertilizer = 19.85)		451.94
Robert Hanauer (Lowes - schrubs)		256.54
R.P. Lumber		76.56
Clark Backhoe Service (Culvert excavation -SW corner Cirde Dr.)		1244.80
Secretary of State (Annual Corporate filing)		5.00
Macoupin County Recorder		15.00
First National Bank (2nd Mortgage Payment)		368.82
Peggy Volz - net salary		717.06
William Hohimer - net salary		<u>1,471.00</u>
TOTAL PAID	\$	5,706.92

BILLS TO BE PAID:

First National Bank (mortgage payment)	\$	368.82
Watts Copy System		57.00
Secretary of State (Trailer & Truck license renewal)		62.00
Smoky Jennings Chevrolet (truck lights fixed)		39.23
Nilwood Water		<u>8.25</u>
TOTAL TO BE PAID:	\$	540.30

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, June 2, 1998** at the Hall on East Lake Dr. at **7:00 PM**.

SUNSET LAKE ASSOCIATION

MINUTES OF THE MONTHLY MEETING

May 5, 1998

The Sunset Lake Board of Director's meeting was held on Tuesday, May 5, 1998 at the Community Center Hall, 1000 East Lake Dr., Girard. Vice Pres. Bob Hanauer called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Bob Hanauer, Pete McCoy, Al Tretter, and Ed Smith. There was not a quorum for a meeting.
- **Visitor's Remarks:** #112 Larry Duke and #286 Ed Snell were present. #112 Larry Duke explained that he is building a house and was told he couldn't excavate his basement and remove the dirt. He was told to talk with Bill Hohimer about where to put 8-12 truck loads of dirt. There was a mound of dirt left on site where the house will be built when his septic system was put in. Jake's said he wouldn't excavate until Bill says it is all right. Bill Hohimer said he will find a place to put the dirt and that it is not a problem. It just needs to dry up from all the rain.

Larry Duke also told the Board that he split some 9-foot long rails from the trees cut down on his lot. The rails are to be used on each side his driveway for decorative landscaping (4 on each side), but was told that he couldn't use them because it was a fence. Ed Smith said that it was not a fence, only decorative, and that it did not obstruct anyone's passage.

- Vice Pres. Bob Hanauer adjourned the meeting at 7:14PM due to a lack of a quorum.

