

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

June 1, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, June 1, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, Ed Smith, John Earley, Al Tretter, George Madiar, Ken Volz and Ray Reardon.
- **Visitors:** #41,41A Darrel & Collette Grider, #105,106 Bill & Emma Harris, #170,171 Bob Ruzic, and #286 Ed Snell were present.

#41,41A Darrel & Collette Grider came to the Board to ask that something be done about speeding around the corner in front of their house on North Lake Rd. Lou Long said it is an invitation to speed and he had talked to Bill Hohimer about the situation. Lou said that Bill will have the road grader take out the banked slope and flatten it out this summer. Darrel said that won't slow them down enough and added that it is a blind corner where children play, including his grandchildren, and he asked for speed bumps. Ken Volz asked if a "Stop" sign would solve the problem. Darrel said they wouldn't stop. Ed Smith said he could bring in catalogs to order vinyl speed bumps that can be taken up while plowing snow in the winter. Ed said they are very sturdy and will slow cars down. Al Tretter said we need to buy signs to warn them about the speed bumps. Bob Hanauer agreed there must be signs to warn of the speed bumps ahead or we would be liable for damage done to any vehicles. Bob Hanauer said we should find out how much they cost. Darrel Grider said they must be all the way across the road or cars will simply go around them.

#105,106 Bill Harris added that there needs to be "Dangerous Curve" signs put up by Jones' #102, 102A & B. Lou Long asked Bill Hohimer if that was true and Bill said yes, if you don't slow down, but if we put up signs and acknowledge the hazard, then we could be sued.

Bob Hanauer asked for clarification on what is to be done across from #41? Ed Smith said he would get the catalogs for signs and speed bumps to find out the cost. Bill Hohimer said that IL Meter makes signs, too. It was agreed to put vinyl speed bumps with signs at the curve in front of #41, plus "Dangerous Curve" signs at #102.

#105,106 Bill Harris voiced his disapproval of the Board allowing Dave Beck to use the tractor on a septic job, because it opens the door for other contractors to use it. Lou Long said Dave Beck was informed that this was a one-time deal. Lou explained that Dave Beck was doing a job where a backhoe couldn't even get in to work, so it was taking longer to do using a Bob Cat. Lou also explained that Bill has loaded rock for Terry Clark and other contractors. Terry Clark always put his rock by the shed and Bill loaded it into the truck with our tractor. John Earley asked if we let Dave use it or rented it, and Lou answered that it was rented. Bill added that the contractors pay for the Silt Fence, too. John Earley said it is not unusual to rent special equipment, and Dave actually did us a favor by generating more income for the lake. Bill Harris said the tractor could break down and we would have to pay to fix it. Bill Hohimer said Dave Beck only used it for 2 ½ hours. John Schwandner asked if we rented the tractor and Bill's time? Bill said that only Dave Beck used the tractor to load rock from the pile at Pine Pond himself. Bob Hanauer said that Chase's septic installation was unusual from start to finish. Bill Harris still disagreed. Lou said we helped Beck finish a job that benefits the lake. Ken Volz asked if there is any difference between that and members hiring Bill and the tractor to do work for them. Lou said the tractor could break down any time, and we were just trying to be helpful for this one time.

- **Superintendent's Report:** Bill Hohimer said he has been mowing and trimming with the weed whip, got the dam mowed earlier than usual, and replaced 5 bushes at the Hall. He said that he was going to plant trees from Randy Hays Nursery, but they haven't been delivered. Lou Long asked Bill when he will exercise the valves in the tower, which should be done twice a year? Bill said anytime was fine, but he needs help. Ken Volz and Ed Smith said they would help.
- **Secretary's Report:** Peggy Volz reported getting the mailing ready for delivery by the Board members. She placed an ad in the newspaper to change the polling place to our Hall and it was in the paper today for the first time. Most of her time was spent trying to sort out the mess Windows 98 made of the computer system. She got her video and audio back, but then the printer went out. She said she was on the phone with Microsoft and Canon until 3:15 PM today trying to fix the printer problem, which neither could fix. She said that she would have to uninstall Windows 98 and hope to get the printer back.
- **Approval of the Minutes of the Board Meeting on May 4, 1999:** John Schwandner the motion to accept the Minutes, Al Tretter seconded. It passed by consensus.
- **Approval of the Bills Paid for May:** Bob Hanauer made the motion to accept the bills paid, George Madiar seconded. It passed by consensus.
- **COMMITTEE REPORTS:**
- **Aquatic Control, Recreation & Water Safety:** John Schwandner said it was fairly quiet on the Lake over Memorial Day weekend. Ken Volz agreed. Lou Long said he saw Bob and Annamae Hanauer out on the lake with the flag up.
- **Building & Construction:** Ed Smith said there were 7 permits issued in May totaling \$195.00 to: #281 Don Johnson for a House Addition, #274 Larry Newell for a Dock, #38 Virgil Bryant for a Cover on his Boat House, #157 James Davis for a Shed, #152 Ward Walker for a Covered Boat Dock, #216 Scott Roberts for a Pool and #117 Charles Burch for a Shed.
- **Farm Management:** John Earley said he discussed with Gary Hays that there needs to be access to the farm on the east side exiting on North Lake Road. It will need a culvert put in and George Madiar said there is money to do it. Bill Hohimer brought up the Cable line being too low over by Knudson's, #20,20A, and Bill has called Falcon Cable. He said Gary Hays needs to call, but Bill said he would call them again. Lou Long asked John about the government set a side? John Earley answered there hasn't been any progress on that issue yet.
- **Finance:** Bob Hanauer reported we have \$45,000 in the General Fund. Of that, \$5000 is to go to Equipment Reserve, \$10,000 to Roads, \$2000 to Fish Stocking, and \$5000 to Insurance. He said we must be careful with money this year. John Schwandner asked how much was spent on Fish Stocking last year? Lou answered \$2000. John Schwandner said the Red Ear and Blue Gill are plentiful, and he added that the lake will be shocked in the year 2000 to find out where we are. He was told to contact Opal's Fish Hatchery ASAP to put in his order.
- **Legal & Insurance:** Al Tretter said there was nothing new to report on insurance, unless something unexpected comes up. On Legal, Al reported on the bankruptcy on Robert Riley #49. Al said Chase Bank took over the property and said to send them the bills, but they must have forwarded it to Riley, so we got a letter from Atty. Namont to cease billing Riley. Al said he would have Peggy write a soft letter to Namont to explain that we have not and will not send any billings to Riley. John Schwandner asked to see the faxed correspondence with Chase Bank, and said that we should change the name on the invoice to Chase Bank, not Robert Riley. Al Tretter said that Chase Bank has to keep track of the bankruptcy in someone's name. Lou Long said all correspondence would be sent in the name of Chase Bank.
- **Roads & Grounds:** George Madiar reported that Bill Hohimer would be doing roads in July after the bumps are grated out. He said Bill needs some help and recommended J.R. Earley to help on Fridays and after 4PM Monday through Thursday for about 10 weeks. John Earley said J.R. is working at Otter Lake, too. Bob Hanauer asked that a limit be set for Budget reasons.



George said to pay J.R. \$6.00/hr. as before. Lou Long suggested a limit of \$700.00 and if it is going to go over, then the Board must approve it. Ed Smith made the motion to hire J.R. Earley for \$6.00/hr. with a limit of \$700, and Ray Reardon seconded it. Bill Hohimer added that the road grader will do what it can as time permits to remove the bumps in the roads, and the ad to move the polling place may have aggravated the situation because the Road Commissioner's boss is the North Otter Township Board.

- **Sanitation, Shoreline & Boat Docks:** Ken Volz reported that he inspected several leases for transfers. Ken said Dave Beck and Craig Bussman went with him to try to find a chlorine chamber at Wooten's #231, which they did not find. Ken said Craig Bussman will check his records to see when that system was put in and if there is a chlorine tank. Ken added that there needs to be slotted covers on Wooten's vent pipe to prevent animals and dirt from getting in. He said that Craig Bussman and Phil Whitler both said we can prevent aeration systems from being put in, if that is what we want to do. They do not approve of them being put in on lakes, personally. Ken also reported that so far, on checking chlorine tablets, there has been 100% compliance.
- **Water Quality & Conservation:** Ray Reardon reported that he is putting together a plan to test the lake for fecal coliform. He contacted several agencies and has talked with Greg Good at the IEPA, who said to contact the Dept. of Public Health. Greg Good recommended doing consistent sampling frequency to start, instead of trying to do the whole lake. He hasn't been able to get through to some he has contacted yet, but he will keep trying. He was told that Lake County has a high concentration of residential lakes with public beaches, and their Dept. of Public Health could be helpful. Lou Long asked if we should concentrate on areas with aeration systems? Ray said that may be a good place to test, if done consistently in the same places. John Earley said one good thing for the lake is that there isn't any livestock in the area now, and no manure is being spread in the area, either. So, the only sources of fecal coliform are from wildlife and septic.

Ed Smith asked Ken Volz if any aeration systems have been put in recently? Ken answered that Howard McAnarney #52,52A, put one in right after the last meeting. Ed Smith said it was not Board approved. Ed Smith said McAnarney's live there full time, but could sell it to part-timers, and he objected to it being put in without the Board being consulted. The Secretary said the timing was the problem, because the revised Rules and Regulations were just going out at that time, and Howard McAnarney said he had already signed the contract. Ed said that it still should have been brought before the Board. Lou Long said a phone poll could have been done of the Board members. Bob Hanauer said McAnarney's 17-year-old Sand Filter bed plugged up and a Sand bed would have been at a lot higher elevation than the tank. Ed said he was personally upset because the Board spent so much time on this very issue, and was not consulted before the aeration system went in. He said if the Sand Bed was bad, it is due to not being properly taken care of. Ray Reardon said it was his understanding that if Sand Beds went bad, it could be scooped out and refilled. Bob Hanauer said he didn't know. Ed Smith said he didn't want to see us go back to favoritism as in the past. Peggy added that Cox, the contractor, came in to object to the Board trying to talk McAnarney's out of an aeration system.

#### **OLD BUSINESS:**

- **Rules & Regulations Delivered &/or Mailed:** Lou Long asked if everyone delivered their Rules & Regulations, or the Secretary got them in the mail. The answer was yes.

#### **NEW BUSINESS:**

- **Approval of lot line changes between #9A & #9B to allow for a driveway on #9A, and #9B & #10 to the middle of the ditch culvert on the top half by the road.** Lou Long explained that there has been a dispute for several years between Ken & Peggy Volz at #9B and Pat & Debbie Wilkin #10 over where the lot line is on the ditch side to the west of #9B. Ed Smith got involved to settle a neighbor dispute and explained where the line was to be, and he made the motion to accept the lot line changes as shown on the survey. John Earley seconded it,

and the motion passed unanimously. Lou Long said that Pat Wilkin #10, came over to complain that Ken Volz had parked his boat on the west side of Volz' dock, and Ken said Pat has 30 ft. to get a 16 ft. boat out. Lou Long said the Volz' promised not to park on the west side of their dock. The survey is to be filed with the County Recorder.

- Lou Long said he thought it was time to order **Ball caps**. There wasn't much response from the Board.
- Lou Long also brought up that Bill Helton had asked if **Nilwood Water bill payments** could be dropped off here. Ray Reardon asked why we should take that responsibility. John Schwandner said the bank he works at, did that and it was a time consuming mess. No way!
- **Transfers:** #9A Ben & Ruby Chase to Donald R. Burke  
           #59A E. Wayne & Janice Baker to John & Vicki Watts  
           #274 Charles Joseph Garbin to Larry & Joan Newell  
           #157 Bruce Davis to James E. Davis

Ken Volz asked if the transfer on #157 Bruce Davis to James E. Davis was done because the bank needed it. The Secretary explained that the nephew, James E. Davis, who inherited #157, called and said he went to get a loan from his bank to put in the septic system and make other improvements, but the bank will not loan money until the lease is transferred. Dave Beck informed the Secretary that he now has a signed contract and ½ of the funds needed to put the sand filter system in. Ken Volz made the motion to accept the transfers and Al Tretter seconded. It passed by consensus.

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

Secretary,  
 Peggy L. Volz



RR - yes  
 KV - yes  
 GM - yes  
 BH - yes  
 ES - yes  
 JE - ~~off~~ mess. - not home  
 AT - yes

John Munchalpen  
 ex Lake Patrolman  
 627-3898  
 (7-13 + 7-14)

President - Lou Long #223, 3015  
 Vice President - Bob Hanauer #5  
 Treasurer - George Madiar #66,  
 Secretary - Peggy Volz, #9B, 30  
 Home 627-3055  
 Superintendent - Bill Hohimer #  
 Home 627-2200

ne 627-3692  
 Phone 627-2618  
 Phone 627-2020  
 Office Phone 627-3339,  
 640 -Shed Phone 627-3339,

**Aquatic Control, & Water Safety Committee**

Chairperson - John Schwandner #62, 30240 Woodland Ln., Girard, IL 62640 Phone 627-2697  
 Assistant - Ray Reardon #256A,257, 15356 Magnolia Dr., Girard, IL 62640 Phone 627-2205

**Building & Construction Committee**

Chairperson - Ed Smith #54, 30368 Cypress Ln., Girard, IL 62640 Phone 627-3216  
 Assistant - George Madiar #66, 30310 Woodland Ln., Girard, IL 62640 Phone 627-2020

**Farm Management Committee**

Chairperson - John Earley #8, 30755 Circle Dr., Girard, IL 62640 Phone 627-3383  
 Assistant - Bill Hohimer #155, 16112 Chestnut Ln., Girard, IL 62640 Phone 627-2200

**Finance Committee**

Chairperson - Bob Hanauer #50, 30324 Birch Ln., Girard, IL 62640 Phone 627-2618  
 Assistant - Lou Long #223, 30159 Beachview Dr., Girard IL 62640 Phone 627-3692

**Legal & Insurance Committee**

Chairperson - Al Tretter, #34, 14356 Babb Rd., Auburn, IL 62615 Phone 438-9961, Lake 627-2005  
 Assistant - Lou Long #223, 30159 Beachview Dr., Girard, IL 62640 Phone 627-3692

**Roads & Grounds Committee**

Chairperson - George Madiar #66, 30310 Woodland Ln., Girard IL 62640 Phone 627-2020  
 Assistant - John Earley #8, 30755 Circle Dr., Girard, IL 62640 Phone 627-3383

**Sanitation, Shoreline & Boat Docks Committee**

Chairperson - Ken Volz #9B, 30717 Circle Dr., Girard, IL 62640 Phone 627-3055  
 Assistant - Ed Smith #54, 30368 Cypress Ln., Girard, IL 62640 Phone 627-3216

**Water Quality & Conservation**

Chairperson - Ray Reardon, #256A,257, 15356 Magnolia Dr., Girard IL 62640 Phone 627-2205  
 Assistant - John Schwandner #62, 30240 Woodland Ln., Girard IL Phone 627-2697

From Pat Wilken # 10

7-6-99

Boat Dock is too close to property line or Past it. Ken has also put metal L Brackets on the two corners of the dock for one reason, to Damage any boat that hits one of the corners which has already happened to me. I talked to Carl Nail the Surveyor, and he said in 99% of the cases when a property corner pin is up from the waters edge, like the one Between Lot 10 + Lot 9 B you would pull a string line if needed from Pin to Pin and to the waters edge to see where the line would be at the water. He said there is a grey area there, But that is the way it is normally done, it is that way at Lake Yeager. The boat dock should be moved to be legal and to put a end to this matter between Ken and I or between the next people who would buy one of the leases.

Pat Wilken



# SUNSET LAKE ASSOCIATION

## AGENDA

July 6, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF JUNE 1, 1999

APPROVAL OF BILLS PAID FOR JUNE

COMMITTEE REPORTS:

|  |                   |
|--|-------------------|
| AQUATIC CONTROL & WATER SAFETY               | - JOHN SCHWANDNER |
| BUILDING & CONSTRUCTION COMMITTEE            | - ED SMITH        |
| FARM MANAGEMENT COMMITTEE                    | - JOHN EARLEY     |
| FINANCE COMMITTEE                            | - BOB HANAUER     |
| LEGAL & INSURANCE COMMITTEE                  | - AL TRETTER      |
| ROADS & GROUNDS COMMITTEE                    | - GEORGE MADIAR   |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE | - KEN VOLZ        |
| WATER QUALITY & CONSERVATION                 | - RAY REARDON     |

OLD BUSINESS - Polling Place Petitions

NEW BUSINESS

TRANSFERS - #84 Clyde & Gladys Scott to Ronald Carter & Cathy Renee Wenneborg  
#166A Joanne E. & John M. Luparell to Michael Davis & Diana Widicus  
#204 Allan & Delores Sharp to Francis R. & Donna A. Zoller

SUNSET LAKE ASSOCIATION

July 6, 1999 at 7:00 PM

**BILLS PAID:**

|  |                    |
|--|--------------------|
| Rural Electric                                 | \$ 284.62          |
| GTE  | 28.38              |
| MCI  | 61.73              |
| Watts Copy                                     | 57.00              |
| Nilwood Water                                  | 8.25               |
| Employers Tax & Withholding                    | 688.81             |
| Gold Nuggett (Garage Sale & Polling Place ads) | 113.63             |
| Peachtree (Signs & Speed Bumps)                | 623.28             |
| Spies Soybean Service (mower parts)            | 148.48             |
| Sec. of State (Corporate filing)               | 5.00               |
| Bill Hohimer (Shrubs)                          | 165.84             |
| US Postmaster                                  | 22.00              |
| M & M Service (Fuel)                           | 307.95             |
| Champion America, Inc. (signs)                 | 122.35             |
| J.R. Earley                                    | 108.00             |
| Burgess & Son Hardware (Trimmer Line)          | 14.65              |
| Peggy Volz - net salary                        | 800.00             |
| William Hohimer - net salary                   | <u>1,573.50</u>    |
| <b>TOTAL PAID</b>                              | <b>\$ 5,133.47</b> |

**BILLS TO BE PAID:**

|   |                    |
|---|--------------------|
| Nilwood Water   | \$ 8.25            |
| Macoupin County Collector (1/2 Property Taxes)          | 1,576.71           |
| Peachtree Business Products (2 "Slow Speed Bump" signs) | 81.34              |
| MCI WorldCom  | 49.48              |
| Watts Copy System                                       | <u>57.00</u>       |
| <b>TOTAL TO BE PAID:</b>                                | <b>\$ 1,772.78</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, July 6, 1999** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**



**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through June 1999

|  | Jan - Jun '99    | Budget            | \$ Over B...      | % of Budget  |
|--|------------------|-------------------|-------------------|--------------|
| <b>Income</b>                                |                  |                   |                   |              |
| 0301 Annual Assessment                       | 74,528.64        | 78,500.00         | -3,971.36         | 94.9%        |
| 0305 Boat Permits                            | 3,305.85         | 3,400.00          | -94.15            | 97.2%        |
| 0311 Building Permits                        | 900.00           | 1,000.00          | -100.00           | 90.0%        |
| 0313 Fines & Penalties                       | 484.13           | 900.00            | -415.87           | 53.8%        |
| 0314 Sanitation Permit                       | 20.00            |                   |                   |              |
| 0325 Farm Income                             | 1,600.00         | 3,200.00          | -1,600.00         | 50.0%        |
| 0335 Interest Income                         | 1,079.26         | 1,500.00          | -420.74           | 72.0%        |
| 0391 Transfer Fees                           | 4,825.00         | 8,000.00          | -3,175.00         | 60.3%        |
| 0397 Cable Franchise Fee                     | 2,119.75         | 2,200.00          | -80.25            | 96.4%        |
| 0398 Earned by Maint. Man                    | 355.50           | 800.00            | -444.50           | 44.4%        |
| 0399 Miscellaneous Income                    |                  |                   |                   |              |
| Chlorine Tablets                             | 402.50           |                   |                   |              |
| Coffee                                       | 3.50             |                   |                   |              |
| Copies                                       | 176.40           |                   |                   |              |
| Fax  | 5.00             |                   |                   |              |
| Silt Fence                                   | 105.00           |                   |                   |              |
| Sports/Chlorine Bottles                      | 8.00             |                   |                   |              |
| 0399 Miscellaneous Income - ...              | 65.00            | 1,200.00          | -1,135.00         | 5.4%         |
| <b>Total 0399 Miscellaneous Income</b>       | <b>765.40</b>    | <b>1,200.00</b>   | <b>-434.60</b>    | <b>63.8%</b> |
| <b>Total Income</b>                          | <b>89,983.53</b> | <b>100,700.00</b> | <b>-10,716.47</b> | <b>89.4%</b> |
| <b>Expense</b>                               |                  |                   |                   |              |
| 0406 Professional Fees                       | 0.00             | 1,400.00          | -1,400.00         | 0.0%         |
| 0409 Office & Hall Supplies                  |                  |                   |                   |              |
| Paper Supplies                               | 54.20            |                   |                   |              |
| Postage                                      | 641.50           |                   |                   |              |
| Printing                                     | 79.69            |                   |                   |              |
| 0409 Office & Hall Supplies - ...            | 1,177.60         | 4,000.00          | -2,822.40         | 29.4%        |
| <b>Total 0409 Office &amp; Hall Supplies</b> | <b>1,952.99</b>  | <b>4,000.00</b>   | <b>-2,047.01</b>  | <b>48.8%</b> |
| 0411 R & M- Lake                             | 474.79           | 400.00            | 74.79             | 118.7%       |
| 0411.1 Fish Stocking                         | 0.00             | 2,000.00          | -2,000.00         | 0.0%         |
| 0412 R & M -Grounds                          | 270.09           | 1,000.00          | -729.91           | 27.0%        |
| 0414 R & M -Roads                            | 745.63           | 9,900.00          | -9,154.37         | 7.5%         |
| 0415.5 Conservation & Watersh...             | 1,500.00         | 1,700.00          | -200.00           | 88.2%        |
| 0416 R & M Equipment                         | 574.31           | 2,500.00          | -1,925.69         | 23.0%        |
| 0418 Gas & Oil                               | 536.72           | 2,300.00          | -1,763.28         | 23.3%        |
| 0426 Farm Expense                            | 176.62           | 1,400.00          | -1,223.38         | 12.6%        |
| 0430 Utilities                               |                  |                   |                   |              |
| Gas & Electric                               | 2,279.84         |                   |                   |              |
| Telephone                                    | 264.34           |                   |                   |              |
| Water  | 49.50            |                   |                   |              |
| 0430 Utilities - Other                       | 0.00             | 5,800.00          | -5,800.00         | 0.0%         |
| <b>Total 0430 Utilities</b>                  | <b>2,593.68</b>  | <b>5,800.00</b>   | <b>-3,206.32</b>  | <b>44.7%</b> |
| 0434 Insurance                               |                  |                   |                   |              |
| Comm. Property & Liability                   | 974.53           |                   |                   |              |
| Comm. Umbrella Liability                     | 3,272.47         |                   |                   |              |
| Notary Bond                                  | 13.00            |                   |                   |              |
| Work Comp Audit                              | 247.00           |                   |                   |              |
| 0434 Insurance - Other                       | 0.00             | 10,000.00         | -10,000.00        | 0.0%         |
| <b>Total 0434 Insurance</b>                  | <b>4,507.00</b>  | <b>10,000.00</b>  | <b>-5,493.00</b>  | <b>45.1%</b> |
| 0442 Property Tax                            | 0.00             | 4,200.00          | -4,200.00         | 0.0%         |

06/30/99

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through June 1999

|                               | <u>Jan - Jun '99</u>    | <u>Budget</u>      | <u>\$ Over B...</u>     | <u>% of Budget</u>   |
|-------------------------------|-------------------------|--------------------|-------------------------|----------------------|
| 0492 Mortgage                 | 9,400.00                | 9,400.00           | 0.00                    | 100.0%               |
| 0498 Miscellaneous Expense    | 997.14                  | 1,200.00           | -202.86                 | 83.1%                |
| Equipment Reserve             | 5,000.00                | 5,000.00           | 0.00                    | 100.0%               |
| <b>Payroll Expenses</b>       |                         |                    |                         |                      |
| 0402 Superintendant           | 12,000.00               | 24,000.00          | -12,000.00              | 50.0%                |
| 0404 Secretary Salary         | 5,500.08                | 11,000.00          | -5,499.92               | 50.0%                |
| 0440 Employment Tax Expen...  | 1,295.75                | 3,500.00           | -2,204.25               | 37.0%                |
| <b>Total Payroll Expenses</b> | <u>18,795.83</u>        | <u>38,500.00</u>   | <u>-19,704.17</u>       | <u>48.8%</u>         |
| <b>Total Expense</b>          | <u>47,524.80</u>        | <u>100,700.00</u>  | <u>-53,175.20</u>       | <u>47.2%</u>         |
| <b>Net Income</b>             | <u><u>42,458.73</u></u> | <u><u>0.00</u></u> | <u><u>42,458.73</u></u> | <u><u>100.0%</u></u> |



06/30/99

**SUNSET LAKE ASSOCIATION**  
**Balance Sheet**  
As of June 30, 1999

|  | <u>Jun 30, '99</u>      |
|--|-------------------------|
| <b>ASSETS</b>                          |                         |
| <b>Current Assets</b>                  |                         |
| <b>Checking/Savings</b>                |                         |
| 0100 Cash on Hand                      | 100.00                  |
| 0120 Checking Acct.                    | 14,702.00               |
| 0125 First National Bank- Gen          | 43,321.96               |
| 0130 FNB-Equipment Reserve             | 2,609.46                |
| 0131 FNB-CD - Equipment Rese...        | 13,763.82               |
| <b>Total Checking/Savings</b>          | <u>74,497.24</u>        |
| <b>Total Current Assets</b>            | <u>74,497.24</u>        |
| <b>TOTAL ASSETS</b>                    | <u><b>74,497.24</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>        |                         |
| <b>Liabilities</b>                     |                         |
| <b>Current Liabilities</b>             |                         |
| <b>Other Current Liabilities</b>       |                         |
| 0200 Escrow                            | 14,700.00               |
| <b>Total Other Current Liabilities</b> | <u>14,700.00</u>        |
| <b>Total Current Liabilities</b>       | <u>14,700.00</u>        |
| <b>Total Liabilities</b>               | <u>14,700.00</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <u><b>14,700.00</b></u> |

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

May 4, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, May 4, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, Ed Smith, Al Tretter, George Madiar, Ken Volz and Ray Reardon. John Earley was absent.
- **Visitors:** #271 Ed Luttrell, #258,259 John Mayes, #286 Ed Snell, #277 Bob Sons, and #221 John Munchalfen were present.

#258,259 John Mayes asked the Board to permit a 2 ft. high by 25 ft. long ornamental picket fence to hide his trailer and other miscellaneous items. He said that from the lake it would hide what he considers an isore. Bob Hanauer made the motion to allow it, Ken Volz seconded. It passed by consensus.

#271 Ed Luttrell said he did not understand why a "6 mile per hour" buoy was put in at the entrance to Snell's slew, instead of "No Wake". Bill Hohimer said it was an error and he will correct it by switching two incorrectly placed buoys (one by Lou Long's).

- **Superintendent's Report:** Bill Hohimer said he has been trying to keep up with mowing in between rain. He reported there is 827 tons of rock or 36 loads on the south edge of the parking lot, with 175 tons yet to come. He put buoys in on Monday, May 3<sup>rd</sup>. He said he got confused on two buoys, but will switch the incorrectly placed ones. Lou Long asked Bill if he is going to go over to Hilltop Nursery for 20 White Pine? Bill said it would be easier if someone else would go get them, then he will plant them. He has rock coming and mowing to do, and doesn't have time to find what we want. Lou Long said that White Pines are \$20.00 each at Randy Hay's Nursery. Bill suggested checking with Miller's in Standard City on prices. George Madiar suggested he and Lou Long should go get the trees.
- **Secretary's Report:** Peggy Volz reported sending out 35 Overdue 10% Penalty invoices at the beginning of the month. She put 300 new Rules & Regulations together for the membership and 10 new Membership Books for Transfers. Peggy also reported installing QuickBooks Pro 99, Windows 98 and Word 97 on the computer to be Y2K compliant. Ken Volz installed a new modem to download upgrades. Windows 98 blew out the 256 colors on the video driver down to 16, and also blew out the sound card, but she will get them fixed. The computer runs, but gives error messages and warnings. She did the Quarterly reports. She also put a list of the seasonal part-time lots that Miller Management did not give addresses to and faxed it to Dave Thomas in Carlinville. He called back and said he would get them right away. The list was faxed back in just a few days with the new addresses, which are now in the computer. Empty lots do not have an address and will not be given one until there is a driveway on the lot. She also reported making the next-to-the-last annual payment on the Silt Loan on April 30, 1999 for \$11,427.07.
- **Approval of the Minutes of the Board Meeting on April 6, 1999:** Bob Hanauer the motion to accept the Minutes, Ed Smith seconded. It passed by consensus.
- **Approval of the Bills Paid for April:** Bob Hanauer asked why "Peggy Volz (Modem, QBP99, Windows 98, Office 97) is listed in both "Bills Paid" and "Bills To Be Paid"? Peggy answered that she wasn't sure when she had to pay it, and ended up paying it in May 4<sup>th</sup>, and to remove it from the "Bills Paid" list which should total to \$15,593.46. Bob Hanauer made the motion to accept the bills paid, Al Tretter seconded. It passed by consensus.



- **COMMITTEE REPORTS:**

- **Aquatic Control, Recreation & Water Safety:** Lou Long asked John Schwandner if someone complained about a crappie with part of its tail missing. John said he talked to Mr. Pontac at the Dept. of Conservation who told him it was a fungus and not to worry unless 20-30 crappies come up dead. Then he will come out, but basically nothing can be done. John said that the Walleyes and Bass are doing nicely. John Mayes asked if crappies 9" or under are still to be thrown back because there are too many small ones and all should be kept. John Mayes said all he catches are less than 9". Ray Reardon said to keep white or yellow bass because they can take over the lake.

John Schwandner reported that we have a Blue Heron on the lake that is bigger than the gray one and has an orange beak. Three muskrats were killed last week. Goose eggs were dipped 3 weeks ago on April 13th, then he went back to #78 on Mon., May 3<sup>rd</sup> again. He and Ken Volz will need to go to the island again, and they agreed to go Wed., May 5<sup>th</sup> at 9:00AM. He asked if we have a boat with twin motors on it, and Ken Volz said he thought he saw one with a gray hull. Peggy did not know. Ed Luttrell asked if he could put a kicker on his boat with a 110HP motor, but not lower it? Bob Hanauer said it would need Board approval.

- **Building & Construction:** Ed Smith said there were 7 permits issued in April to: #91 Starkweather's for a room addition, #145,146 Payne's for a deck, #240 Scharfenberg for a shed, #46 Hammond for a shed, #275 Federer for a house, #49C Carpenter for a Covered Boat Dock and #89 Erley for a deck. George Madiar said he misunderstood on Carpenter's boat dock. He didn't think that galvanized metal was legal on the roof and ends. Someone said the light reflected off of the roof about blinded them. Ed Smith said it is legal on the roof and he told them to paint the eaves. Ed said that the rules still say you can use metal on the roof of boathouses. George said it will rust because it is cheap metal. Ed said he told Carpenter that it will rust and that it must be painted and kept up.

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

- **Finance:** Bob Hanauer reported everything was fine. He also said that the next to the last payment was made on the Silt Loan, so next year this time it will be paid off.
- **Legal & Insurance:** Al Tretter said there was nothing new to report.
- **Roads & Grounds:** George Madiar reported that Bill Hohimer will be doing roads when grass mowing is caught up. Bill asked if we will be doing driveways again. Bob Hanauer said he is against it. Lou Long said it is pure profit, especially when we are getting our rock for free. Bill said it is a hassle getting into some places and getting some members to commit to doing their drives, but it is about \$2500 profit. Bill said that we averaged around 25-30 driveways the last few years, but we shouldn't as many this year. Bill said that someone has to do small, hard-to-get-to sections by hand. Bill needs to be with the oilers and needs someone to do the small areas. John Schwandner said that Bill should give the members a cut-off date to decide if they want their driveway done. Bob Hanauer suggested a cut-off date of June 6<sup>th</sup> as an example. Bill said the roads are usually done right after July 4<sup>th</sup>, but he needs to check with the oilers first.
- **Sanitation, Shoreline & Boat Docks:** Ken Volz reported that he inspected 7 leases for transfers, and one had a lateral that leaks. He went over to Wooten's #231, to put a new cap and chlorine in, but there is no chlorine tank with that system. Lou Long said to report him to the State. Ed Snell said he is in violation and should be turned in. The Secretary asked if the chlorine fines on Wooten should be revoked and was told yes. Ken Volz said he would call Macoupin County Public Health. Ken added that #158, Davis is replacing his septic with a sand filter done by Dave Beck around June 1<sup>st</sup>, and Chase's #9A, will be done ASAP, weather permitting. He also reported that #84, Clyde Scott is selling and has a lateral that must be replaced. Bob Hanauer asked if Davis' #158 had been transferred yet, and was told no. They must replace the septic and the boathouse first. Dave Beck told Peggy that he heard that Davis was going to put in an aeration system, so the Secretary sent Davis a letter explaining

that aeration systems cannot be put in on part-time residences. So, they hired Dave Beck, who had the lowest bid, to put in a sand filter. Ray Reardon said there is also room for a sand filter anyway. Ken Volz continued by saying that #21,22 Keith Day's dock is rotten and needs to be torn down. The Secretary will send him a letter. Ken asked Ed Snell if all the water running in a household ends up going into the septic and Ed said yes. Ken said that about 750,000 gallons of effluent goes through septic and into the lake per month.

- **Water Quality & Conservation:** Ray Reardon had nothing new to report.

**OLD BUSINESS:**

- **Old Rules & Regulations Completed:** Bob Hanauer suggested that the Board members hand deliver to 31 lots, especially since we now know who lives here year-round. The Secretary said 11 sheets folded in thirds is 33 plies, which would be very costly to mail due to postage (if the post office will even accept them) and having to pay for larger envelopes. The Board agreed. John Mayes offered to help deliver the mailing.
- **New Business - Should Petitions be advertised (in newspaper):** Lou Long asked if we should advertise the petition in the newspaper? The Secretary explained that she received a call from one of our neighbors off of Emerson, who wanted to sign the petition along with her husband and she said there are others in North Otter Township who would sign it if they knew about the petition. Ken Volz made the motion to advertise the petition along with the office hours. George Madiar opposed it. Bob Hanauer seconded, and added that after their response to our offer, they deserve to have it publicized.
- **Transfers:** #12 Kenneth & Marijane Lazzaro to Mikel & Anna Irene McElroy. The Secretary said at the last minute "Mikel McElroy's" name was added to the lease. Bob Hanauer made the motion to accept the transfer and John Schwandner seconded. It passed by consensus.
- John Mayes said that the new signs can't be read. Bob Hanauer said that 911 wouldn't put up signs on the lake because we had signs that Bill made. Al Tretter made the motion to adjourn, Bob Hanauer seconded. It passed by consensus. The meeting adjourned at 8:00PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

June 1, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MAY 4, 1999

APPROVAL OF BILLS PAID FOR MAY

COMMITTEE REPORTS:

|  |                   |
|--|-------------------|
| AQUATIC CONTROL & WATER SAFETY               | - JOHN SCHWANDNER |
| BUILDING & CONSTRUCTION COMMITTEE            | - ED SMITH        |
| FARM MANAGEMENT COMMITTEE                    | - JOHN EARLEY     |
| FINANCE COMMITTEE                            | - BOB HANAUER     |
| LEGAL & INSURANCE COMMITTEE                  | - AL TRETTER      |
| ROADS & GROUNDS COMMITTEE                    | - GEORGE MADIAR   |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE | - KEN VOLZ        |
| WATER QUALITY & CONSERVATION                 | - RAY REARDON     |

OLD BUSINESS - Rules & Regulations delivered or mailed

NEW BUSINESS -Approval of lot line changes between #9A & #9B to allow for a driveway on #9A , and #9B & #10 to the middle of the ditch culvert on the top half by the road

TRANSFERS - #9A Ben & Ruby Chase to Donald R. Burke  
#59A E. Wayne & Janice Baker to John & Vicki Watts  
#274 Charles Joseph Garbin to Larry & Joan Newell  
#157 Bruce Davis to James E. Davis



SUNSET LAKE ASSOCIATION

June 1, 1999 at 7:00 PM

**BILLS PAID:**

|  |                    |
|--|--------------------|
| Rural Electric   | \$ 288.73          |
| GTE  | 32.54              |
| MCI  | 5.64               |
| Watts Copy   | 177.02             |
| Nilwood Water  | 8.25               |
| Employers Tax & Withholding                                  | 662.21             |
| Quill Corp. ( Copy paper & toner)                            | 126.15             |
| Providian (Modem, QBP99, Windows 98, Office 97)              | 556.21             |
| Nelson Oil (Chlorine tablets)                                | 312.35             |
| Sec. of State (license registration renewal-truck & trailer) | 62.00              |
| Bill Hohimer (Dura Scrub Mat)                                | 8.47               |
| US Postmaster  | 22.00              |
| True Value (Flowers for Hall)                                | 20.15              |
| Peggy Volz - net salary                                      | 800.00             |
| William Hohimer - net salary                                 | <u>1,573.50</u>    |
| <b>TOTAL PAID</b>  | <b>\$ 4,655.22</b> |

**BILLS TO BE PAID:**

|                          |                 |
|--------------------------|-----------------|
| Nilwood Water            | \$ 8.25         |
| Watts Copy System        | <u>57.00</u>    |
| <b>TOTAL TO BE PAID:</b> | <b>\$ 65.25</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, June 1, 1999** at the Hall at 30505 East Lake Dr. at **7:00 P.M.**

06/02/99

## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through May 1999

|  | <u>Jan - May '99</u> | <u>Budget</u>     | <u>\$ Over B...</u> | <u>% of Budget</u> |
|--|----------------------|-------------------|---------------------|--------------------|
| <b>Income</b>                            |                      |                   |                     |                    |
| 0301 Annual Assessment                   | 74,278.64            | 78,500.00         | -4,221.36           | 94.6%              |
| 0305 Boat Permits                        | 2,940.35             | 3,400.00          | -459.65             | 86.5%              |
| 0311 Building Permits                    | 675.00               | 1,000.00          | -325.00             | 67.5%              |
| 0313 Fines & Penalties                   | 428.13               | 900.00            | -471.87             | 47.6%              |
| 0325 Farm Income                         | 1,600.00             | 3,200.00          | -1,600.00           | 50.0%              |
| 0335 Interest Income                     | 727.21               | 1,500.00          | -772.79             | 48.5%              |
| 0391 Transfer Fees                       | 3,625.00             | 8,000.00          | -4,375.00           | 45.3%              |
| 0397 Cable Franchise Fee                 | 2,119.75             | 2,200.00          | -80.25              | 96.4%              |
| 0398 Earned by Maint. Man                | 254.00               | 800.00            | -546.00             | 31.8%              |
| 0399 Miscellaneous Income                |                      |                   |                     |                    |
| Chlorine Tablets                         | 346.50               |                   |                     |                    |
| Copies                                   | 154.65               |                   |                     |                    |
| Fax                                      | 5.00                 |                   |                     |                    |
| Silt Fence                               | 105.00               |                   |                     |                    |
| Sports/Chlorine Bottles                  | 8.00                 |                   |                     |                    |
| 0399 Miscellaneous Inc...                | 0.00                 | 1,200.00          | -1,200.00           | 0.0%               |
| <b>Total 0399 Miscellaneous...</b>       | <b>619.15</b>        | <b>1,200.00</b>   | <b>-580.85</b>      | <b>51.6%</b>       |
| <b>Total Income</b>                      | <b>87,267.23</b>     | <b>100,700.00</b> | <b>-13,432.77</b>   | <b>86.7%</b>       |
| <b>Expense</b>                           |                      |                   |                     |                    |
| 0406 Professional Fees                   | 0.00                 | 1,400.00          | -1,400.00           | 0.0%               |
| 0409 Office & Hall Supplies              |                      |                   |                     |                    |
| Paper Supplies                           | 54.20                |                   |                     |                    |
| Postage                                  | 619.50               |                   |                     |                    |
| Printing                                 | 79.69                |                   |                     |                    |
| 0409 Office & Hall Sup...                | 1,109.75             | 4,000.00          | -2,890.25           | 27.7%              |
| <b>Total 0409 Office &amp; Hall S...</b> | <b>1,863.14</b>      | <b>4,000.00</b>   | <b>-2,136.86</b>    | <b>46.6%</b>       |
| 0411 R & M- Lake                         | 474.79               | 400.00            | 74.79               | 118.7%             |
| 0411.1 Fish Stocking                     | 0.00                 | 2,000.00          | -2,000.00           | 0.0%               |
| 0412 R & M -Grounds                      | 104.25               | 1,000.00          | -895.75             | 10.4%              |
| 0414 R & M -Roads                        | 0.00                 | 9,900.00          | -9,900.00           | 0.0%               |
| 0415.5 Conservation & W...               | 1,500.00             | 1,700.00          | -200.00             | 88.2%              |
| 0416 R & M Equipment                     | 404.80               | 2,500.00          | -2,095.20           | 16.2%              |
| 0418 Gas & Oil                           | 228.77               | 2,300.00          | -2,071.23           | 9.9%               |
| 0426 Farm Expense                        | 176.62               | 1,400.00          | -1,223.38           | 12.6%              |
| 0430 Utilities                           |                      |                   |                     |                    |
| Gas & Electric                           | 1,995.22             |                   |                     |                    |
| Telephone                                | 180.37               |                   |                     |                    |
| Water                                    | 41.25                |                   |                     |                    |
| 0430 Utilities - Other                   | 0.00                 | 5,800.00          | -5,800.00           | 0.0%               |
| <b>Total 0430 Utilities</b>              | <b>2,216.84</b>      | <b>5,800.00</b>   | <b>-3,583.16</b>    | <b>38.2%</b>       |
| 0434 Insurance                           |                      |                   |                     |                    |
| Comm. Property & Liab...                 | 974.53               |                   |                     |                    |
| Comm. Umbrella Liabili...                | 3,272.47             |                   |                     |                    |
| Notary Bond                              | 13.00                |                   |                     |                    |
| Work Comp Audit                          | 247.00               |                   |                     |                    |
| 0434 Insurance - Other                   | 0.00                 | 10,000.00         | -10,000.00          | 0.0%               |



06/02/99

## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through May 1999

|                               | <u>Jan - May '99</u>    | <u>Budget</u>      | <u>\$ Over B...</u>     | <u>% of Budget</u>   |
|-------------------------------|-------------------------|--------------------|-------------------------|----------------------|
| <b>Total 0434 Insurance</b>   | 4,507.00                | 10,000.00          | -5,493.00               | 45.1%                |
| 0442 Property Tax             | 0.00                    | 4,200.00           | -4,200.00               | 0.0%                 |
| 0492 Mortgage                 | 9,400.00                | 9,400.00           | 0.00                    | 100.0%               |
| 0498 Miscellaneous Expe...    | 770.51                  | 1,200.00           | -429.49                 | 64.2%                |
| Equipment Reserve             | 0.00                    | 5,000.00           | -5,000.00               | 0.0%                 |
| <b>Payroll Expenses</b>       |                         |                    |                         |                      |
| 0402 Superintendant           | 10,000.00               | 24,000.00          | -14,000.00              | 41.7%                |
| 0404 Secretary Salary         | 4,583.40                | 11,000.00          | -6,416.60               | 41.7%                |
| 0440 Employment Tax ...       | 1,072.63                | 3,500.00           | -2,427.37               | 30.6%                |
| <b>Total Payroll Expenses</b> | <u>15,656.03</u>        | <u>38,500.00</u>   | <u>-22,843.97</u>       | <u>40.7%</u>         |
| <b>Total Expense</b>          | <u>37,302.75</u>        | <u>100,700.00</u>  | <u>-63,397.25</u>       | <u>37.0%</u>         |
| <b>Net Income</b>             | <u><u>49,964.48</u></u> | <u><u>0.00</u></u> | <u><u>49,964.48</u></u> | <u><u>100.0%</u></u> |

06/02/99

SUNSET LAKE ASSOCIATION

Balance Sheet

As of May 31, 1999

|  | <u>May 31, '...</u>     |
|--|-------------------------|
| <b>ASSETS</b>                          |                         |
| Current Assets                         |                         |
| Checking/Savings                       |                         |
| 0100 Cash on Hand                      | 100.00                  |
| 0120 Checking Acct.                    | 14,994.96               |
| 0125 First National Bank- Gen          | 50,857.01               |
| 0130 FNB-Equipment Reserve             | 2,598.09                |
| 0131 FNB-CD - Equipment Rese...        | 8,763.82                |
| <b>Total Checking/Savings</b>          | <u>77,313.88</u>        |
| <b>Total Current Assets</b>            | <u>77,313.88</u>        |
| <b>TOTAL ASSETS</b>                    | <u><b>77,313.88</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>        |                         |
| Liabilities                            |                         |
| Current Liabilities                    |                         |
| Other Current Liabilities              |                         |
| 0200 Escrow                            | 14,987.50               |
| <b>Total Other Current Liabilities</b> | <u>14,987.50</u>        |
| <b>Total Current Liabilities</b>       | <u>14,987.50</u>        |
| <b>Total Liabilities</b>               | <u>14,987.50</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <u><b>14,987.50</b></u> |

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

April 6, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Apr. 6, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, Ed Smith, Bob Hanauer, Al Tretter, George Madiar, Ken Volz and Ray Reardon. John Earley was absent.
- **Visitors:** #286 Ed Snell, #277 Bob Sons, and #221 John Munchalfen were present.
- **Superintendent's Report:** Bill Hohimer was on vacation.
- **Secretary's Report:** Peggy Volz reported that she started working on the Y2K bug fix. First she called Micron Computers and downloaded the fix at home. She was told Micron computers made before Aug. 1996 were not Y2K compliant. She bought the updated Quick Books Pro 99, after calling to find out about 5.0, which is not compliant. There is still a tax table to download to fix QBP99. She also purchased Windows 98 and Office 97 upgrades, which also have patches to download. The software cost \$425.00 to fix the Y2K problem. She also told the Board that we need to buy a modem to be able to download any and all patches that are made available, because software companies have made files so large, you can't download to a disk and import the information anymore. Also by using the modem, some bills and government reports can be downloaded. Ed Smith added that it also allows a software company to come in and fix a bug via the modem. Lou Long said that Peggy should get what she needs to conduct business in the computer age. The Board agreed.