Secretary,
Peggy L. Volz

05/29/98

**SUNSET LAKE ASSOCIATION
P&L Budget Comparison**

January 1 through May 29, 1998

	<u>Jan 1 - May 29, '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
0301 Annual Assessment	76,911.60	78,000.00	-1,088.40	98.6%
0305 Boat Permit	399.50	500.00	-100.50	79.9%
0311 Building Permit	640.00	1,000.00	-360.00	64.0%
0313 Fines & Penalties	1,049.51	900.00	149.51	116.6%
0325 Farm Income	0.00	5,000.00	-5,000.00	0.0%
0335 Interest Income	913.13	1,100.00	-186.87	83.0%
0391 Transfer Fees & Recording	4,555.00	4,000.00	555.00	113.9%
0397 Enstar Cable Franchise F...	2,135.89	2,000.00	135.89	106.8%
0398 Earned-Maintenance Man...	341.59	800.00	-458.41	42.7%
0399 Miscellaneous Income				
Coffee Income	8.00			
Copies	19.15			
Fax	7.50			
0399 Miscellaneous Income ...	609.00	1,500.00	-891.00	40.6%
Total 0399 Miscellaneous Inco...	<u>643.65</u>	<u>1,500.00</u>	<u>-856.35</u>	<u>42.9%</u>
Total Income	87,589.87	94,800.00	-7,210.13	92.4%
Expense				
0406 Professional Fees	0.00	2,000.00	-2,000.00	0.0%
0409 Center Expense/Supplies				
Paper Supplies	327.67			
Postage	344.84			
Printing	146.14			
0409 Center Expense/Suppli...	1,010.56	3,200.00	-2,189.44	31.6%
Total 0409 Center Expense/Su...	1,829.21	3,200.00	-1,370.79	57.2%
0411 R & M- Lake	493.20	400.00	93.20	123.3%
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	173.51	9,900.00	-9,726.49	1.8%
0415.5 Conservation & Waters...	4,817.08	3,000.00	1,817.08	160.6%
0416 R & M Equipment	1,262.44	2,500.00	-1,237.56	50.5%
0418 Gas & Oil	328.37	2,300.00	-1,971.63	14.3%
0426 Farm Expense	1,349.90	5,000.00	-3,650.10	27.0%
0430 Utilities				
Gas and Electric	2,252.36			
Telephone	200.72			
Water	41.25			
0430 Utilities - Other	0.00	5,600.00	-5,600.00	0.0%
Total 0430 Utilities	2,494.33	5,600.00	-3,105.67	44.5%
0434 Insurance				
Commercial Property & Liab...	3,135.00			
Commercial Umbrella Liabili...	763.00			
Notary Bond	24.00			
0434 Insurance - Other	0.00	11,000.00	-11,000.00	0.0%
Total 0434 Insurance	3,922.00	11,000.00	-7,078.00	35.7%
0442 Property Tax	0.00	3,500.00	-3,500.00	0.0%
0492 Rent/Mortgage	1,787.64	7,400.00	-5,612.36	24.2%
0498 Miscellaneous Expense	439.49	800.00	-360.51	54.9%
Equipment Reserve	2,500.00	2,500.00	0.00	100.0%
Payroll Expenses				
0402 Lake Superintendant	9,291.70	22,300.00	-13,008.30	41.7%

05/29/98

SUNSET LAKE ASSOCIATION
P&L Budget Comparison
 January 1 through May 29, 1998

	<u>Jan 1 - May 29, '98</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
0404 Secretary Hourly Wage	4,556.00	9,200.00	-4,644.00	49.5%
0439 Illinois Unemployment ...	63.31			
0441 FUTA	112.00			
Payroll Expenses - Other	<u>1,232.05</u>	<u>2,800.00</u>	<u>-1,567.95</u>	<u>44.0%</u>
Total Payroll Expenses	<u>15,255.06</u>	<u>34,300.00</u>	<u>-19,044.94</u>	<u>44.5%</u>
Total Expense	<u>37,685.70</u>	<u>94,800.00</u>	<u>-57,114.30</u>	<u>39.8%</u>
Net Ordinary Income	<u>49,904.17</u>	<u>0.00</u>	<u>49,904.17</u>	<u>100.0%</u>
Net Income	<u><u>49,904.17</u></u>	<u><u>0.00</u></u>	<u><u>49,904.17</u></u>	<u><u>100.0%</u></u>

05/29/98

SUNSET LAKE ASSOCIATION
Balance Sheet
 As of May 29, 1998

	<u>May 29, '98</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.30
0120 Checking Acct.	45,702.00
0125 First National Bank- Gen	76,494.52
0130 FNB-Equipment Reserve	2,530.91
0131 FNB-CD - Equipment Reserve	8,300.00
0135 1st Nat. Bank- Silt Acct	<u>119.96</u>
Total Checking/Savings	<u>133,247.69</u>
Total Current Assets	<u>133,247.69</u>
TOTAL ASSETS	<u><u>133,247.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	<u>45,700.00</u>
Total Other Current Liabilities	<u>45,700.00</u>

BY-LAWS OF SUNSET LAKE ASSOCIATION

ARTICLE I

Name & Seal

SECTION 1. The name of this Association shall be SUNSET LAKE ASSOCIATION and its principal office shall be located on Sunset Lake Property west of Girard, Illinois.

SECTION 2. The Seal of the Sunset Lake Association shall be circular in form and around the rim and middle there shall be inscribed the words: "Sunset Lake Association, Girard , Illinois."