The Secretary also reported that AT&T started charging a service charge of \$7.50 a month, so she called Sprint, who also has added the same charge. Then she called MCI and the rates were better, so she switched to MCI, at least until they start a minimum monthly fee.

Peggy informed the Board that she is putting a list together of the 911 addresses that we did not get on part-time homes to send to Dave Thomas in Carlinville, since she hasn't gotten any cooperation from Miller Management in 5 months on this problem.

She also asked the Board if there is anything they want included in the next Sunset News.Net? She told them about Bob Hanauer's suggestion to include a list of homes and lots for sale. Bob added to include boats for sale. Everyone thought that would be a good idea.

- **Approval of the Minutes of the Board Meeting on Mar. 2, 1999:** Ray Reardon pointed out that on the first line, it should say Mar. instead of Feb., and John Schwandner said to delete "can take care of it" 34 lines down on page 1. Also, on page 2, 15 lines down, it should say vent pipe, instead of discharge pipe. On page 3, under E. it should say "A survey current in the last 10 years, not since 1988. The Secretary pointed out that she understood this ruling to mean that any survey done since 1988 is permissible. But the Board said no, if a survey was done in 1988 and is transferred in 2002, then it must be surveyed again. Ray Reardon made the motion to accept the Minutes, George Madiar seconded. It passed by consensus.
- **Approval of the Bills Paid for March:** Bob Hanauer made the motion to accept the bills paid, George Madiar seconded. It passed by consensus.
- **COMMITTEE REPORTS:**
- **Aquatic Control, Recreation & Water Safety:** John Schwandner reported that the SLA boat is in the water and ready to go. He said that the lake would not be shocked again until the year 2000. Lou Long asked John if he had found any help patrolling the lake this summer, and John answered that he hadn't found anyone, yet. Ken Volz said he would patrol the north end.



- **Building & Construction:** Ed Smith said there were 4 permits issued in March to: #41,41A Grider's for a dock, #115,116 Toepfer for a garage, #170,171 Ruzic for a shed, and #42 Copp for a shed.
- **Farm Management:** John Earley was absent.
- **Finance:** Bob Hanauer reported everything was fine. Most of the Accounts Receivables are the same ones we always have. The Silt Loan payment is due at the end of April.
- **Legal & Insurance:** Al Tretter reported that all the policies have been renewed at about the same rate as last year so far. We still have a problem with the billing, but we will continue to clear this up. He said the Work Comp Audit was an additional \$247.00 due to the increase in employees salaries.
- **Roads & Grounds:** George Madiar reported that Bill Hohimer was on a well-deserved vacation. He said that Bill had raked and burned leaves and limbs on the West Side for a week, and cut a bank down near #240. He said Bill also burned the brush piles before leaving, but George said he noticed that there is debris accumulating again. George said Bill will be cutting grass soon. George also asked to start a fund for a new shed. Bob Hanauer answered it will be up in 3 years. Lou Long added that we need a reserve fund for emergencies, as well. Ken Volz said he has smelled carbon monoxide in the shed in the winter from the heater, and said it is not healthy to be in there too long. Bob Hanauer said there will be money in the budget in 2000, 2001 for the shed. George Madiar said there will be some members expecting a reduction in assessments. Bob Hanauer said just the employees' raises alone have raised assessments by \$15.00.

John Schwandner asked if the driveways will be oiled and rocked again? George answered yes, plus hopefully the grader will be able to take off the high spots on the roads, as well. Lou Long added that Bill had made a deal with the Road Commissioner to store rock here in exchange for rock for our roads and grading down the roads for free.

Lou Long interjected that Joe Ludek, #129, volunteered to buff the Hall for free and will continue to come in monthly to maintain it. Lou added that Joe has a used buffer spotted that he might be able to get for us cheap. Bob Hanauer suggested sending him a letter of Thanks, and it was agreed.

- **Sanitation, Shoreline & Boat Docks:** Ken Volz reported that the subdivision of lot #254A by John Michelich fell through. He also reported that a new aerobic system was put in today at Charles & Joyce Payne's, #145,146, called a White Water system. Ken asked Ray Reardon if he still had water test reports done in the early 1990's, and Ray said he still had them but they wouldn't be relevant to compare to our last tests, since the older tests were done off his lot. Ken said a letter should be sent to all members with an aerobic system to explain the problems with these systems, and to collect information on each one. He asked the Board if Section 15, E on Rip Rap was OK? Following is the final version decided on by the Board:

**E. Rip Rap.** All shorelines are to be rip rapped with aggregate stone or concrete 4-7 inches in diameter laid 9-12 inches thick. Fabric is recommended under the rip rap. Rip rap is to extend 1 ½ feet vertically above and below the normal waterline. No broken concrete over 16 inches or with rebar protruding, no brick, asphalt or foreign material may be used. If building a sea wall, pre-cast concrete walls, driven steel or PVC sheet pilings or other materials must have Board approval. Failure to comply with this rule shall result in a fine of \$100.00 per every 90 days after the initial warning until rip rap is in compliance.

On Section 20, Sanitation Systems the final version is to read:

## **SECTION 20. Sanitation Systems.**

### **A. Types**

1. **A Sand Filter System** consists of a septic tank followed by a filter bed with a chlorine tank added before out-letting to the lake. The tank and filter bed size is determined by the number of bedrooms, occupants, bathrooms, etc. The filter bed is both a natural physical and biological filter that removes fine suspended solids before being disinfected in the chlorine chamber. This system requires a minimum of maintenance. Chlorine tablets must be maintained at all times.

2. **An Aeration (Aerobic) System** (must have Board approval) consists of a three-chambered unit. The first chamber holds the septic waste as does a septic tank. The second chamber mechanically introduces air using an electric motor, which breaks down the solids before being disinfected in the third chamber, or the Chlorine chamber. This is not an approved system for seasonal or part-time use.



3. **A Lateral System** consists of a septic tank with lateral lines running out from it, which disperses the effluent into lateral lines and then into the surrounding soil. There is no Chlorination Tank with this system. An existing lateral system can remain until it is in need of repair or replacement, and must be replaced before or at transfer of a lease.

**B. Care and Maintenance.** Introducing any waste product which will not biologically break down, such as; grease, harsh chemicals, diapers, sanitary products and other foreign objects into a septic system can create clogging problems in the pipes, tanks and filter bed requiring replacement or repair. **Pumping** the septic tank by a licensed State of Illinois Contractor, is necessary for continued function, when a septic tank accumulates scum and sludge that is equal to 1/3 its depth (2-3 years). This extends the life of the system and avoids costly repairs or replacement.

Chlorine Chambers disinfect the effluent (outflow) from sand filter and aerobic systems before being returned to the lake. All current and future Sand Filter and Aerobic septic systems must contain a chlorine inspection tube, to which **chlorine tablets** are deposited and maintained with sufficient chlorine tablets in the tubes at all times, lowered far enough to come in contact with the waste water effluent. Chlorine bottles must have at least two 3/8" holes in the bottom which are kept open to permit chlorination and disinfection of the waste water. The binder in chlorine tablets will plug the holes in time and must be cleaned out periodically. **Regular inspections** will be made at intervals determined by the Chairman of the Sanitation Committee. Lack of chlorine tablets will be subject to fines.

**Aeration Systems require special care.** These sewage disposal treatment systems are operated and depend upon the use of sealed motors, aeration tubes, filter screens and timers. They must meet Class 1 effluent guidelines of the Illinois Dept. of Public Health and will be subject to testing of effluent to maintain Class 1 standards. Mechanical and electrical operation must coincide with the manufacturer's guidelines. They shall not be used to serve residential property that is used for seasonal, weekend or part-time use. (ILCS Section 905.100 Illinois Administrative Code). *If an aerobic system has been installed for seasonal, weekend or part-time use, and will be turned off for more than 6 weeks, it must be capped before leaving, or water must be running continuously into the system to avoid discharge of untreated waste into the lake on start up. Violations of the above will be subject to corresponding fines and/or capping of effluent discharge lines.*

**C.** All effluent from toilets, urinals, bath tubs, showers, sinks, disposals, dishwashers and clothes washers shall be discharged only into an approved septic system. All types of septic systems, whose effluent discharges into the lake, will be subject to inspection of operation by a licensed sewage contractor as per deemed by the Board of Directors. Drains which carry only clear or rain water such as roof drains, footing drains and air conditioning cooling water drains shall not be connected to the septic system.

**D.** The discharge of effluent from a septic tank onto the lessee's property, to other Sunset Lake Association property or into the lake is strictly prohibited. The lessee owning any septic system which discharges effluent in violation of this paragraph shall be fined 1000.00 for each offense, and such lessee shall lose lake privileges for two (2) years.

**E. Construction or Repair.** All existing and future septic systems must be in compliance with and meet the minimum requirements of the rules and regulations of the Illinois Department of Public Health, the Macoupin County Health Department and the Sunset Lake Association. Sand filter systems and approved aerobic systems with chlorine tanks are the only new systems allowed on Sunset Lake property.

**F. All contractors** installing, repairing, maintaining or servicing septic systems on property owned by or leased by the Sunset Lake Association must be **licensed by the State of Illinois and approved by the Macoupin County Public Health Department.** Permits for the construction, replacement or repair of a septic system must be obtained prior to commencing any work from the Macoupin County Public Health Department and the Sunset Lake Association, which is a \$10.00 fee.

The Permit issued by the Sunset Lake Association must contain information concerning the control of erosion during construction. **An erosion control plan is to accompany the application for a permit.** The plan is to include the type of fence or barrier to be used. It is the responsibility of the lessee to maintain a silt fence or straw bales, until the ground has stabilized (no silt run-off). A fine up to \$200.00 may be assessed the lessee for each day that a silt barrier is not in place after work commences. The lessee is responsible for the plan and for its implementation. The Superintendent can supply Silt fence.

#### **OLD BUSINESS:**

- Lou Long explained that he, George Madiar, Ken Volz and Ed Smith went over to talk to Fred Gates #158, who was not happy with SLA taking over the road and the triangular piece on the east side of the road. He was informed that the survey was done and there will be no alterations.
- Lou Long also brought to the Board's attention that Charles Wooten's lot #231 still hadn't been cleaned up from last fall, so SLA hired Harold Pursey to clean up the leaves. The bill of \$150.00 was paid by SLA, and a bill was sent to Charles Wooten along with a \$100.00 fine. He had been warned 3 times and fined last Dec. for \$50.00. Ken Volz added that Wooten hasn't had chlorine tablets in his tank since inspections started, plus the cap has been missing for several years allowing grass and dirt to get into the chlorine tank. So, Ken suggested that he put chlorine tablets in the next time, bill him for \$8.00 plus a fine and the cost of a cap. Lou Long agreed and said we should send him an itemized bill. Ray Reardon said if he



or anyone consistently refuses to put tablets in, then cap the end. Ed Snell said to get the State here to inspect his septic. Ed Smith said they probably wouldn't do anything. Ken Volz said he would call Craig Busman at the Macoupin County Health Dept. Bob Hanauer asked what to do about the white limo with no engine sitting in Wooten's yard? It was agreed that Secrist's junk yard would have to be taken care of first, before attacking anyone for unlicensed vehicles on their lots.

- Lou Long pointed out that Bill Hohimer put felt pads on the heavy Board chairs after seeing that they still left marks on the floor after it was buffed.
- Bob Hanauer made the motion to accept the new Rules and Regulations, and Ed Smith seconded it. It passed unanimously.
- **New Business** - Lou Long asked the Secretary to explain the Goose Egg dipping this year. Peggy reported that unlike the past 2 years, Todd Grimm will not be coming down to do the job, unless we wanted to pay for his time from Springfield. Rather, he told us we could do it by getting the permit through him and the U.S. Fish and Wildlife Dept. for \$25.00, instead of \$200.00 in the past. Three pages had to be filled out instead of one. Peggy checked with Bill Hohimer first, and he said there would be no problem with us doing it ourselves. So, as soon as the permit gets here, we can do the job ourselves. Ray Reardon said the Canada goose population is down now, due to Snow and Blue Geese taking over their nesting areas. Ed Snell said he didn't want anyone taking eggs on his ground. Ken Volz pointed out that our geese don't migrate, so we still have a problem here. Ray Reardon said he opposes dipping the eggs for the reasons he already stated. Lou Long said if the over-population of Canada geese is resolved, they simply won't give us a permit to dip eggs again.
- Ed Smith reported that he received a complaint about John Earley's farm equipment in his driveway. Ken Volz said there is a corn planter and tractor there, but it will probably be temporary. Ray Reardon said there is no rule against it.
- Lou Long brought up that the Polling Place Petitions haven't been taken to the County Board yet. Bob Hanauer said he hasn't been up to taking care of it. Lou tabled it until the next meeting.
- Lou Long said that Bob Ruzic #170,171, wanted 5 buckets of gravel, but Lou didn't know how much to charge him, so he told him to wait until Bill got back from vacation.
- Bob Hanauer said he got a complaint about Lorrie Farrington's dogs, so he told them to go talk to Lorrie about it first, then come to the Board if it is not resolved. Bob added that Leo & Penny Miller have 3 dogs they keep inside their lot using an underground fence system, but Colette Grider, #41,41A, was bitten by the bulldog. She ran back to her car, but still got bit in the thigh. Bob asked what happens if a kid goes onto the property and gets bit?
- **Transfers:** #183 - A. Lucille Davis to James J. & Sue A. Vaughn. Bob Hanauer made the motion to accept the transfer and Al Tretter seconded. It passed by consensus.
- Bob Hanauer made the motion to adjourn, Al Tretter seconded. It passed by consensus. The meeting adjourned at 8:10PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

May 4, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF APRIL 6, 1999

APPROVAL OF BILLS PAID FOR APRIL

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- JOHN SCHWANDNER

BUILDING & CONSTRUCTION COMMITTEE

- ED SMITH

FARM MANAGEMENT COMMITTEE

- JOHN EARLEY

FINANCE COMMITTEE

- BOB HANAUER

LEGAL & INSURANCE COMMITTEE

- AL TRETTER

ROADS & GROUNDS COMMITTEE

- GEORGE MADIAR

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- KEN VOLZ

WATER QUALITY & CONSERVATION

- RAY REARDON

OLD BUSINESS - Revised Rules & Regulations Completed

NEW BUSINESS - May Mailing

- Should Petitions be advertised

TRANSFERS - #12 Kenneth & Marjane Lazzaro to Anna Irene McElroy

*+ Mikel McElroy*

SUNSET LAKE ASSOCIATION

May 4, 1999 at 7:00 PM

BILLS PAID:

|  |    |                                      |
|--|----|--------------------------------------|
| Rural Electric                                   | \$ | 299.35                               |
| GTE  |    | 26.77                                |
| AT & T   |    | 12.56                                |
| MCI  |    | .83                                  |
| Watts Copy                                       |    | 57.00                                |
| Nilwood Water                                    |    | 8.25                                 |
| Employers Tax & Withholding                      |    | 688.81                               |
| D & L Tire                                       |    | 26.00                                |
| Peggy Volz (Modem, QBP99, Windows 98, Office 97) |    | <del>556.21</del>                    |
| M & M Service (Fuel)                             |    | 228.77                               |
| IL Dept. of Employment Security                  |    | 52.50                                |
| IL Dept. of Revenue                              |    | 237.42                               |
| Macoupin County Recorder (road through #158)     |    | 27.00                                |
| R. P. Lumber                                     |    | 23.10                                |
| First National Bank (Silt Loan payment)          |    | 11,427.07                            |
| Rural King                                       |    | 104.53                               |
| Peggy Volz - net salary                          |    | 800.00                               |
| William Hohimer - net salary                     |    | <u>1,573.50</u>                      |
| TOTAL PAID                                       | \$ | <del>16,149.67</del><br>\$ 15,593.46 |

BILLS TO BE PAID:

|  |    |              |
|--|----|--------------|
| Nilwood Water  | \$ | 8.25         |
| Quill Corp. (copy paper & toner)                         |    | 119.52       |
| Nelson Oil Company (Chorine Tablets)                     |    | 312.35       |
| Secretary of State (license renewal for truck & trailer) |    | 62.00        |
| Peggy Volz (Modem, QBP99, Windows 98, Office 97)         |    | 556.21       |
| Watts Copy System  |    | <u>57.00</u> |
| TOTAL TO BE PAID:  | \$ | 1,115.33     |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, May 4, 1999** at the **Hall** at 30505 East Lake Dr. at **7:00 PM**.



## SUNSET LAKE ASSOCIATION

## Budget vs. Actual

January through April 1999

|  | Jan - Apr '99    | Budget            | \$ Over B...      | % of Budget  |
|--|------------------|-------------------|-------------------|--------------|
| <b>Income</b>                            |                  |                   |                   |              |
| 0301 Annual Assessment                   | 72,792.15        | 78,500.00         | -5,707.85         | 92.7%        |
| 0305 Boat Permits                        | 2,314.35         | 3,400.00          | -1,085.65         | 68.1%        |
| 0311 Building Permits                    | 575.00           | 1,000.00          | -425.00           | 57.5%        |
| 0313 Fines & Penalties                   | 329.13           | 900.00            | -570.87           | 36.6%        |
| 0325 Farm Income                         | 1,600.00         | 3,200.00          | -1,600.00         | 50.0%        |
| 0335 Interest Income                     | 676.52           | 1,500.00          | -823.48           | 45.1%        |
| 0391 Transfer Fees                       | 2,425.00         | 8,000.00          | -5,575.00         | 30.3%        |
| 0397 Cable Franchise Fee                 | 2,119.75         | 2,200.00          | -80.25            | 96.4%        |
| 0398 Earned by Maint. Man                | 91.50            | 800.00            | -708.50           | 11.4%        |
| 0399 Miscellaneous Inco...               |                  |                   |                   |              |
| Chlorine Tablets                         | 250.50           |                   |                   |              |
| Copies                                   | 140.05           |                   |                   |              |
| Fax                                      | 2.50             |                   |                   |              |
| Silt Fence                               | 70.00            |                   |                   |              |
| Sports/Chlorine Bottles                  | 4.00             |                   |                   |              |
| 0399 Miscellaneous Inc...                | 0.00             | 1,200.00          | -1,200.00         | 0.0%         |
| <b>Total 0399 Miscellaneous...</b>       | <b>467.05</b>    | <b>1,200.00</b>   | <b>-732.95</b>    | <b>38.9%</b> |
| <b>Total Income</b>                      | <b>83,390.45</b> | <b>100,700.00</b> | <b>-17,309.55</b> | <b>82.8%</b> |
| <b>Expense</b>                           |                  |                   |                   |              |
| 0406 Professional Fees                   | 0.00             | 1,400.00          | -1,400.00         | 0.0%         |
| 0409 Office & Hall Supplies              |                  |                   |                   |              |
| Paper Supplies                           | 54.20            |                   |                   |              |
| Postage                                  | 597.50           |                   |                   |              |
| Printing                                 | 79.69            |                   |                   |              |
| 0409 Office & Hall Sup...                | 229.11           | 4,000.00          | -3,770.89         | 5.7%         |
| <b>Total 0409 Office &amp; Hall S...</b> | <b>960.50</b>    | <b>4,000.00</b>   | <b>-3,039.50</b>  | <b>24.0%</b> |
| 0411 R & M- Lake                         | 474.79           | 400.00            | 74.79             | 118.7%       |
| 0411.1 Fish Stocking                     | 0.00             | 2,000.00          | -2,000.00         | 0.0%         |
| 0412 R & M -Grounds                      | 84.10            | 1,000.00          | -915.90           | 8.4%         |
| 0414 R & M -Roads                        | 0.00             | 9,900.00          | -9,900.00         | 0.0%         |
| 0415.5 Conservation & W...               | 1,500.00         | 1,700.00          | -200.00           | 88.2%        |
| 0416 R & M Equipment                     | 404.80           | 2,500.00          | -2,095.20         | 16.2%        |
| 0418 Gas & Oil                           | 228.77           | 2,300.00          | -2,071.23         | 9.9%         |
| 0426 Farm Expense                        | 176.62           | 1,400.00          | -1,223.38         | 12.6%        |
| 0430 Utilities                           |                  |                   |                   |              |
| Gas & Electric                           | 1,706.49         |                   |                   |              |
| Telephone                                | 147.65           |                   |                   |              |
| Water                                    | 33.00            |                   |                   |              |
| 0430 Utilities - Other                   | 0.00             | 5,800.00          | -5,800.00         | 0.0%         |
| <b>Total 0430 Utilities</b>              | <b>1,887.14</b>  | <b>5,800.00</b>   | <b>-3,912.86</b>  | <b>32.5%</b> |
| 0434 Insurance                           |                  |                   |                   |              |
| Comm. Property & Lia...                  | 974.53           |                   |                   |              |
| Comm. Umbrella Liabil...                 | 3,272.47         |                   |                   |              |
| Notary Bond                              | 13.00            |                   |                   |              |
| Work Comp Audit                          | 247.00           |                   |                   |              |
| 0434 Insurance - Other                   | 0.00             | 10,000.00         | -10,000.00        | 0.0%         |
| <b>Total 0434 Insurance</b>              | <b>4,507.00</b>  | <b>10,000.00</b>  | <b>-5,493.00</b>  | <b>45.1%</b> |

04/30/99

## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through April 1999

|                               | <u>Jan - Apr '99</u>    | <u>Budget</u>      | <u>\$ Over B...</u>     | <u>% of Budget</u>   |
|-------------------------------|-------------------------|--------------------|-------------------------|----------------------|
| 0442 Property Tax             | 0.00                    | 4,200.00           | -4,200.00               | 0.0%                 |
| 0492 Mortgage                 | 9,400.00                | 9,400.00           | 0.00                    | 100.0%               |
| 0498 Miscellaneous Expe...    | 402.02                  | 1,200.00           | -797.98                 | 33.5%                |
| Equipment Reserve             | 0.00                    | 5,000.00           | -5,000.00               | 0.0%                 |
| <b>Payroll Expenses</b>       |                         |                    |                         |                      |
| 0402 Superintendant           | 8,000.00                | 24,000.00          | -16,000.00              | 33.3%                |
| 0404 Secretary Salary         | 3,666.72                | 11,000.00          | -7,333.28               | 33.3%                |
| 0440 Employment Tax ...       | 876.10                  | 3,500.00           | -2,623.90               | 25.0%                |
| <b>Total Payroll Expenses</b> | <u>12,542.82</u>        | <u>38,500.00</u>   | <u>-25,957.18</u>       | <u>32.6%</u>         |
| <b>Total Expense</b>          | <u>32,568.56</u>        | <u>100,700.00</u>  | <u>-68,131.44</u>       | <u>32.3%</u>         |
| <b>Net Income</b>             | <u><b>50,821.89</b></u> | <u><b>0.00</b></u> | <u><b>50,821.89</b></u> | <u><b>100.0%</b></u> |



04/30/99

SUNSET LAKE ASSOCIATION

Balance Sheet

As of April 30, 1999

|  | <u>Apr 30, '99</u>      |
|--|-------------------------|
| <b>ASSETS</b>                          |                         |
| <b>Current Assets</b>                  |                         |
| <b>Checking/Savings</b>                |                         |
| 0100 Cash on Hand                      | 100.00                  |
| 0120 Checking Acct.                    | 5,502.00                |
| 0125 First National Bank- Gen          | 51,100.40               |
| 0130 FNB-Equipment Reserve             | 2,598.09                |
| 0131 FNB-CD - Equipment Rese...        | 8,724.74                |
| <b>Total Checking/Savings</b>          | <u>68,025.23</u>        |
| <b>Total Current Assets</b>            | <u>68,025.23</u>        |
| <b>TOTAL ASSETS</b>                    | <u><u>68,025.23</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>        |                         |
| <b>Liabilities</b>                     |                         |
| <b>Current Liabilities</b>             |                         |
| <b>Other Current Liabilities</b>       |                         |
| 0200 Escrow                            | 5,500.00                |
| <b>Total Other Current Liabilities</b> | <u>5,500.00</u>         |
| <b>Total Current Liabilities</b>       | <u>5,500.00</u>         |
| <b>Total Liabilities</b>               | <u>5,500.00</u>         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <u><u>5,500.00</u></u>  |

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

March 2, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Mar. 2, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M. Lou Long told the Board that we would forego the Roll Call, the Superintendent's report and the Secretary's report.

- **Visitor's Remarks:** #36,36A Dave Beck, #286 Ed Snell, #277 Bob Sons, and #221 John Munchalfen were present.
- Bob Hanauer reported that the Community Center was paid off on Feb. 12, 1999 in the amount of \$36,971.83.
- Ken Volz said he asked Dave Beck, a licensed septic contractor, to come to the meeting to explain how septic systems work, especially aeration systems. Dave Beck handed out a 2 page report for the Board to read. Dave read and explained the information which came from the Macoupin County Public Health Dept. and the University of West Virginia off of the Internet. It illustrates when septics need to be pumped, and gives indications of contaminants reaching lake water and gives information on aerobic systems, which it states should not be used to serve seasonal, weekend or part-time residences. Dave explained that the Norweco has a timer set for 30 minutes on and 30 minutes off, whereas the Nyatic (fiberglass with green housing) must run continuously and must be pumped every 6-12 months. He said oxygen mixes with the sewage to help degrade it, then it flows into the next tank, and then to a chlorine tank to kill bacteria. The report also said that there should only be 2 discharges per surface acre of water on a lake, or a 2 to 1 ratio. Al Tretter asked Dave to explain the Example on page 2, which Dave did. Bob Hanauer asked what happens when an aerobic system does not have anything going into it for a month or more? Dave said the bacteria will die and the sewage will not be broken down, so when it is started up again, it will stir it up the solids which will rise and be discharged. He added that a fecal test is the only way to be sure if it is dumping sewage, it should be pumped before leaving on vacation. Bob Hanauer asked what if it is left on while gone? Dave said there is no water going into the system, so the effect is the same. Lou Long asked if we should concentrate our concern on aeration systems, and Dave answered yes! He also said that fabric lint can get into the motor bearings and ruin the motor, if it is not inspected regularly and cleaned out. Ray Reardon asked if old systems have timers, and Dave said no because they are designed to run all the time, but they are still available. Lou asked how to check these systems and Dave said to make sure they are running all the time. Ken Volz asked about contracts and Dave said there is a 2-year contract on new systems, then it is renewable or the owner is responsible. Dave was given a copy of the Rules written by Ken Volz governing Sanitation. Bob Hanauer said it should be up to the Board as to whether an aerobic system can be put in, because some lots are too small for a sand filter. Secondly, Bob added that all aerobic systems must be on a contract. John Munchalfen asked about old sand filter systems and Dave said that sand filters can be saturated, but if left alone while on vacation, it will continue to function properly and is better overall. Dave said in the State Rules it says that no aerobics can be put in for seasonal or part-time homes. Lou asked if we should insist that aerobics be pumped every 2-3 years? Dave said the sludge level should be determined first. Ed Smith said part-time aerobics are a major problem and need to be pumped on a regular basis. George Madiar said if there is enough room for a sand filter, then it must be put in rather than an aerobic system. Bob Hanauer made the motion that aeration systems can only be put in with permission from the Board. Ed Smith seconded and it passed unanimously. Ed Smith said that if an aerobic system

is put in on seasonal or part-time residences, then water must be injected into the system while vacated and pumped. John Earley said it is not reasonable to expect people to pump their aerobic systems if they are going to be gone for 10 days or more. Ed Smith said that they will dump within that time and that is what the Dept. of Public Health says. Bob Hanauer said that Ken Volz and Dave Beck should put something together for the Rules & Regulations. Ray Reardon asked if there is any compact system that can be put in for part-time residences, and Dave said not that he knew of at this time. Dave said the Dept. of Health approved aerations and it is not the system, **but how it is maintained**. John Earley asked if a letter should be sent to all those on the lake with aeration systems? Ken Volz said that he already has a list. Dave Beck said to pinpoint a polluting system, a fecal test must be done at the specific system's outflow pipe. Ken Volz said to test the highest risk first, which are aeration and lateral systems. Ken asked Dave about the time period before the aeration system dumps, and Dave said he would check. Ken Volz also asked if methane gas is going into the house on systems that he found which have caps over the discharge pipe? Dave answered that the vent pipes should be 2-3 feet above ground level, due to mowing and leaf debris and snow covering, and if they are plugged or capped, then methane can be going back into the house.

- **Approval of the Minutes of the Board Meeting on Feb. 2, 1999:** Ken Volz made the motion to accept the Minutes, Bob Hanauer seconded. It passed by consensus.
- **Approval of the Bills Paid for Jan.:** Bob Hanauer made the motion to accept the bills paid, John Schwandner seconded. It passed by consensus.
- Lou Long said that we would forego the Committee Reports unless someone has news. John Earley said that in the next week to 10 days, there will be someone from NRCS in the area evaluating farm ground to see if it might be eligible to qualify for set-aside grass strips to stop erosion, and it would pay \$131 per acre. John said we are Cash Renting the farm for \$107.00 per acre now, but we could get more if we qualify and apply. Lou Long added that Gary Hays came in with the first half of our Cash Rent payment on the farm.

#### **OLD BUSINESS:**

- Bob Hanauer said he reviewed the Building Permit fees and asked if this is for income or for control. It is only 1% of the Budget, so it isn't a money maker. He agreed with raising Boat Docks or Extensions on Boat Docks or Decks to \$20.00, but not the other's. John Earley said that we were able to pay off this building so fast, that the members would question why we need to raise these fees. Ed Smith restated his position that there are fewer structures being built, so he is trying to maintain the same level of income. Ken Volz said there are only 28 lots left. Lou Long asked if the Board was satisfied with what was passed? John Earley said the timing is bad. Bob Sons objected and said the fees are higher than most towns. Generally, the Board agreed to keep the higher fees.
- **Revised Rules & Regulations - Following are the adopted changes:**

#### **SECTION 38. Requirements to Transfer Property.**

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

- Payment** of all Lease Transfer Fees, Recording Fees, Assessments and any moneys due the Association are payable on or before the closing.
- An inspection** will be done by the Chairman (or Assistant) of the Sanitation, Shoreline & Boat Dock Committee for shoreline protection from siltation, the structural integrity and general appearance of any boat dock or boat house, and the upkeep of the grounds.
- The kind and age of the septic system** must be established to adhere to Section 20, Sanitation, of these Rules and Regulations, the Macoupin County Health Dept., and the State of Illinois.
- As part of the procedure for the transfer of an improved leasehold** (one with a residence), an amount of money equal to 10% of the estimated cost of repair or replacement of the existing septic system to bring it into compliance will be required. The escrow moneys shall be placed in a non-interest bearing account in the name of the Sunset Lake Association for the benefit of the seller or buyer as their interests may appear. Such moneys will be held in escrow by the Sunset Lake Association for the length of time as shown in the following table:

| <u>Type of System</u> | <u>Age</u> | <u>Escrow Time</u>    |
|-----------------------|------------|-----------------------|
| Tank and Laterals     | Any        | Escrow to be replaced |

|                      |              |          |
|----------------------|--------------|----------|
| Tank and Sand Filter | 0-3 Years    | 3 months |
| Tank and Sand Filter | 4 & up Years | 6 months |
| Aeration System      | 0-1 Year     | 3 months |
| Aeration System      | 2 & up Years | 6 months |

1. Any funds deposited will be refunded if not needed, or used to pay a contractor after the completion of a new system as the buyer and seller arranged at the time of deposit. Should the work not be completed within the allotted time following closing, the Board of Directors may arrange for the work to be done as soon as possible with the funds in escrow, remitting any excess to the depositor.

2. The escrow will be waived or released in a shorter period if the seller and the buyer sign and deliver to the Sunset Lake Association a **Joint and Mutual Release**. The acceptance of the Release by the Sunset Lake Association will not constitute evidence that the Sunset Lake Association agrees that the septic system complies in all respects with this rule. The escrow fund shall be distributed in accordance with instructions from the parties or in the event of a dispute, disbursed in accordance with instructions of the arbitrator.

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

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

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

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

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

**F.** The seller and buyer are to receive a **Lease Transfer Information Sheet** furnished by the Association Secretary, which lists all the fees and/or escrow required due to the condition of the shoreline, boat dock, grounds, or the septic/sewage disposal system.

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

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

- Lou Long informed the Board that Prentice Wild was here this morning to survey Bruce Davis' lot #157 and the SLA road through Fred Gates' lot #158, even though we had asked him not to come until Fred Gates was home, which he was as of this morning. Peggy added that Prentice Wild is selling his business as of March 15th, so he was trying to get all the jobs done he had been contracted to do. Bill said Fred Gates wants an easement. Lou Long said it is done!
- Bob Hanauer said we are done with The Rules & Regulations except for Sanitation. He suggested meeting on a Saturday morning to go over Sanitation, so Peggy can get it ready for the next meeting and the next mailing. Ray Reardon asked if it can be mailed out a few days before to review before meeting again. No time was set for a special meeting, but the

Secretary is to mail out the entire Rules & Regulations revisions as soon as possible and if a special meeting has to be called, then all Board members will be notified so we can have a quorum.

**New Business** - Robert Riley #49 to Chase Bank, Bankruptcy Chapter 7. Bob Hanauer said he hadn't been able to look into this matter yet.

- **Transfers:** #244 Geraldine Talla, Richard Talla and Lynda Dvorak to Geraldine Talla and Lynda Dvorak. Bob Hanauer made the motion to accept the transfer and Al Tretter seconded. It passed by consensus.
- Al Tretter made the motion to adjourn, John Earley seconded. It passed by consensus. The meeting adjourned at 8:10PM.

Secretary,  
Peggy L. Volz



SUNSET LAKE ASSOCIATION

AGENDA

APRIL 6, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MARCH. 2, 1999

APPROVAL OF BILLS PAID FOR MARCH

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY - JOHN SCHWANDNER

BUILDING & CONSTRUCTION COMMITTEE - ED SMITH

FARM MANAGEMENT COMMITTEE - JOHN EARLEY

FINANCE COMMITTEE - BOB HANAUER

LEGAL & INSURANCE COMMITTEE - AL TRETTER

ROADS & GROUNDS COMMITTEE - GEORGE MADIAR

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE - KEN VOLZ

WATER QUALITY & CONSERVATION - RAY REARDON

OLD BUSINESS - Revised Rules & Regulations Completed  
Robert Riley #49 to Chase Bank -Bankruptcy - Chapter 7

NEW BUSINESS -Goose egg dipping  
May Mailing

TRANSFERS - #183 A. Lucille Davis to James J. & Sue A. Vaughn

# SUNSET LAKE ASSOCIATION

April 6, 1999 at 7:00 PM

## BILLS PAID:

|  |           |                 |
|--|-----------|-----------------|
| Rural Electric                                     | \$        | 297.55          |
| GTE  |           | 31.28           |
| AT & T   |           | 12.22           |
| Watts Copy   |           | 57.00           |
| Nilwood Water                                      |           | 8.25            |
| Employers Tax & Withholding                        |           | 678.27          |
| Wheeler & Ross (propane for shed)                  |           | 68.19           |
| American States Insurance                          |           | 1,221.53        |
| US Fish & Wildlife (Goose Eggs Dipped)             |           | 25.00           |
| Pursey's Lawn Service (Clean lot #231, Wooten)     |           | 150.00          |
| Wild Surveying (road through #158)                 |           | 175.00          |
| IL Dept. of Natural Resources (Boat Permit)        |           | 20.00           |
| Illinois Meter (PVC for buoys)                     |           | 213.00          |
| Bruce's Welding (2 pipes cut)                      |           | 30.20           |
| Chamber of Commerce                                |           | 30.00           |
| M & M Service (propane for Community Center)       |           | 145.74          |
| RP Lumber (new SLA sign)                           |           | 18.82           |
| Burgess & Son Hardware ( Letters for new SLA sign) |           | 65.28           |
| GM Card - Bill Hohimer (Tools)                     |           | 196.91          |
| Gary Hays (Cash Rent)                              |           | 900.00          |
| Dale Walk (Cash Rent)                              |           | 600.00          |
| Peggy Volz - net salary                            |           | 800.00          |
| William Hohimer - net salary                       |           | <u>1,573.50</u> |
| <b>TOTAL PAID</b>                                  | <b>\$</b> | <b>7,317.74</b> |

## BILLS TO BE PAID:

|   |           |                  |
|---|-----------|------------------|
| Nilwood Water   | \$        | 8.25             |
| First National Bank ( Silt Loan payment)                        |           | 12,183.94        |
| MCI   |           | .83              |
| M & M Service (Fuel)  |           | 233.97           |
| R. P. Lumber (for buoys and septic line)                        |           | 19.48            |
| P.L. Volz - QPB 99, Windows 98, Office 97 (to be Y2K compliant) |           | 470.32           |
| Watts Copy System   |           | <u>57.00</u>     |
| <b>TOTAL TO BE PAID:</b>  | <b>\$</b> | <b>12,973.79</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, April 6, 1999** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January 1 through April 1, 1999

|  | Jan 1 - Apr 1... | Budget            | \$ Over Budget    | % of Budget  |
|--|------------------|-------------------|-------------------|--------------|
| <b>Income</b>                                |                  |                   |                   |              |
| 0301 Annual Assessment                       | 67,328.30        | 78,500.00         | -11,171.70        | 85.8%        |
| 0305 Boat Permits                            | 1,647.85         | 3,400.00          | -1,752.15         | 48.5%        |
| 0311 Building Permits                        | 340.00           | 1,000.00          | -660.00           | 34.0%        |
| 0313 Fines & Penalties                       | 78.13            | 900.00            | -821.87           | 8.7%         |
| 0325 Farm Income                             | 1,600.00         | 3,200.00          | -1,600.00         | 50.0%        |
| 0335 Interest Income                         | 352.55           | 1,500.00          | -1,147.45         | 23.5%        |
| 0391 Transfer Fees                           | 2,425.00         | 8,000.00          | -5,575.00         | 30.3%        |
| 0397 Cable Franchise Fee                     | 2,119.75         | 2,200.00          | -80.25            | 96.4%        |
| 0398 Earned by Maint. Man                    | 0.00             | 800.00            | -800.00           | 0.0%         |
| 0399 Miscellaneous Income                    |                  |                   |                   |              |
| Chlorine Tablets                             | 146.50           |                   |                   |              |
| Copies                                       | 127.45           |                   |                   |              |
| Fax  | 2.50             |                   |                   |              |
| Silt Fence                                   | 70.00            |                   |                   |              |
| Sports/Chlorine Bottles                      | 4.00             |                   |                   |              |
| 0399 Miscellaneous Income - Other            | 0.00             | 1,200.00          | -1,200.00         | 0.0%         |
| <b>Total 0399 Miscellaneous Income</b>       | <b>350.45</b>    | <b>1,200.00</b>   | <b>-849.55</b>    | <b>29.2%</b> |
| <b>Total Income</b>                          | <b>76,242.03</b> | <b>100,700.00</b> | <b>-24,457.97</b> | <b>75.7%</b> |
| <b>Expense</b>                               |                  |                   |                   |              |
| 0406 Professional Fees                       | 0.00             | 1,400.00          | -1,400.00         | 0.0%         |
| 0409 Office & Hall Supplies                  |                  |                   |                   |              |
| Paper Supplies                               | 54.20            |                   |                   |              |
| Postage                                      | 597.50           |                   |                   |              |
| Printing                                     | 79.69            |                   |                   |              |
| 0409 Office & Hall Supplies - Other          | 164.89           | 4,000.00          | -3,835.11         | 4.1%         |
| <b>Total 0409 Office &amp; Hall Supplies</b> | <b>896.28</b>    | <b>4,000.00</b>   | <b>-3,103.72</b>  | <b>22.4%</b> |
| 0411 R & M- Lake                             | 430.84           | 400.00            | 30.84             | 107.7%       |
| 0411.1 Fish Stocking                         | 0.00             | 2,000.00          | -2,000.00         | 0.0%         |
| 0412 R & M -Grounds                          | 84.10            | 1,000.00          | -915.90           | 8.4%         |
| 0414 R & M -Roads                            | 0.00             | 9,900.00          | -9,900.00         | 0.0%         |
| 0415.5 Conservation & Watershed              | 1,500.00         | 1,700.00          | -200.00           | 88.2%        |
| 0416 R & M Equipment                         | 302.34           | 2,500.00          | -2,197.66         | 12.1%        |
| 0418 Gas & Oil                               | 0.00             | 2,300.00          | -2,300.00         | 0.0%         |
| 0426 Farm Expense                            | 176.62           | 1,400.00          | -1,223.38         | 12.6%        |
| 0430 Utilities                               |                  |                   |                   |              |
| Gas & Electric                               | 1,407.14         |                   |                   |              |
| Telephone                                    | 107.49           |                   |                   |              |
| Water  | 24.75            |                   |                   |              |
| 0430 Utilities - Other                       | 0.00             | 5,800.00          | -5,800.00         | 0.0%         |
| <b>Total 0430 Utilities</b>                  | <b>1,539.38</b>  | <b>5,800.00</b>   | <b>-4,260.62</b>  | <b>26.5%</b> |
| 0434 Insurance                               |                  |                   |                   |              |
| Comm. Property & Liability                   | 974.53           |                   |                   |              |
| Comm. Umbrella Liability                     | 3,272.47         |                   |                   |              |
| Notary Bond                                  | 13.00            |                   |                   |              |
| Work Comp Audit                              | 247.00           |                   |                   |              |
| 0434 Insurance - Other                       | 0.00             | 10,000.00         | -10,000.00        | 0.0%         |
| <b>Total 0434 Insurance</b>                  | <b>4,507.00</b>  | <b>10,000.00</b>  | <b>-5,493.00</b>  | <b>45.1%</b> |