ARTICLE II

Membership

SECTION 1. A. Class "A" Membership shall be open only to those who have executed a valid lease with the Sunset Lake Association, and;

1. Only Class A members shall be entitled to vote at Annual and Special meetings of the membership and shall be entitled to one vote per each Membership;

2. Members and their guests shall be entitled to all privileges of the lake as may be determined by the Board; and

3. Shall be entitled to hold office in Sunset Lake Association.

B. Class "B" Membership is closed and all outstanding memberships are non-transferable.

1. Existing membership and their guests shall be entitled only to boating and fishing privileges, subject to regulations as the Board may enact.;

2. Class "B" members shall have no vote (except on the subject of assessments of Class "B" memberships); and

3. Class "B" memberships may be held in joint tenancy by husband and wife.

C. Assessment of Members:

Class "A" members may be assessed by the Board of Directors in an amount deemed necessary for the operation of Sunset Lake Association for maintenance of Corporate property, roads, shoreline, lake and any other expenses for the good of the Sunset Lake Association. These shall be budgeted by the Board of Directors, submitted to and approved by a two-thirds (2/3) vote of the members present at a special or annual meeting in person or by proxy after due notice is given as provided in the By-Laws.

Class "B" members shall be assessed by the Board of Directors \$50.00 per year.

These assessments may not be changed by the Board of Directors.

D. Transfer of Membership: Class "A" Membership may be transferred by a majority vote of the Board of Directors present at any meeting at which said application is considered, but Class "B" Memberships shall be non-transferable.

SECTION 2. Power to create New Memberships. The Board of Directors may establish a new membership to accompany a newly executed lease if none are available for transfer.

SECTION 3. Annual Meeting. The annual meeting of the members of the Association shall be held at a convenient location on the Third Thursday of the month of October each year at the hour of 7:30 PM for the purpose of electing directors and for transacting such other business as may come before the meeting.

SECTION 4. Special Meetings. Special Meetings of the members of the Association may be called by the President, by the Board of Directors, or by not less than one-fifth (1/5) of the membership of the Association.

SECTION 5. Notice of Meetings to Members. Written or printed notices stating the place, day and hour of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall

be mailed not less than five (7) nor more than twenty (20) days before the date of the meeting to each member. The Secretary shall include with the letter of notice a copy of the financial statement of the Association and a copy of the Board of Directors' proposed budget for the ensuing year.

SECTION 6. Quorum. At any membership meeting a quorum for the transaction of business shall be deemed to be present when fifteen percent (15%) of votes entitled to be cast are present. Voting by written proxy shall be permitted provided that such written proxy is filed with Secretary of the Association at the time of the roll call of the members at the meeting or prior thereof.

SECTION 7. Proxies. Members wishing to vote by proxy must give their proxy to a member who is not committed to vote any other proxy, since members attending any Regular or Special meeting may vote only one proxy in addition to such member's own vote, and proxy votes may not outnumber the votes of members present.

ARTICLE III

BOARD OF DIRECTORS

SECTION 1. Power of the Board. The business and affairs of the corporation shall be conducted and managed by its Board of Directors.

A. The Board of Directors shall have the power to establish rules as deemed necessary or advisable, and may amend or repeal any rule(s). No new rule(s) or amended rule(s), shall be enforced without giving written notice to all members of the Association.

SECTION 2. Board Membership and Terms. The number of directors of the Association shall be nine (9) in number: each director shall be elected for a term of three (3) years or until his successor shall have been elected and qualified.

SECTION 3. Board Duties. The Board of Directors shall have the duty, to direct the terms and conditions of the use of the lake and any property of the Association, to provide for the dividing of the real estate into residential sites, and the terms and conditions thereof, provided, that no lease for residential purposes shall be executed to any person not a "Class A" member of the Association.

SECTION 4. Vacancies. Any vacancy occurring on the Board of Directors caused by death, resignation or otherwise shall be so appointed and shall serve only until the next Annual meeting of members, at which time a director shall be elected by the membership to complete the unexpired term, if any, of the director originally elected to that office.

SECTION 5. Removal. Any director who shall miss three (3) consecutive meetings or fifty percent (50%) or more within any fiscal year of the Board of Directors without reasonable cause shall be deemed to have resigned his position and a new member shall be selected to fill the vacancy by the board. The Board of Directors may determine what shall constitute reasonable cause for failure to attend such meetings.