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January 1 through April 1, 1999

|                                    | <u>Jan 1 - Apr 1...</u> | <u>Budget</u>      | <u>\$ Over Budget</u>   | <u>% of Budget</u>   |
|------------------------------------|-------------------------|--------------------|-------------------------|----------------------|
| <b>0442 Property Tax</b>           | 0.00                    | 4,200.00           | -4,200.00               | 0.0%                 |
| <b>0492 Mortgage</b>               | 9,400.00                | 9,400.00           | 0.00                    | 100.0%               |
| <b>0498 Miscellaneous Expense</b>  | 402.02                  | 1,200.00           | -797.98                 | 33.5%                |
| <b>Equipment Reserve</b>           | 0.00                    | 5,000.00           | -5,000.00               | 0.0%                 |
| <b>Payroll Expenses</b>            |                         |                    |                         |                      |
| <b>0402 Superintendant</b>         | 6,000.00                | 24,000.00          | -18,000.00              | 25.0%                |
| <b>0404 Secretary Salary</b>       | 2,750.04                | 11,000.00          | -8,249.96               | 25.0%                |
| <b>0440 Employment Tax Expense</b> | 652.97                  | 3,500.00           | -2,847.03               | 18.7%                |
| <b>Total Payroll Expenses</b>      | <u>9,403.01</u>         | <u>38,500.00</u>   | <u>-29,096.99</u>       | <u>24.4%</u>         |
| <b>Total Expense</b>               | <u>28,641.59</u>        | <u>100,700.00</u>  | <u>-72,058.41</u>       | <u>28.4%</u>         |
| <b>Net Income</b>                  | <u><u>47,600.44</u></u> | <u><u>0.00</u></u> | <u><u>47,600.44</u></u> | <u><u>100.0%</u></u> |



04/01/99

SUNSET LAKE ASSOCIATION

Balance Sheet

As of April 1, 1999

Apr 1, '99

**ASSETS**

**Current Assets**

**Checking/Savings**

0100 Cash on Hand 100.00

0120 Checking Acct. 11,402.00

0125 First National Bank- Gen 56,566.54

0130 FNB-Equipment Reserve 2,591.01

0131 FNB-CD - Equipment Rese... 8,568.87

**Total Checking/Savings** 79,228.42

**Total Current Assets** 79,228.42

**TOTAL ASSETS** 79,228.42

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

0200 Escrow 11,400.00

**Total Other Current Liabilities** 11,400.00

**Total Current Liabilities** 11,400.00

**Total Liabilities** 11,400.00

**TOTAL LIABILITIES & EQUITY** 11,400.00

**BYLAWS OF THE**  
**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 Bylaws.

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**

**BYLAW AMENDMENT**

**SECTION 1. Amendments.** The Bylaws 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.

**SECTION 4. New Leases.** 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 5. Consolidation of Lots.** No member may consolidate two (2) or more lots for the purpose of reducing the assessments.

**ARTICLE VIII**

**ATTORNEY'S FEES**

**SECTION 1. Attorney's Fees.** Should any member, or resident of such members' household unsuccessfully sue Sunset Lake Association, it's members, officers, directors, agents or servants, whether for action taken, claimed inaction, counter claim, and/or legal right violated under the Bylaws, 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.



# SUNSET LAKE ASSOCIATION

## RULES AND REGULATIONS

### SECTION 1. Definitions.

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

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

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

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

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

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

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

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

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

J. "Rip Rap" - Layers of stone or rock placed upon the shoreline to prevent erosion of the land into the lake. Depending upon the slope of the shoreline, rip rap should extend (1 ½) one and a half feet vertically above and below the normal waterline.

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

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

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

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

### SECTION 2. Use of Sunset Lake Association Property.

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

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

C. Leaseholds may not be rented or sub-leased.

### SECTION 3. Access to Sunset Lake.

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

### SECTION 4. Fishing.

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

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

#### C. Fish Limits.

1. **Bass** - Limit of 6 bass per day of which only one (1) may be over 15" but any bass 12" to 15" long **cannot be kept**, and must be carefully put back in the lake.

2. **Crappie** - Must be 9" or longer to be kept with a 15 limit per person per day.

3. **Walleye** - Must be 15" or longer to be kept with a limit of three (3) per person per day.

4. **Bluegill, Red Ear, Catfish, etc.** - No limit on size or number to be kept.

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

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

F. Any yellow bass, white bass, shad, green sunfish (sometimes called war mouth or rock bass), or carp (other than grass carp) which are caught should **NOT** be returned to the lake, but should be kept for eating, used as fertilizer, or properly disposed of in the trash.

## **SECTION 5. Boats.**

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

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

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

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

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

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

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

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

## **SECTION 6. Boat Speed Regulations.**

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

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

## **SECTION 7. Operation of Boats.**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

#### **SECTION 8. Navigation of Boats.**

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

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

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

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

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

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

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

#### **SECTION 9. Swimming, Rafting.**

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

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

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

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

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

#### **SECTION 10. Water Skiing and Towing of Riders.**

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

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

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

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

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

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

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

#### **SECTION 11. Snowmobiles.**

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

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

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

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

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

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

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

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



**SECTION 12. Ice Fishing and Skating.**

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

**SECTION 13. Picnicking on Unleased Sunset Lake Property.**

- A. Guests picnicking are to have written permission if unaccompanied by a member.
- B. Any person picnicking shall keep the premises neat and clean, picked up and free of paper, garbage, and debris, and extinguish any fire before leaving.

**SECTION 14. Camping.**

- A. A lessee or their guests may erect tents, use a trailer, R.V. or motor home on their leasehold for a period not exceeding two (2) consecutive nights per week, and the lessee must be available.
- B. For camping three (3) to fourteen (14) nights in tents, trailers, R.V.'s or motor homes on undeveloped lots, the lessee must receive permission from a member of the Grounds Committee, the Superintendent, or the President of the Board. The lessee must be available and is responsible for maintaining all sanitary conditions.

**SECTION 15. Upkeep of Leasehold.**

A. The Board has the authority to require each lessee to maintain the leasehold in a sanitary condition; decent, neat, free of weeds, leaves, unmowed grass, and debris, and attractive in appearance and in good repair. The lessee is responsible for maintaining their shoreline with adequate rip rap, and maintaining all buildings, boat docks, boat houses, and playground equipment, etc., for the safety and welfare of the lessee, guests and neighbors. On failure to do this, the Board will send a written request to correct any deficiency. If the lessee fails to do so to the satisfaction of the Board within what it considers a reasonable time, the Board shall have the authority to order the necessary work done at the expense of the lessee, plus the appropriate fine. If the Board pays anyone to complete the required work, the lessee shall reimburse the Board within thirty (30) days of the mailing of the invoice. Should lessee fail to pay the Association on time the claim shall be a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on any balance due at the rate of 1 1/2% per month on the outstanding balance and all reasonable expenses of collection, including attorney's fees.

B. **Mowing.** Lawns must be kept mowed under 6 inches (6").

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

D. **Vehicles.** All unlicensed and/or inoperable vehicles shall not be kept on any leasehold. The State statute defines an inoperable vehicle as one that for at least seven (7) days, has its engine, wheels or other parts removed or damaged to the extent that the vehicle is incapable of being driven.

E. **Rip Rap.** All shorelines are to be rip rapped with aggregate stone or concrete 4-7 inches in diameter laid 9-12 inches thick, <sup>and fabric is recommended as per rip rap guidelines</sup> ~~on fabric~~, and maintained to prevent erosion. Rip rap is to extend 1 1/2 feet vertically above and below the normal waterline. No broken concrete over 16 inches or with rebar protruding, no brick, asphalt or foreign material may be used. ~~If building a sea wall, no creosote treated materials may be used. CGA green or brown treated timbers are acceptable.~~ <sup>delete</sup> Pre-cast concrete walls, driven steel or PVC sheet piling or other material must have Board approval. Failure to comply with this rule shall result in a fine of \$100.00 per every 90 days after the initial warning until rip rap is in compliance.

**SECTION 16. Trees.**

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

**SECTION 17. Injury to Sunset Lake Property.**

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

**SECTION 18. Dogs and Cats.**

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



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

#### **SECTION 19. Pollution.**

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

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

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

#### **SECTION 20. Sanitation Systems.**

##### **A. Types**

1. **A Sand Filter System** consists of a septic tank followed by a filter bed with a chlorine tank added before out-letting to the lake. The tank and filter bed size is determined by the number of bedrooms, occupants, bathrooms, etc. The filter bed is both a natural physical and biological filter that removes fine suspended solids before being disinfected in the chlorine chamber. This system requires a minimum of maintenance. Chlorine tablets must be maintained at all times.

2. **An Aeration (Aerobic) System** (must have Board approval) consists of a three-chambered unit. The first chamber holds the septic waste as does a septic tank. The second chamber mechanically introduces air using an electric motor, which breaks down the solids before being disinfected in the third chamber, or the Chlorine chamber.

3. **A Lateral System** consists of a septic tank with lateral lines running out from it, which disperses the effluent into lateral lines and then into the surrounding soil. There is no Chlorination Tank with this system. An existing lateral system can remain until it is in need of repair or replacement, and must be replaced before or at transfer of a lease.

**B. Care and Maintenance.** Introducing any waste product which will not biologically break down, such as; grease, harsh chemicals, diapers, sanitary products and other foreign objects into a septic system can create clogging problems in the pipes, tanks and filter bed requiring replacement or repair. **Pumping** the septic tank by a licensed State of Illinois Contractor, is necessary for continued function, when a septic tank accumulates scum and sludge that is equal to 1/3 its depth (2-3 years). This extends the life of the system and avoids costly repairs or replacement.

Chlorine Chambers disinfect the effluent (outflow) from sand filter and aerobic systems before being returned to the lake. All current and future Sand Filter and Aerobic septic systems must contain a chlorine inspection tube, to which **chlorine tablets** are deposited and maintained with sufficient chlorine tablets in the tubes at all times, lowered far enough to come in contact with the waste water effluent. Chlorine bottles must have at least two 3/8" holes in the bottom which are kept open to permit chlorination and disinfection of the waste water. The binder in chlorine tablets will plug the holes in time and must be cleaned out periodically. **Regular inspections** will be made at intervals determined by the Chairman of the Sanitation Committee. Lack of chlorine tablets will be subject to fines.

**Aeration Systems require special care.** These sewage disposal treatment systems are operated and depend upon the use of sealed motors, aeration tubes, filter screens and timers. They must meet Class 1 effluent guidelines of the Illinois Dept. of Public Health and will be subject to testing of effluent to maintain Class 1 standards. Mechanical and electrical operation must coincide with the manufacturer's guidelines. They shall not be used to serve residential property that is used for seasonal, weekend or part-time use, ~~unless approved by the Board of Directors.~~ (ILCS Section 905.100 Illinois Administrative Code). *If an aerobic system has been installed for seasonal, weekend or part-time use, and will be turned off for more than 6 weeks, it must be capped before leaving, or water must be running continuously into the system to avoid discharge of untreated waste into the lake on start up. Violations of the above will be subject to corresponding fines and/or capping of effluent discharge lines.*

C. All effluent from toilets, urinals, bath tubs, showers, sinks, disposals, dishwashers and clothes washers shall be discharged only into an approved septic system. All types of septic systems, whose effluent discharges into the lake, will be subject to inspection of operation by a licensed sewage contractor as per deemed by the Board of Directors. Drains which carry only clear or rain water such as roof drains, footing drains and air conditioning cooling water drains shall not be connected to the septic system.

D. The discharge of effluent from a septic tank onto the lessee's property, to other Sunset Lake Association property or into the lake is strictly prohibited. The lessee owning any septic system which discharges effluent in violation of this paragraph shall be fined \$1000.00 for each offense, and such lessee shall lose lake privileges for two (2) years.

**E. Construction or Repair.** All existing and future septic systems must be in compliance with and meet the minimum requirements of the rules and regulations of the Illinois Department of Public Health, the Macoupin County Health Department and the Sunset Lake Association. Sand filter systems and ~~acrobic~~<sup>anaerobic</sup> systems (with Board approval only) with chlorine tanks are the only new systems allowed on Sunset Lake property.

**F. All contractors** installing, repairing, maintaining or servicing septic systems on property owned by or leased by the Sunset Lake Association must be **licensed by the State of Illinois and approved by the Macoupin County Public Health Department.** Permits for the construction, replacement or repair of a septic system must be obtained prior to commencing any work from the Macoupin County Public Health Department and the Sunset Lake Association, which is a \$10.00 fee.

The Permit issued by the Sunset Lake Association must contain information concerning the control of erosion during construction. **An erosion control plan is to accompany the application for a permit.** The plan is to include the type of fence or barrier to be used. It is the responsibility of the lessee to maintain a silt fence or straw bales, until the ground has stabilized (no silt run-off). A fine up to \$200.00 may be assessed the lessee for each day that a silt barrier is not in place after work commences. The lessee is responsible for the plan and for its implementation. The Superintendent can supply Silt fence.

#### **SECTION 21. Disposal of Garbage.**

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

#### **SECTION 22. Burning.**

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

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

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

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

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

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

#### **SECTION 24. Traffic Regulations.**

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

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

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

#### **SECTION 26. Wildlife Protection.**

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

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

#### **SECTION 27. Use of Firearms.**

No person shall fire or discharge any firearm of any description on Sunset Lake Association property except by the authority of the Board.

#### **SECTION 28. Businesses.**

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

#### **SECTION 29. Advertising.**

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



**SECTION 30. Intoxication.**

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

**SECTION 31. Authority of the Board of Directors.**

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

**SECTION 32. Fines.**

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

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

**2nd Offense - \$50.00 fine,**

**3rd Offense - \$100.00 fine, and with Board approval, suspension of all lake privileges for 12 months from the date of the third offense. Repeat offenses (2nd & 3rd) are those which occur within 12 months of the previous violation of the same rule or regulation. Any violation of the suspension will be fined \$200.00 per offense.**

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

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

**SECTION 33. Suspension of Association Privileges.**

All Association privileges will be revoked if all general assessments, special assessments, liens, fines or penalties are not paid in full on or before the respective due dates.

**SECTION 34. Complaints.**

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

**SECTION 35. Lake Police Officers.**

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

**SECTION 36. Construction on Unleased Properties.**

Only the Board shall have the authority to initiate any construction on unleased land.

**SECTION 37. Building Code and Regulations.**

**General Regulations:**

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

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

**Fees: House - \$100.00**

Garage or Boat house- \$70.00

Addition to House - \$50.00

Deck or Pools - \$40.00

Roof over Deck, Car Port or Covered Boat Dock - \$30.00

Shed - \$25.00

Boat Dock or Extensions on Boat Dock or Deck- \$20.00

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

For construction to allow access for handicapped - No Fee - However a permit is required.

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

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

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

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

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

7. No person shall be permitted to reside in any building that does not meet the definition of a house. The permit that was issued determines a building's usage.

#### **Construction Requirements:**

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

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

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

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

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

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

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

8. **Sanitation** (See Section 20.)

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

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

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

12. **Excess Excavation Dirt** shall be the lessees responsibility to have the contractor get instructions from the Lake Superintendent as to the disposition of any excess dirt.

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

#### **SECTION 38. Requirements to Transfer Property.**

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

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



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

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

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

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

1. Any funds deposited will be refunded if not needed, or used to pay a contractor after the completion of a new system as the buyer and seller arranged at the time of deposit. Should the work not be completed within the allotted time following closing, the Board of Directors may arrange for the work to be done as soon as possible with the funds in escrow, remitting any excess to the depositor.

2. The escrow will be waived or released in a shorter period if the seller and the buyer sign and deliver to the Sunset Lake Association a **Joint and Mutual Release**. The acceptance of the Release by the Sunset Lake Association will not constitute evidence that the Sunset Lake Association agrees that the septic system complies in all respects with this rule. The escrow fund shall be distributed in accordance with instructions from the parties or in the event of a dispute, disbursed in accordance with instructions of the arbitrator.

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

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

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

**E. A survey current since 1988** of the platted lot(s) by a registered surveyor is required to transfer the lease. A copy of the survey must be on file at the Sunset Lake office before the transfer of the property can be completed, or the funds must be escrowed from the seller or buyer for the cost of the survey..

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

**F.** The seller and buyer are to receive a **Lease Transfer Information Sheet** furnished by the Association Secretary, which lists all the fees and/or escrow required due to the condition of the shoreline, boat dock, grounds, or the septic/sewage disposal system.

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

County Department of Health in Carlinville, IL. Any expense connected with such inspections and work are the responsibilities of the seller and/or buyer.

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

**SECTION 39.** These Rules and Regulations presented, adopted and approved by the Sunset Lake Association Board of Directors on the 2nd day of April 1999.

SUNSET LAKE ASSOCIATION

AGENDA

March 2, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF FEB. 2, 1999

APPROVAL OF BILLS PAID FOR FEBRUARY

COMMITTEE REPORTS:

|  |                   |
|--|-------------------|
| AQUATIC CONTROL & WATER SAFETY               | - JOHN SCHWANDNER |
| BUILDING & CONSTRUCTION COMMITTEE            | - ED SMITH        |
| FARM MANAGEMENT COMMITTEE                    | - JOHN EARLEY     |
| FINANCE COMMITTEE                            | - BOB HANAUER     |
| LEGAL & INSURANCE COMMITTEE                  | - AL TRETTER      |
| ROADS & GROUNDS COMMITTEE                    | - GEORGE MADIAR   |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE | - KEN VOLZ        |
| WATER QUALITY & CONSERVATION                 | - RAY REARDON     |

OLD BUSINESS - Revised Rules & Regulations

NEW BUSINESS - Robert Riley #49 to Chase Bank -Bankruptcy - Chapter 7

TRANSFERS - #244 Geraldine Talla, Richard Talla and Lynda Dvorak to Geraldine Talla and Lynda Dvorak

SUNSET LAKE ASSOCIATION

March 2, 1999 at 7:00 PM

**BILLS PAID:**

|  |           |                  |
|--|-----------|------------------|
| Rural Electric                             | \$        | 316.50           |
| GTE  |           | 27.65            |
| AT & T                                     |           | 5.90             |
| Watts Copy                                 |           | 57.00            |
| Nilwood Water                              |           | 8.25             |
| Employers Tax & Withholding                |           | 678.27           |
| Notaries Association                       |           | 13.00            |
| American States Insurance ( Comm. Package) |           | 3,272.47         |
| First National Bank (mortgage paid off)    |           | 36,971.83        |
| Peggy Volz - net salary                    |           | 808.08           |
| William Hohimer - net salary               |           | <u>1,573.50</u>  |
| <b>TOTAL PAID</b>                          | <b>\$</b> | <b>43,732.45</b> |

**BILLS TO BE PAID:**

|                                     |           |                 |
|-------------------------------------|-----------|-----------------|
| Nilwood Water                       | \$        | 8.25            |
| R.P. Lumber (Community Center Sign) |           | 18.82           |
| Gary Hays (Cash Rent on East side)  |           | 900.00          |
| Dale Walk (Csh Rent on East side)   |           | 600.00          |
| Bruce's Welding (2 pipes cut)       |           | 30.20           |
| M & M Service Company (propane)     |           | 145.74          |
| Watts Copy System                   |           | <u>57.00</u>    |
| <b>TOTAL TO BE PAID:</b>            | <b>\$</b> | <b>1,760.01</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, Mar.2, 1999** at the **Hall** at **30505 East Lake Dr. at 7:00 P.M.**



**SUNSET LAKE ASSOCIATION**  
**P&L Budget Comparison**  
 January 1 through March 1, 1999

|  | <u>Jan 1 - Mar 1, '99</u> | <u>Budget</u>    | <u>\$ Over Bud...</u> | <u>% of Budget</u> |
|--|---------------------------|------------------|-----------------------|--------------------|
| <b>Income</b>                                |                           |                  |                       |                    |
| 0301 Annual Assessment                       | 47,963.54                 | 78,500.00        | -30,536.46            | 61.1%              |
| 0305 Boat Permits                            | 889.00                    | 3,400.00         | -2,511.00             | 26.1%              |
| 0311 Building Permits                        | 190.00                    | 1,000.00         | -810.00               | 19.0%              |
| 0313 Fines & Penalties                       | 46.60                     | 900.00           | -853.40               | 5.2%               |
| 0325 Farm Income                             | 1,600.00                  | 3,200.00         | -1,600.00             | 50.0%              |
| 0335 Interest Income                         | 214.03                    | 1,500.00         | -1,285.97             | 14.3%              |
| 0391 Transfer Fees                           | 2,025.00                  | 8,000.00         | -5,975.00             | 25.3%              |
| 0397 Cable Franchise Fee                     | 0.00                      | 2,200.00         | -2,200.00             | 0.0%               |
| 0398 Earned by Maint. Man                    | 0.00                      | 800.00           | -800.00               | 0.0%               |
| 0399 Miscellaneous Income                    |                           |                  |                       |                    |
| Chlorine Tablets                             | 96.00                     |                  |                       |                    |
| Copies                                       | 93.80                     |                  |                       |                    |
| Fax  | 2.50                      |                  |                       |                    |
| 0399 Miscellaneous Income - Other            | 0.00                      | 1,200.00         | -1,200.00             | 0.0%               |
| <b>Total 0399 Miscellaneous Income</b>       | <u>192.30</u>             | <u>1,200.00</u>  | <u>-1,007.70</u>      | <u>16.0%</u>       |
| <b>Total Income</b>                          | 53,120.47                 | 100,700.00       | -47,579.53            | 52.8%              |
| <b>Expense</b>                               |                           |                  |                       |                    |
| 0406 Professional Fees                       | 0.00                      | 1,400.00         | -1,400.00             | 0.0%               |
| 0409 Office & Hall Supplies                  |                           |                  |                       |                    |
| Paper Supplies                               | 54.20                     |                  |                       |                    |
| Postage                                      | 564.50                    |                  |                       |                    |
| Printing                                     | 79.69                     |                  |                       |                    |
| 0409 Office & Hall Supplies - Other          | 82.58                     | 4,000.00         | -3,917.42             | 2.1%               |
| <b>Total 0409 Office &amp; Hall Supplies</b> | <u>780.97</u>             | <u>4,000.00</u>  | <u>-3,219.03</u>      | <u>19.5%</u>       |
| 0411 R & M- Lake                             | 158.00                    | 400.00           | -242.00               | 39.5%              |
| 0411.1 Fish Stocking                         | 0.00                      | 2,000.00         | -2,000.00             | 0.0%               |
| 0412 R & M -Grounds                          | 0.00                      | 1,000.00         | -1,000.00             | 0.0%               |
| 0414 R & M -Roads                            | 0.00                      | 9,900.00         | -9,900.00             | 0.0%               |
| 0415.5 Conservation & Watershed              | 0.00                      | 1,700.00         | -1,700.00             | 0.0%               |
| 0416 R & M Equipment                         | 75.23                     | 2,500.00         | -2,424.77             | 3.0%               |
| 0418 Gas & Oil                               | 0.00                      | 2,300.00         | -2,300.00             | 0.0%               |
| 0426 Farm Expense                            | 176.62                    | 1,400.00         | -1,223.38             | 12.6%              |
| 0430 Utilities                               |                           |                  |                       |                    |
| Gas & Electric                               | 895.66                    |                  |                       |                    |
| Telephone                                    | 63.99                     |                  |                       |                    |
| Water  | 16.50                     |                  |                       |                    |
| 0430 Utilities - Other                       | 0.00                      | 5,800.00         | -5,800.00             | 0.0%               |
| <b>Total 0430 Utilities</b>                  | <u>976.15</u>             | <u>5,800.00</u>  | <u>-4,823.85</u>      | <u>16.8%</u>       |
| 0434 Insurance                               |                           |                  |                       |                    |
| Comm. Umbrella Liability                     | 3,272.47                  |                  |                       |                    |
| Notary Bond                                  | 13.00                     |                  |                       |                    |
| 0434 Insurance - Other                       | 0.00                      | 10,000.00        | -10,000.00            | 0.0%               |
| <b>Total 0434 Insurance</b>                  | <u>3,285.47</u>           | <u>10,000.00</u> | <u>-6,714.53</u>      | <u>32.9%</u>       |
| 0442 Property Tax                            | 0.00                      | 4,200.00         | -4,200.00             | 0.0%               |
| 0492 Mortgage                                | 9,400.00                  | 9,400.00         | 0.00                  | 100.0%             |
| 0498 Miscellaneous Expense                   | 47.02                     | 1,200.00         | -1,152.98             | 3.9%               |
| Equipment Reserve                            | 0.00                      | 5,000.00         | -5,000.00             | 0.0%               |
| <b>Payroll Expenses</b>                      |                           |                  |                       |                    |
| 0402 Superintendent                          | 4,000.00                  | 24,000.00        | -20,000.00            | 16.7%              |
| 0404 Secretary Salary                        | 1,833.36                  | 11,000.00        | -9,166.64             | 16.7%              |
| 0440 Employment Tax Expense                  | 429.84                    | 3,500.00         | -3,070.16             | 12.3%              |

03/02/99

SUNSET LAKE ASSOCIATION  
**P&L Budget Comparison**  
January 1 through March 1, 1999

|                        | <u>Jan 1 - Mar 1, '99</u> | <u>Budget</u>      | <u>\$ Over Bud...</u>   | <u>% of Budget</u>   |
|------------------------|---------------------------|--------------------|-------------------------|----------------------|
| Total Payroll Expenses | <u>6,263.20</u>           | <u>38,500.00</u>   | <u>-32,236.80</u>       | <u>16.3%</u>         |
| Total Expense          | <u>21,162.66</u>          | <u>100,700.00</u>  | <u>-79,537.34</u>       | <u>21.0%</u>         |
| Net Income             | <u><u>31,957.81</u></u>   | <u><u>0.00</u></u> | <u><u>31,957.81</u></u> | <u><u>100.0%</u></u> |

03/01/99

SUNSET LAKE ASSOCIATION

Balance Sheet

As of March 1, 1999

Mar 1, '99

**ASSETS**

**Current Assets**

**Checking/Savings**

0100 Cash on Hand 100.00

0120 Checking Acct. 6,302.00

0125 First National Bank- Gen 38,853.67

0130 FNB-Equipment Reserve 2,585.36

0131 FNB-CD - Equipment Reserve 8,568.87

**Total Checking/Savings** 56,409.90

**Total Current Assets** 56,409.90

**TOTAL ASSETS**

**56,409.90**

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

0200 Escrow 6,300.00

**Total Other Current Liabilities** 6,300.00

**Total Current Liabilities** 6,300.00

**Total Liabilities** 6,300.00

**TOTAL LIABILITIES & EQUITY**

**6,300.00**



March 2, 1999

Time table for pumping septic tanks:

| Tank size<br>per gallons | Number of people using the system |   |   |   |    |
|--------------------------|-----------------------------------|---|---|---|----|
|                          | 1                                 | 2 | 4 | 6 | 8  |
|                          | Number of years                   |   |   |   |    |
| 900                      | 11                                | 5 | 2 | 1 | <1 |
| 1000                     | 12                                | 6 | 3 | 2 | 1  |
| 1250                     | 16                                | 8 | 3 | 2 | 1  |
| 1500                     | 19                                | 9 | 4 | 3 | 2  |

Indications of contaminants reaching the water:

1. Excessive weed or algae growth
2. Odors, continuously soggy soil
3. Test results:
  - a. Fecal tests  
Fecal coliform bacteria concentration not to exceed 400 organisms per 100 millileter when chlorination is required
  - b. Chlorine residual  
A final effluent free chlorine residual of 0.2 to 1.5 milligrams per liter.

Aerobic treatment systems shall not be used to serve residential property that is used as seasonal, weekend or part-time residence.

Aerobic treatment systems - used where effluent is discharged into a receiving stream, river, lake or pond, systems must be for Class I effluent (BOD5-30 mg/1 and suspended solids 30 mg/1). The receiving body or flowing water provides greater than a 5 to 1 dilution of the effluent based on the 7 day, 10 year low flow rate. A discharge within 10 feet of water level shall be considered to be a discharge to the receiving body of water. Discharges to a lake or pond shall be limited to 2 discharges per surface acre of water, however, the total number of discharges to total surface acres of water shall not exceed a ratio of 2 to 1.

*Example:* In a 20 acre lake, several discharges may enter the lake in a 1/2 acre cove, however, the total discharges entering the lake would be limited to 40. Where discharges are not equally distributed, the IDPH or local authority should be consulted.

Effluent Standards:

1. All surface discharges from private sewage disposal systems shall comply with USEPA secondary treatment guidelines for BOD5 and suspended solids.

a. BOD5 (Biological Oxygen Demand)

1. Arithmetic means of all effluent samples collected in a period of 30 consecutive days; 30 mg/1 (milligrams per liter) and 85 percent removal.

2. Arithmetic means of all effluent samples in a period of 7 consecutive days; 45 mg/1

3. Suspended solids:

a. Arithmetic means of all effluent samples collected in a period of 30 consecutive days; 30 mg/1 and 85 percent removal.

b. Arithmetic means of all effluent samples collected in a period of 7 consecutive days; 45 mg/1.

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

Feb. 2, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Feb. 2, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M. Lou Long told the Board that we would forego the Roll Call and that John Earley is the only member not present.

- **Visitor's Remarks:** #286 Ed Snell, #277 Bob Sons, #221 John Munchalfen, #254,254A John Michelich, Bill Davis (representing #157) and #190 Ken Phillips were present.
- Bill Davis was at the meeting representing his son, Jim Davis, inheritor of Bruce Davis' lease #157, to resolve an ongoing dispute between Fred Gates, #158 and the Davis's #157. The road which is the only access to #157 is technically part of #158, an error made 40 years ago by the Association. This has caused disputes between the two lots lessees (i.e., parked vehicles in road and leave burning in the road by Gates). Lou Long read the letter the Association sent to Fred Gates #158 dated Feb. 25, 1998 which said that as long as Gates gave unfettered access to #157, the Association would wait until Gates sold his lot to correct the oversight made long ago. Unfortunately, Lou continued, the issue has come up again and the Board has to resolve this dispute. The road has always been maintained by SLA, which runs across #158, leaving a pie-shaped sliver of #158 on the east side of the road. Lou Long asked the Board if they wanted to give an easement or re-survey the area and take the road out of #158. Ed Smith said it has been long enough, according to Statutory law, to take the road as SLA property. Bob Hanauer made the motion to survey the road when Davis surveys to transfer the lease to Jim Davis, the nephew, and bring the road into SLA legally. Ken Volz seconded, and it passed by consensus. Bill Davis was told to call Wild Surveying to set a date to have this done.
- John Michelich, #254,254A told the Board he wanted to sell #254A, but his house sits too close to the lot line, so he wanted to move the boundary line between the 2 lots to give him more room. He said he had a potential buyer for the lot. He said the lot would end up being 90' to 100' wide at the road instead of 146' (depending on where the trees are). Ken Volz made the motion to approve the lot line change to be surveyed, Bob Hanauer seconded. It passed by consensus.
- Ken Phillips, #190, came to thank Bill Hohimer, John Earley and Hank Sutton for the great job plowing snow during the Jan. 1st blizzard. Bob Hanauer said he talked to Greg Carpenter #49C, who said he couldn't believe members complain about the assessments because if they had to hire someone to remove snow, they would easily pay \$50-\$100, when it was done for free.
- **Superintendent's Report:** Bill Hohimer reported that he got the rock for the roads (300 ton) free from the Township Road Commission for allowing 1000 ton of rock to be stored here from March until July. Ken Volz asked if that would tear up the parking lot, and Bill agreed, but said the savings is worth it. Also, the Road Commissioner said they could try using their road grater with teeth on the blade to take off the high spots on the roads for free. Bill said that will save us \$4000-\$5000 total if the road grater works. Bill was congratulated on the savings to SLA. Also, Bill said that he and Peggy got started on the design for the new sign for the Community Center today and ordered the letters. Bill also cleaned out a drain pipe across from #264, which was plugged and backing up water. He found a dead raccoon about 4 foot into the pipe. He also pruned the new Austrees he put in last spring. Bill asked if we should stock Rid-X at the office? After discussion, it was tabled until more information and prices could be obtained. Ken Volz said it costs \$3.48 at Walmart.



- **Secretary's Report:** The Secretary reported that we now have 206 signatures on the petition to move the polling place. She is also setting up a Boat Information Spreadsheet so we will have all boat and motor information on a printout. The year-end tax forms were completed and everything is ready to go to the accountant, Greg Bierman, for him to do the Corporate Taxes. She informed the Board that we got a free month from Watts Copy Systems for being a good rental customer. Last week, Quick Books Pro really fowled up on the P & L reports, so Peggy called Tech Support. After an hour, they said there was a broken data file and they couldn't fix it. So, Peggy took it home over the weekend and installed it, so Ken could download all the bug fixes on line, which apparently fixed most of the problems. She also put together 10 Blue Membership booklets. She received a letter from the IEPA for a permit to be renewed for "Water Pollution Control Facilities", and she called them and was told to send a letter stating that the burn was down and we didn't need the permit anymore. She asked when to pay Cash Rent to Gary Hays and Dale Walk? It was paid late last year due to the move. Bill answered March and November. Bob Hanauer said it was paid in May last year, so pay it in April when all the assessments are in.
  - **Approval of the Minutes of the Board Meeting on Feb. 2, 1999:** Ray Reardon said on page 3, Sec. 4C, it should say "over 15", and Sec. 4E "hours" was omitted, on Sec. 15 delete "but no longer than 30 days", and Sec. 18 delete "or cat". Ray Reardon made the motion to accept the Minutes, Bob Hanauer seconded. It passed by consensus.
  - **Approval of the Bills Paid for Jan.:** Bob Hanauer made the motion to accept the bills paid, John Schwandner seconded. It passed by consensus.
  - Bob Hanauer informed the Board that building wasn't paid off Jan. 31st because there would have only been \$4000 left in the General Fund. He said we need at least \$8000 for 2 months operating expenses to cover our bills, so we hope to pay it off at the end of this week.
  - **Transfers:** #115,#116 David & Schella Dickerson to George Toepfer  
#3,#4 Rodney & Peggy Murduck to Allan & DeLores Sharp  
#113 Frank Gibbons to Michael & Laura Mauk
- Bob Hanauer made the motion to accept the transfers, Ray Reardon seconded. It passed by consensus.
- Lou Long brought to the Board's attention, a Notice of Amendment from the U.S. Bankruptcy Court stating that Robert Riley #49 has filed Bankruptcy under Chapter 7. The first notice was dated Dec 21, 1998 and the Amendment is dated Jan. 27, 1999, which either adds SLA as a creditor in this case or modifies the way in which SLA was originally listed on the schedules. Lou said it appears that Robert Riley is trying to include the 1999 Assessments in his bankruptcy. John Schwandner asked to read the two notices, and told the Secretary to get a copy of the Amendment dated Jan. 27, 1999.
  - Lou Long stated that we would forego the regular Committee Reports, so we can continue on the revision of the Rules & Regulations.
  - Lou Long said these revised Rules & Regulations should be mailed out in May. Ray Reardon asked if it should be mailed to the members for consideration or as has been done by the Board? Lou answered that it is being passed by the Board and will be as is, when the Board is done, and that a cover letter should be included. Bob Hanauer said the members have the opportunity to come to any regular meeting if they have a problem with the rules. John Schwandner said the members were told the Rules were going to be revised at the last Annual meeting, so they could have come to any regular meeting.
  - Ken Volz made the motion to have members bring in their Illinois State Boat Registration to obtain a Boat Permit, and Ed Smith seconded. It passed by consensus.



**NEW BUSINESS:**

- **Revised Rules & Regulations** – Following are the adopted changes:

**SECTION 19. Pollution.**

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

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

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

**SECTION 20. Sanitation Systems.****A. Types**

1. **A Sand Filter System** consists of a septic tank followed by a filter bed with a chlorine tank added before out-letting to the lake. The tank and filter bed size is determined by the number of bedrooms, occupants, bathrooms, etc. The filter bed is both a natural physical and biological filter that removes fine suspended solids before being disinfected in the chlorine chamber. This system requires a minimum of maintenance. Chlorine tablets must be maintained at all times.

2. **An Aeration (Aerobic) System** consists of a three-chambered unit. The first chamber holds the septic waste as does a septic tank. The second chamber mechanically introduces air using an electric motor, which breaks down the solids before being disinfected in the third chamber, or the Chlorine chamber.

3. **A Lateral System** consists of a septic tank with lateral lines running out from it, which disperses the effluent into lateral lines and then into the surrounding soil. There is no Chlorination Tank with this system. An existing lateral system can remain until it is in need of repair or replacement, and must be replaced before or at transfer of a lease.

**B. Care and Maintenance.** Introducing any waste product which will not biologically break down, such as; grease, harsh chemicals, diapers, sanitary products and other foreign objects into a septic system can create clogging problems in the pipes, tanks and filter bed requiring replacement or repair. **Pumping** the septic tank by a licensed State of Illinois Contractor, is necessary for continued function, when a septic tank accumulates scum and sludge that is equal to 1/3 its depth (2-3 years). This extends the life of the system and avoids costly repairs or replacement.

Chlorine Chambers disinfect the effluent (outflow) from sand filter and aerobic systems before being returned to the lake. All current and future Sand Filter and Aerobic septic systems must contain a chlorine inspection tube, to which **chlorine tablets** are deposited and maintained with sufficient chlorine tablets in the tubes at all times lowered far enough to come in contact with the waste water effluent. Chlorine bottles must have at least two 3/8" holes in the bottom which are kept open to permit chlorination and disinfection of the waste water. The binder in chlorine tablets will plug the holes in time and must be cleaned out periodically. **Regular inspections** will be made at intervals determined by the Chairman of the Sanitation Committee. Lack of chlorine tablets will be subject to fines.

**Aeration Systems require special care.** These systems are operated and depend upon the use of sealed motors, aeration tubes, filter screens and timers. They shall not be used to **serve residential property that is used for seasonal, weekend or part-time use.** (ILCS Section 905.100 Illinois Administrative Code). *If an aerobic system has been installed for seasonal, weekend or part-time use, and will be turned off for more than 1 ½ weeks, it must be pumped before leaving to avoid discharge of untreated waste into the lake.*

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

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

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

F. **All contractors** installing, repairing, maintaining or servicing septic systems on property owned by or leased by the Sunset Lake Association must be **licensed by the State of Illinois and approved by the Macoupin County Public Health Department.** Permits for the construction, replacement or repair of a septic system must be obtained prior to commencing any work from the Macoupin County Public Health Department and the Sunset Lake Association, **which is a \$10.00 fee.**

The Permit issued by the Sunset Lake Association must contain information concerning the control of erosion during construction. **An erosion control plan is to accompany the application for a permit.** The plan is to include the type of fence or barrier to be used. It is the responsibility of the lessee to maintain a silt fence or straw bales, until the ground has stabilized (no silt run-off). A fine up to \$200.00 may be assessed the lessee for each day that a silt barrier is not in place after work commences. The lessee is responsible for the plan and for its implementation. The Superintendent can supply Silt fence.

**SECTION 21. Disposal of Garbage.**

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

**SECTION 22. Burning.**

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

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

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

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

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

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

**SECTION 24. Traffic Regulations.**

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

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

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

**SECTION 26. Wildlife Protection.**

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

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

**SECTION 27. Use of Firearms.**

No person shall fire or discharge any firearm of any description on Sunset Lake Association property except by the authority of the Board.

**SECTION 28. Businesses.**

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

**SECTION 29. Advertising.**

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

**SECTION 30. Intoxication.**

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

**SECTION 31. Authority of the Board of Directors.**

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

**SECTION 32. Fines.**

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

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

**2nd Offense - \$50.00 fine,**

**3rd Offense - \$100.00 fine, with Board approval, suspension of all lake privileges for 12 months from the date of the third offense. Repeat offenses (2nd & 3rd) are those which occur within 12 months of the previous violation of the same rule or regulation. Any violation of the suspension will be fined \$200.00 per offense.**



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

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

### **SECTION 33. Suspension of Association Privileges.**

All Association privileges will be revoked if all general assessments, special assessments, liens, fines or penalties are not paid in full on or before the respective due dates.

### **SECTION 34. Complaints.**

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

### **SECTION 35. Lake Police Officers.**

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

### **SECTION 36. Construction on Unleased Properties.**

Only the Board shall have the authority to initiate any construction on unleased land.

### **SECTION 37. Building Code and Regulations.**

#### **General Regulations:**

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

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

#### **Fees: House - \$100.00**

Garage or Boat house- \$70.00

Addition to House - \$50.00

Deck or Pools - \$40.00

Roof over Deck, Car Port or Covered Boat Dock - \$30.00

Shed - \$25.00

Boat Dock or Extensions on Boat Dock or Deck- \$20.00

Replacement of Existing Structures of same size - No Fee, but a permit is required.

For construction to allow access for handicapped - No Fee, but a permit is required.

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

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

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

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

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

7. No person shall be permitted to reside in any building that does not meet the definition of a house. The permit that was issued determines a building's usage.

**Construction Requirements:**

1. **Size** of any house must satisfy a minimum of 1,000 square feet of living area, exclusive of screened-in porches, other porches, terraces, patios, carports and/or attached garage. Garages are not to exceed 900 square feet.
2. **Footings** must be a minimum of 36 inches below the final grade with poured concrete at least 16 inches wide and 8 inches high on all homes and attached garages.
3. **Foundations** must be either poured concrete or cement blocks, and extend above ground 8 inches where there is a crawl space or basement.
4. **House Siding** must have the approval of the Building Code Committee. Roll paper, imitation roll brick, plywood sheeting and pole barn type metal are not acceptable. Each house must be equipped with glass windows. All windows shall be of a manufactured type.
5. **Roof** covering of roll type is not permitted except for roofs with a 3 in 12 pitch or less.
6. **Chimneys** shall be of brick or masonry construction from ground level through the roof. Brick on edge is not acceptable. A prefabricated chimney of metal is permitted if it meets minimum standards of the underwriters code.
7. **Wiring** in any building shall comply with R.E.A. requirements.
8. **Sanitation** (See Section 20.)
9. **Storage House** dimensions are not to exceed fourteen feet by twelve feet (14' X 12') in width and length, with eight foot (8') side walls in height, and the drawing and location must be approved by the Building Committee. A metal type storage building may be approved. Two storage houses are permitted per lot.
10. **Boat House Siding** is to be approved by the Building Committee prior to application. Roof may be of metal but must have proper drainage. Size as well as location of boat houses must also be approved by the Building Code Committee. See #11 below for dock dimensions.
11. **Docks** may extend into the lake a maximum of 20 feet from the normal water level line and must be properly anchored on shore. No new dock may be built on barrels or drums. In no case shall a dock extend more than 1/3 (one third) of the way across a bay.
12. **Excess Excavation Dirt** shall be the lessees responsibility to have the contractor get instructions from the Lake Superintendent as to the disposition of any excess dirt.