SECTION 6. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business of the Association.

SECTION 7. Committees. The Board of Directors may by resolution determine and designate the number of regular and special committees to be appointed by the President with the approval of the Board of Directors, and the duties and length of tenure may be in like manner designated.

SECTION 8. Meetings. The Board of Directors shall meet the first Tuesday of each month unless this day falls on a legal holiday, then the meeting will be held the following Tuesday, at the Community Center for the purpose of transacting any old or new business of the Association. Special Board meetings may be called by the President of the Association, or by the request of three or more Board members.

SECTION 9. Lake Shore Lease. The Board of Directors are authorized to make such amendments to any existing Lake Shore Lease and to the form of any future Lake Shore Lease, as will enable the custodian of any such lease to mortgage or pledge the leasehold estate with any bank or any commercial lender, and generally to result in the leasehold estate being the subject matter of transfer, and that the Directors fix the terms of any amendments to existing Leases and the terms of Leases hereafter made.

ARTICLE IV

OFFICERS OF THE ASSOCIATION

SECTION 1. Officers. Officers of the Association shall consist of a President, Vice President, Secretary and Treasurer, and may be selected from the Board of Directors or otherwise. In the event that any officer is elected who is not a member of the Board of Directors, he/she shall not have a vote at Board of Directors meetings unless he/she is the presiding officer at such meeting and his/her vote is necessary to break a tie.

SECTION 2. Election of Officers. Immediately following the Annual meeting of members, the Board of Directors shall meet and elect their officers.

SECTION 3. Executive Board. Officers of the Association, whether members of the Board of Directors or not, shall constitute the executive board of the Association.

SECTION 4. Duties of Officers. The officers of the Association shall have the powers to discharge the duties of their respective offices with diligence and dispatch and shall perform the duties usually pertaining to their respective offices and such other duties as the Board of Directors may determine.

ARTICLE V

BY-LAW AMENDMENT

SECTION 1. Amendments. The By-laws of this Association may be amended at an Annual or a Special meeting of the members provided that in the notice calling such a meeting, the proposed amendment(s) shall be set forth in writing, and shall be adopted at such Annual or Special meeting upon receiving at least two-thirds (2/3) of the votes entitled to be cast by the members present or represented by proxy at such meeting.

ARTICLE VI

PROPERTY JURISDICTION

SECTION 1. Property. The purpose of Sunset Lake Association is to create and preserve a recreational and residential facility for the benefit of Association members and, therefore, in order to control and discourage speculation in lake property and surrounding real estate, unless prior approval by a two-thirds (2/3) vote of the Board of Directors is obtained, no lot or real estate leased from the Association may be divided into smaller tracts for the purpose of sale by the lessee-custodian.

SECTION 2. Property Ownership. No person, and/or husband-wife combination, or other entity shall hold title to more than four (4) lots at any given time.

SECTION 3. Sale of Lots Not Directly on Sunset Lake. Property owned by Sunset Lake Association which is not bordering the lake cannot be sold without prior approval of a majority of Class "A" Members.

A. No additional real estate may be incorporated into Sunset Lake Association for the purpose of generating new leases without being voted on and accepted by a two-thirds (2/3) of the votes cast by the members present or represented by proxy at the Annual or a Special meeting.

ARTICLE VII

ATTORNEY'S FEES

SECTION 1. Attorney's Fees. Should any member, or resident of such members' household unsuccessfully sue Sunset Lake Association, its members, officers, directors, agents or servants, whether for action taken, claimed inaction, counter claim, and/or legal right violated under the By-laws, Rules & Regulations, regularly adopted and in force, or under resolutions adopted, or regular or special assessments voted at any regular or special meeting of the Board of Directors or Membership meetings, or by any action or inaction or sponsored activity, said member or resident shall be assessed the attorney's actual charges for investigating and defending such claims or suit, as costs, by the Court, upon proof that such charges are based upon such attorney's charges for similar work for other clients, and are found to be reasonable by the court.