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

Bob Hanauer made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 9:50 PM.

Secretary,  
Peggy L. Volz



# Sunset Lake Association

P.O. Box 61, East Lake Dr., Girard, IL 62640  
Fax/Phone 217-627-3339

Feb. 25, 1998

Fred & Charlene Gates  
158 East Lake Dr.  
Girard, IL 62640

Dear Members,

The purpose of this letter is to review our recent telephone conversation of Feb. 23, 1998, regarding vehicular accessibility to lot #157 on the road now presently in place. A review of Association Platt maps appears to confirm your contention that the road leading to lot #157 is part of your leased property and is not a Sunset Lake road, which we have for many years assumed it to be. We would not have oiled and rocked it all these years had we known. It appears our founding fathers made a grave error when they created a land locked lease for lot #157.

This is a situation that will necessitate an eventual revision to the existing property lines. As discussed with you, our by-laws under Section 9, "Lake Shore Lease", authorizes the Association "to make amendments to any existing lease". However, in agreement with your request, the Association will defer such action until a more opportune time; the eventual sale of your residence on lot #158. Understandably, should any lessee of lot #157 request immediate correction of the existing property lines, we would have to comply.

Until then, however, you have agreed to permit continuous and unfettered access of the road now leading to lot #157. I thank you for your help to the Association in this regard and your willingness to go an extra step to be a good neighbor. It is our wish that your neighbors will treat you in a similar fashion.

If you have any questions, please contact Peggy at the office between 8:30 AM and 1:30 PM, Monday through Friday at 627-3339.

Sincerely,

The Board of Directors,  
Sunset Lake Association

January 26, 1999  
16081 Chestnut La.

Sunset Lake Assn.

Gentlemen:

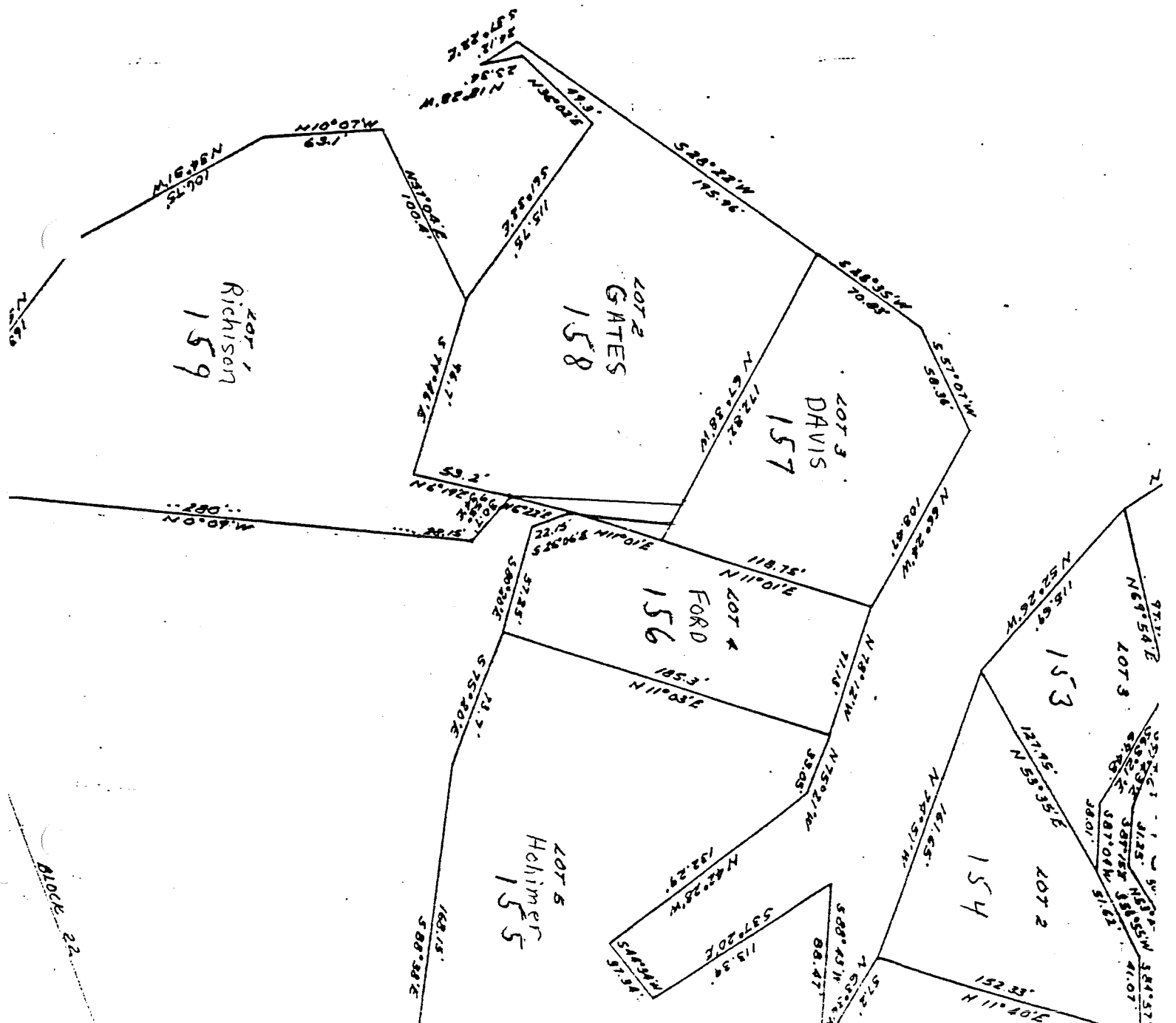
I will be leaving for Florida on Jan. 28 for about five weeks.

I do not feel there is sufficient time for us to arrive at a decision about the lot before we leave, so I am asking you to wait until I return to discuss this matter.

Thank You,

Fred Gates

A handwritten signature in cursive script that reads "Fred Gates". The signature is written in black ink and is positioned below the printed name.



LOT 1  
Richison  
159

LOT 2  
GATES  
158

LOT 3  
DAVIS  
157

LOT 4  
FORD  
156

LOT 5  
Hahmer  
155

LOT 3  
153

LOT 2  
154

DLOCK 22.



Add to B.

Aerobic Systems

minutune sewage disposal system

STAC → Aerobic (aeration) treatment plants which reside on Sunset Lake leasehold property and whose effluent discharges into the lake must abide by the following regulations. Regulations govern, both existing and future, aerobic plants.

1. Must meet Class I effluent guidelines of IDPH.
2. Sizing of rated gallons per day vs number of bedrooms of residence.
3. Mechanical and electrical operation must coincide with manufacturers guidelines of use on leasehold property.
4. Aerobic plants will be subject to testing of effluent to maintain Class I standards.
5. Seasonal, leasehold residency shall have aerobic systems pumped; if lack of occupancy, period is longer than 6 weeks, and/or sludge level is exceeding manufacturers specifications.
6. Violation of regulations will be subject to corresponding fines and/or capping of effluent discharge line.

---

*\$12<sup>00</sup> per leasehold per year for testing*

Ken -- insert the following:

5 All types of septic systems, whose effluent discharges into the lake, will be subject to inspection of operation by a licensed sewage contractor as per deemed by Sunset Lake Board of Directors.

Add to rip rap

Specifications: Aggregate 4-7" dia. STONE RIP RAP  
laid on fabric 9" to 12" thick

NO broken concrete over 16" DIA, no rebar  
protruding, no brick, no asphalt or foreign material  
Sea Walls NO creosote treated materials  
CGA (green or brown treated) timber is OK

Precast concrete walls, driven steel or PVC sheet  
piling or other material must have board approval

SUNSET LAKE ASSOCIATION

AGENDA

FEBRUARY 2, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF Jan 5, 1999

APPROVAL OF BILLS PAID FOR JANUARY

COMMITTEE REPORTS:

|  |                   |
|--|-------------------|
| AQUATIC CONTROL & WATER SAFETY               | - JOHN SCHWANDNER |
| BUILDING & CONSTRUCTION COMMITTEE            | - ED SMITH        |
| FARM MANAGEMENT COMMITTEE                    | - JOHN EARLEY     |
| FINANCE COMMITTEE                            | - BOB HANAUER     |
| LEGAL & INSURANCE COMMITTEE                  | - AL TRETTER      |
| ROADS & GROUNDS COMMITTEE                    | - GEORGE MADIAR   |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE | - KEN VOLZ        |
| WATER QUALITY & CONSERVATION                 | - RAY REARDON     |

OLD BUSINESS - Bring Petitions  
Revised Rules & Regulations

NEW BUSINESS - Road across #158 Gates to #157 Davis  
Rock Storage for Road Commissioner

TRANSFERS - #115, 116 David & Schella Dickerson to George Toepfer  
#3,4 Rodney & Peggy Murduck to Allan & Delores Sharp  
#113 Frank Gibbons to Michael & Laura Mauk

SUNSET LAKE ASSOCIATION

February 2, 1999 at 7:00 PM

**BILLS PAID:**

|   |           |                 |
|---|-----------|-----------------|
| Rural Electric  | \$        | 292.67          |
| GTE   |           | 26.31           |
| AT & T  |           | 4.13            |
| Watts Copy  |           | Free            |
| Nilwood Water   |           | 8.25            |
| Employers Tax & Withholding                                 |           | 629.49          |
| M & M Service (Propane)                                     |           | 165.66          |
| M & M Service (Soilection sampling & map)                   |           | 176.62          |
| Central Equipment   |           | 75.23           |
| US Postal Service (envelopes with postage)                  |           | 549.20          |
| Dept. of Natural Resources (Fishing Permit)                 |           | 50.00           |
| IL Dept. of Employment Security                             |           | 15.77           |
| IL Dept. of Revenue (Quarterly Withholding)                 |           | 223.56          |
| Internal Revenue Service (FUTA)                             |           | 112.00          |
| Quill (Desk Pad, Mothballs)                                 |           | 11.92           |
| Madison Cty. Environmental Control Dept. (lake water tests) |           | 108.00          |
| Postmaster (3 rolls of \$.23 stamps)                        |           | 69.00           |
| St. Louis Business Forms ("Check Septic" labels)            |           | 79.69           |
| Wheeler & Ross (Propane)                                    |           | 120.83          |
| First National Bank (Safe Deposit Box)                      |           | 20.00           |
| First National Bank (Mortgage Paid off)                     |           | 368.82          |
| Peggy Volz - net salary                                     |           | 808.08          |
| William Hohimer - net salary                                |           | <u>1,573.50</u> |
| <b>TOTAL PAID</b>   | <b>\$</b> | <b>5,488.73</b> |

**BILLS TO BE PAID:**

|                          |           |              |
|--------------------------|-----------|--------------|
| Nilwood Water            | \$        | 8.25         |
| Watts Copy System        |           | <u>43.00</u> |
| <b>TOTAL TO BE PAID:</b> | <b>\$</b> | <b>51.00</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, Feb. 2, 1999** at the **Hall** at **30505 East Lake Dr. at 7:00 P.M.**



**SUNSET LAKE ASSOCIATION**  
**P&L Budget Comparison**  
 January 1999

|   | Jan '99          | Budget            | \$ Over Bud...    | % of Budget   |
|---|------------------|-------------------|-------------------|---------------|
| <b>Income</b>                             |                  |                   |                   |               |
| 0301 Annual Assessment                    | 18,283.45        | 78,500.00         | -60,216.55        | 23.3%         |
| 0305 Boat Permits                         | 483.00           | 3,400.00          | -2,917.00         | 14.2%         |
| 0311 Building Permits                     | 175.00           | 1,000.00          | -825.00           | 17.5%         |
| 0313 Fines & Penalties                    | 0.00             | 900.00            | -900.00           | 0.0%          |
| 0325 Farm Income                          | 0.00             | 3,200.00          | -3,200.00         | 0.0%          |
| 0335 Interest Income                      | 94.08            | 1,500.00          | -1,405.92         | 6.3%          |
| 0391 Transfer Fees                        | 800.00           | 8,000.00          | -7,200.00         | 10.0%         |
| 0397 Cable Franchise Fee                  | 0.00             | 2,200.00          | -2,200.00         | 0.0%          |
| 0398 Earned by Maint. Man                 | 0.00             | 800.00            | -800.00           | 0.0%          |
| 0399 Miscellaneous Income                 |                  |                   |                   |               |
| Chlorine Tablets                          | 40.00            |                   |                   |               |
| Copies                                    | 50.20            |                   |                   |               |
| Fax                                       | 2.50             |                   |                   |               |
| 0399 Miscellaneous Inc...                 | 0.00             | 1,200.00          | -1,200.00         | 0.0%          |
| <b>Total 0399 Miscellaneous I...</b>      | <b>92.70</b>     | <b>1,200.00</b>   | <b>-1,107.30</b>  | <b>7.7%</b>   |
| <b>Total Income</b>                       | <b>19,928.23</b> | <b>100,700.00</b> | <b>-80,771.77</b> | <b>19.8%</b>  |
| <b>Expense</b>                            |                  |                   |                   |               |
| 0406 Professional Fees                    | 0.00             | 1,400.00          | -1,400.00         | 0.0%          |
| 0409 Office & Hall Supplies               |                  |                   |                   |               |
| Paper Supplies                            | 54.20            |                   |                   |               |
| Postage                                   | 564.50           |                   |                   |               |
| Printing                                  | 79.69            |                   |                   |               |
| 0409 Office & Hall Supp...                | 10.00            | 4,000.00          | -3,990.00         | 0.3%          |
| <b>Total 0409 Office &amp; Hall Su...</b> | <b>708.39</b>    | <b>4,000.00</b>   | <b>-3,291.61</b>  | <b>17.7%</b>  |
| 0411 R & M- Lake                          | 158.00           | 400.00            | -242.00           | 39.5%         |
| 0411.1 Fish Stocking                      | 0.00             | 2,000.00          | -2,000.00         | 0.0%          |
| 0412 R & M -Grounds                       | 0.00             | 1,000.00          | -1,000.00         | 0.0%          |
| 0414 R & M -Roads                         | 0.00             | 9,900.00          | -9,900.00         | 0.0%          |
| 0415.5 Conservation & Wa...               | 0.00             | 1,700.00          | -1,700.00         | 0.0%          |
| 0416 R & M Equipment                      | 75.23            | 2,500.00          | -2,424.77         | 3.0%          |
| 0418 Gas & Oil                            | 0.00             | 2,300.00          | -2,300.00         | 0.0%          |
| 0426 Farm Expense                         | 176.62           | 1,400.00          | -1,223.38         | 12.6%         |
| 0430 Utilities                            |                  |                   |                   |               |
| Gas & Electric                            | 579.16           |                   |                   |               |
| Telephone                                 | 30.44            |                   |                   |               |
| Water                                     | 8.25             |                   |                   |               |
| 0430 Utilities - Other                    | 0.00             | 5,800.00          | -5,800.00         | 0.0%          |
| <b>Total 0430 Utilities</b>               | <b>617.85</b>    | <b>5,800.00</b>   | <b>-5,182.15</b>  | <b>10.7%</b>  |
| 0434 Insurance                            | 0.00             | 10,000.00         | -10,000.00        | 0.0%          |
| 0442 Property Tax                         | 0.00             | 4,200.00          | -4,200.00         | 0.0%          |
| 0492 Mortgage                             | 368.82           | 9,400.00          | -9,031.18         | 3.9%          |
| 0498 Miscellaneous Expen...               | 47.02            | 1,200.00          | -1,152.98         | 3.9%          |
| Equipment Reserve                         | 0.00             | 5,000.00          | -5,000.00         | 0.0%          |
| <b>Payroll Expenses</b>                   |                  |                   |                   |               |
| 0402 Superintendent                       | 2,000.00         | 24,000.00         | -22,000.00        | 8.3%          |
| 0404 Secretary Salary                     | 916.68           | 11,000.00         | -10,083.32        | 8.3%          |
| 0440 Employment Tax ...                   | 206.71           | 3,500.00          | -3,293.29         | 5.9%          |
| <b>Total Payroll Expenses</b>             | <b>3,123.39</b>  | <b>38,500.00</b>  | <b>-35,376.61</b> | <b>8.1%</b>   |
| <b>Total Expense</b>                      | <b>5,275.32</b>  | <b>100,700.00</b> | <b>-95,424.68</b> | <b>5.2%</b>   |
| <b>Net Income</b>                         | <b>14,652.91</b> | <b>0.00</b>       | <b>14,652.91</b>  | <b>100.0%</b> |

02/01/99

SUNSET LAKE ASSOCIATION

Balance Sheet

As of January 31, 1999

Jan 31, '99

**ASSETS**

**Current Assets**

**Checking/Savings**

0100 Cash on Hand 100.00

0120 Checking Acct. 802.00

0125 First National Bank- Gen 44,624.27

0130 FNB-Equipment Reserve 2,579.72

0131 FNB-CD - Equipment Reserve 8,568.87

**Total Checking/Savings** 56,674.86

**Total Current Assets** 56,674.86

**TOTAL ASSETS** 56,674.86

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

0200 Escrow 800.00

**Total Other Current Liabilities** 800.00

**Total Current Liabilities** 800.00

**Total Liabilities** 800.00

**TOTAL LIABILITIES & EQUITY** 800.00

# Sunset Lake Association

P.O. Box 61, East Lake Dr., Girard, IL 62640  
Fax/Phone 217-627-3339

Feb. 25, 1998

Fred & Charlene Gates  
158 East Lake Dr.  
Girard, IL 62640

Dear Members,

The purpose of this letter is to review our recent telephone conversation of Feb. 23, 1998, regarding vehicular accessibility to lot #157 on the road now presently in place. A review of Association Plat maps appears to confirm your contention that the road leading to lot #157 is part of your leased property and is not a Sunset Lake road, which we have for many years assumed it to be. We would not have oiled and rocked it all these years had we known. It appears our founding fathers made a grave error when they created a land locked lease for lot #157.

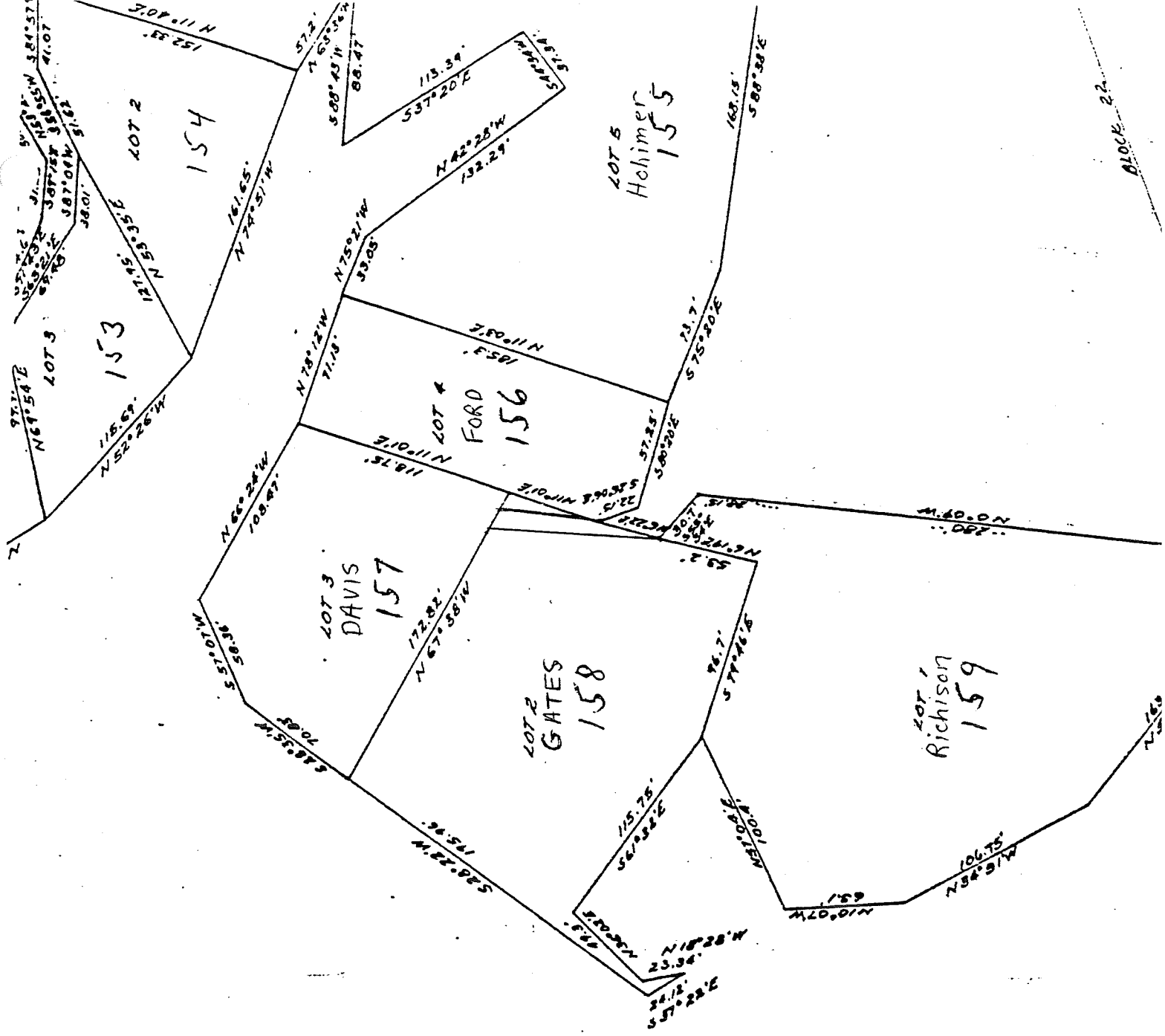
This is a situation that will necessitate an eventual revision to the existing property lines. As discussed with you, our by-laws under Section 9, "Lake Shore Lease", authorizes the Association "to make amendments to any existing lease". However, in agreement with your request, the Association will defer such action until a more opportune time; the eventual sale of your residence on lot #158. Understandably, should any lessee of lot #157 request immediate correction of the existing property lines, we would have to comply.

Until then, however, you have agreed to permit continuous and unfettered access of the road now leading to lot #157. I thank you for your help to the Association in this regard and your willingness to go an extra step to be a good neighbor. It is our wish that your neighbors will treat you in a similar fashion.

If you have any questions, please contact Peggy at the office between 8:30 AM and 1:30 PM, Monday through Friday at 627-3339.

Sincerely,

The Board of Directors,  
Sunset Lake Association



LOT 3

153

LOT 2

154

LOT 5  
Hohimer  
155

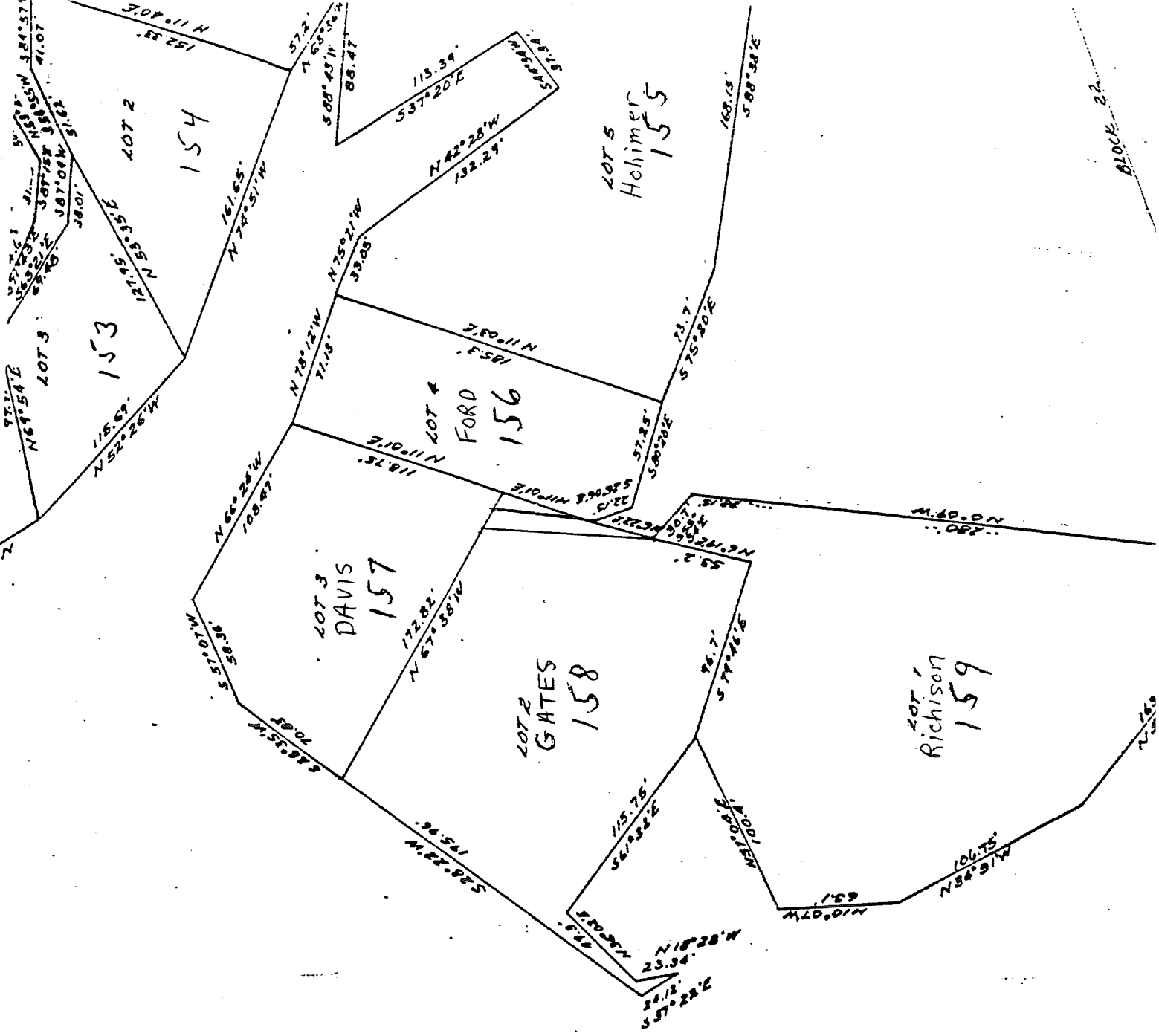
LOT 4  
FORD  
156

LOT 3  
DAVIS  
157

LOT 2  
GATES  
158

LOT 1  
Richison  
159

BLOCK 22





# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

Jan. 5, 1999

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, Jan. 5, 1999 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00 P.M. Lou Long thanked Bill Hohimer, John Earley and Hank Sutton for plowing him out during the blizzard that hit Jan. 1, 1999. He said he was very relieved to see John Earley plowing out his driveway.

- **Roll Call:** Present were Lou Long, Bob Hanauer, John Schwandner, John Earley, George Madiar, Ken Volz and Ray Reardon.
- **Visitor's Remarks:** #221 John Munchalfen was present.
- **Superintendent's Report:** Bill Hohimer said he really appreciated the help he got from John Earley and Hank Sutton during the blizzard clearing the roads and driveways. He said there isn't anything lonelier or colder than plowing snow at midnight in a blizzard. The plowing started Friday and continued until this morning. He also took water samples to the lab for Ray Reardon. He cut some trees and brush in December, and took off a week on vacation.
- **Secretary's Report:** The Secretary reported that #239, J. Michael Riegler was sold to Johnnie Kromer without our knowledge. She talked with the buyer who said everything would be taken care of as soon as Mike Riegler gets settled into a new job in Chicago. She also reported that there were 18 transfers in 1998 and 8 "name only" transfers. There are 3 transfers coming up in January.

On the subject of escrow funds, she informed the Board that she has \$400 for rip rap on #178 since Oct. 1997 and another \$400 for rip rap on #218 since Jan. 1998. #178 transferred and Dave Beck was going to do the job, but we had a blizzard. Also, on #218 Dave Beck called Ricky Whitehead who had hired Hank Sutton, but was not informed by Hank that he wouldn't be doing the job, so Dave will do it as well. On Boat Labels, the "Check Septic" labels are here, and the "Boat" labels will be here by Jan. 15th. The Secretary paid \$756.87 on the Silt Loan and closed the Silt savings account as instructed.

- **Approval of the Minutes of the Board Meeting on Dec. 1, 1998:** Bob Hanauer made the motion to accept the Minutes, George Madiar seconded. It passed by consensus.
- **Approval of the Bills Paid for Dec.:** Bob Hanauer asked John Earley how long the time will last before it has to be done again which cost \$112.54. John answered that it could be 10 years and it was very cheap at \$112.54. Under "Bills to be paid", Bob asked John what the Soil collection map was and John answered that it was the map developed to show deficiencies in the soil and where they are. Bob Hanauer made the motion to accept the bills paid, Ray Reardon seconded. It passed by consensus.

### COMMITTEE REPORTS:

**Aquatic Control, Recreation & Water Safety:** John Schwandner had nothing new to report.

**Building & Construction:** Ed Smith was absent, so George Madiar reported two Boat Dock Permits were given to John & Susan Mayes #258,259 and to Larry & Janet Duke, #112. On Larry Duke's dock, it is to be 8 X 12, but should be parallel to the shore because the slew is too narrow. He and Ken Volz will go over tomorrow, Wednesday, to talk to Larry Duke. the slew is too narrow. Bob Hanauer said it can only go 1/3 across the slew or 20 Ft.

**Farm Management:** John Earley said the Cash Rent contract is missing. He said next fall we will have to rent a Land Plane for \$75.00 per day to level the farm. Bob Hanauer said there is \$1000 in the Budget to do it. Ken Volz asked if it would be cheaper to haul in dirt to fill the low areas. John said it might be cheaper. Lou Long asked if Gary Hays puts animal manure on the soil? John said that Gary Hays is out of the hog business, and he never spread manure south

of his farm. John said that no one has spread manure north of the north side in years, so the high count on the water test couldn't be from that.

**Finance Committee:** Bob Hanauer explained that at the end of 1998, there was \$28,008.35 left over. He was thrilled over the utilities because we heated the downtown office for 3 months, plus this entire building, and still came in under budget. So, it costs us less to heat and cool this building than 2 rooms on the square. He reported that the roads were \$2100 under budget after you take out the driveways that were done. Bill did a great job. He added that Lou, Peggy and Bob will be paying off the building at the end of January. John Earley said the Farm was under on income and expense.

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

**Roads & Grounds:** George Madiar thanked Bill, John Earley and Hank Sutton for the snow removal work, and asked if next year, we could budget something for the volunteers for snow removal. John Earley said he was glad to do his part to help and should not be paid. George Madiar said that Larry Secrist, who owes past due assessments, asked Bill to clear his driveway. Bob Hanauer said that if a member does not pay his assessments, he loses his membership privileges. George asked if we could be sued if Secrist had a heart attack? John Schwandner said that anyone can sue these days. John Earley said that there is nothing in the rules that says we are obligated to do his drive. Ken Volz said that Secrist had told him he couldn't afford to live here anymore, but he had a tapper in the garage. Lou Long said Secrist needs to live out in the country if he can't afford SLA assessments, but added there is a difference between the "Letter of the Law" and the "Spirit of the Law". Bob Hanauer asked how else we could go back on him since he doesn't use the lake. Ray Reardon added that there were a lot of driveways not done, so it isn't like we singled him out. John Earley said he made a couple of passes by all the cars in his driveway, and Bill added he went in to clear a path to the mailbox. John Earley added that there were too many cars in his driveway. Bill said there are 5 vehicles there, so the snow couldn't be cleared out. Bob Hanauer confirmed with Peggy that it costs \$.69 per day to pay the assessments. George Madiar said to make sure one lane was open to allow an ambulance in and no more.

John Earley said we ought to do something for Hank Sutton for helping with snow removal, suggesting a \$20.00 gift certificate. Bob Hanauer said we are too tight on money, so let the Board members give him a few dollars each. Lou Long said what Hank did was above and beyond the call of duty. Bill added that over the last 11 years John Earley and Hank Sutton have always helped out with snow removal. Bob Hanauer said others have volunteered and refused any compensation, like on the building, so his question was, do we compensate everyone who volunteers? John Schwandner said that snow removal in a blizzard is an exception, and is above and beyond normal volunteer work. John Earley and Lou Long agreed. Ken Volz made the motion to give Hank Sutton a \$20.00 Gift Certificate to the Grub'N'Pub for dinner, and John Schwandner seconded. All voted for the motion with the exception of Bob Hanauer.

John Earley reported that we need a heavier blade for the tractor. It broke after midnight and John fixed it, so it is on borrowed time. John suggested watching for a sale on a used blade. Lou Long asked how much was budgeted for Equipment and Bob said \$2500. John Earley said it should only cost around \$200-\$300. Bill said the repair John did will last quite a while.

**Sanitation, Shoreline & Boat Docks:** Ken Volz deferred to Ray Reardon.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon handed out copies of the Madison County Environmental Lab tests for fecal coliform. Ray said anything over 500 will close a public beach and a level below 200 must be attained to re-open. The first test dated Nov. 30, 1998 showed the center of the channel by #138 at 6 and north of the tower at 18, but the center of the channel by #7 & #12 tested at 1,060. The lab remarks for that site reported that a "strong human based waste source" was indicated. Ray explained the Fecal reading ratio with the Fecal Strep determines the source. He went back and tested 3 areas on the north end, which is on the report dated Dec. 21, 1998. In the center of the channel by lot #16 the level

was at 46, by lots #7 & #12 it measured 40, and by lots #3 & #10 it read 72. The lab remarks indicated that the first and last spots tested indicated cow based waste and the middle report indicated turkey based waste. Ray said as spring comes, we need to know what tests to do. John Earley said that when the first test was taken, it had been very dry for some time, so there wouldn't have been any discharge from rain. He added that aeration systems can discharge directly into the lake, but sand filters can't. Ken Volz added that at that time, chlorine tablets must be lowered farther into the chamber. Ken added that he checked the north s/w on Nov. 23rd (before Ray took his first test) and all had chlorine tablets in, but the aeration system on #12 was not running. He said he didn't know if that system is on a timer or not, but he said the test must be done again in the spring. Ray said the tests might not be entirely accurate. Bob Hanauer asked Ray if he will test every s/w? Ray said whatever tests the Board wants will cost \$18.00 per test. Bob said that protecting the lake and public health is primary. Lou Long asked if tests should be done around aeration systems, and Ken added that there are only 30 on the lake. John asked if the information would be obsolete by the time we get it, considering the great difference in that one location in 3 weeks time? Ray said he would do unannounced tests to be impartial. Bob Hanauer said that 50 samples for \$900 would be cheap considering what we would be protecting. Ray Reardon said he would talk with the IL.EPA about water temperature and other questions. He added that the Atrazine test was 5.6 parts per billion which is very good for recreation. He thought for drinking water the level is 4. John Earley said that the toxicity level or LD50 of pure atrazine is less than aspirin according to OSHA.

**OLD BUSINESS:** Ray Reardon checked with the State on fish Limits on Bass and it was agreed that section should read as follows:

- Section 4, C, 1. Bass - Limit of 6 bass per day of which only 1 may be 15" but any bass 12' to 15' long **cannot be kept**, and must be carefully put back in the lake.
- Section 4, E. Fishing from a boat during fast should be done in coves, or within 30 feet of the shoreline on the main body of the lake when fast boat traffic is present.

Add Section 4, F. Any yellow bass, white bass, shad, green sunfish (sometimes called war mouth or rock bass), or carp (other than grass carp) which are caught, should **NOT** be returned to the lake, but should be kept for eating, used as fertilizer, or properly disposed of in the trash.

- **Petitions should be in.**

#### **NEW BUSINESS:**

- **Revised Rules & Regulations** - Following are the adopted changes:

##### **SECTION 8. Navigation of Boats.**

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

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

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

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

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

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

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

##### **SECTION 9. Swimming, Rafting.**

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

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



- C. Swimming or rafting on the main body of the lake more than 30 feet from the shore is prohibited.
- D. Swimming out of boats in the main body of the lake is prohibited.
- F. Skin diving is prohibited except with permission of the Board.

#### **SECTION 10. Water Skiing and Towing of Riders.**

- A. **Ski Days & Hours.** Water skiing or towing is permitted from **12:00 Noon until 8:00 P.M. on Wednesdays, Fridays, Sundays, and on the celebration of Memorial Day, the Fourth of July, and Labor Day.**
- B. All water skiers and towed riders must wear **life jackets** approved by the U.S. Coast Guard.
- C. Boats towing skiers/riders must run in a **counter clockwise** course around the lake. Towing in the middle/center of the main body of the lake is prohibited.
- D. Boats towing skiers/riders must be occupied by at least **two (2) persons 15 years of age or older** at all times, and both must be competent to handle the boat in an emergency.
- E. Boats towing skiers/riders, and the skiers and the riders, shall at all times conduct their activities in a prudent and cautious manner so as not to endanger the life and safety of themselves or others, or property of the lake.
- F. All towing boats, as well as their skiers or riders, must stay a minimum of 40 feet from the shoreline.
- G. Pontoon boats are not permitted to tow skiers or any flotation devices.

#### **SECTION 11. Snowmobiles.**

- A. Snowmobiles can only be run on the lake. The use on any other Association property is prohibited except for ingress and egress to the lake, which must be made from the member's property or the lake boat ramp.
- B. The Sunset Lake Association assumes no liability as to the safety or condition of the ice on the lake.
- C. It shall be the responsibility of the member to assure that the ice on the lake will support the snowmobile and its occupants' safely, and the member is liable for all damages to persons or property caused by the snowmobile.
- D. Persons sixteen (16) years of age or younger are not permitted to operate a snowmobile without an accompanying adult.
- E. Snowmobiles may be operated on all areas of the reservoir any day from 8:00 AM to 8:00 PM at their own risk. .
- F. A distance of 50 feet or more must be maintained from persons walking, skating, or fishing on the lake.
- G. Only original factory mufflers are to be used on the snowmobile.
- H. An Association permit of \$5.00 will be required for each member per year to use the lake for snowmobiling.

#### **SECTION 12. Ice Fishing and Skating.**

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

#### **SECTION 13. Picnicking on Unleased Sunset Lake Property.**

- A. Guests picnicking are to have written permission if unaccompanied by a member.
- B. Any person picnicking shall keep the premises neat and clean, picked up and free of paper, garbage, and debris, and extinguish any fire before leaving.

#### **SECTION 14. Camping.**

- A. A lessee or their guests may erect tents, use a trailer, R.V. or motor home on their leasehold for a period not exceeding two (2) consecutive nights per week, and the lessee must be available.
- B. For camping three (3) to fourteen (14) nights in tents, trailers, R.V.'s or motor homes on undeveloped lots, the lessee must receive permission from a member of the Grounds Committee, the Superintendent, or the President of the Board. The lessee must be available and is responsible for maintaining all sanitary conditions.

#### **SECTION 15. Upkeep of Leasehold.**

- A. The Board has the authority to require each lessee to maintain the leasehold in a sanitary condition; decent, neat, free of weeds, leaves, unmowed grass, and debris, and attractive in appearance and in good repair. The lessee is responsible for maintaining their shoreline with adequate rip rap, and maintaining all buildings, boat docks, boat houses, and playground equipment, etc., for the safety and welfare of the lessee, guests and neighbors. On failure to do this, the Board will send a written request to correct any deficiency. If the lessee fails to do so to the satisfaction of the Board within what it considers a reasonable time, but no longer than thirty (30) days, the Board shall have the authority to order the necessary work done at the expense of the lessee, plus the appropriate fine. If the Board pays anyone to complete the required work, the lessee shall reimburse the Board within thirty (30) days of the mailing of the invoice. Should lessee fail to pay the Association on time the claim shall be a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on any balance due at the rate of 1 1/2% per month on the outstanding balance and all reasonable expenses of collection, including attorney's fees.
- B. **Mowing.** Lawns must be kept mowed under 6 inches (6").
- C. **Leaves.** All lots must be kept free of the accumulation of leaves. No one shall intentionally rake or blow leaves into the lake.



**D. Vehicles.** All unlicensed and/or inoperable vehicles shall not be kept on any leasehold. The State statute defines an inoperable vehicle as one that for at least seven (7) days, has its engine, wheels or other parts removed or damaged to the extent that the vehicle is incapable of being driven.

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

#### **SECTION 16. Trees.**

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

#### **SECTION 17. Injury to Sunset Lake Property.**

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

#### **SECTION 18. Dogs and Cats.**

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

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

- John Schwandner suggested having a Special Meeting to finish revising the Rules & Regulations. Bob Hanauer said we only have 5 pages left. John Early made the suggestion to forego the Agenda at the next meeting unless there is something which must be discussed.
- John Schwandner suggested sending a letter of appreciation to the Turnbull's and the McCoy's. The Secretary will see that it is done.
- **Transfers** - #107 L.W. & Mary Stead, c/o James Stead to Donald & Mary Hopper
  - #178 Jeff & Nancy Kaufman to George & JoAnn VanHuss

Bob Hanauer made the motion to accept the transfers, George Madiar seconded. It passed by consensus.

- George Madiar made the motion to adjourn, John Early seconded. It passed by consensus. The meeting adjourned at 9:15 PM.

Secretary,  
Peggy L. Volz

January 26, 1999  
16081 Chestnut La.

Sunset Lake Assn.

Gentlemen:

I will be leaving for Florida on Jan. 28 for about five weeks.

I do not feel there is sufficient time for us to arrive at a decision about the lot before we leave, so I am asking you to wait until I return to discuss this matter.

Thank You,

Fred Gates

A handwritten signature in cursive script that reads "Fred Gates". The signature is written in black ink and is positioned to the right of the typed name "Fred Gates".

## SECTION 37. Building Code...

1.....

Fees: House- \$100.00

Garage or Boat House- \$70.00

Addition to house- \$50.00

Decks or Pools- \$40.00

Roof over Deck, Car port, or Covered Boat Dock- \$30.00

Shed- \$25.00

Boat Dock or Extensions on Boat Dock or on a Deck- \$20.00

Replacement.. ( OK ).

For construction to allow access for handicapped- No Fee- However a permit is required.

2. Right of Way... ????? ( BOB ) !!

4. An Erosion Control Plan....., a fine of up to \$200.00 per day MAY be assessed ....

The leaseholder is responsible for the plan and for implementation of the plan. Materials may be rented from the Lake Superintendent.

7. No Person shall be permitted to reside in any building that does not meet the definition of a house. The permit that was issued determines a buildings usage.

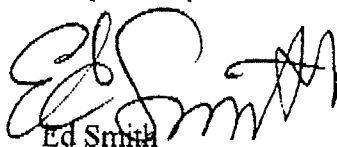
## Construction Requirements.

8. Sanitation.. ( Why not a fee of \$10.00 for a permit ???)

## SECTION 38. ...

E. A survey...????( What if the leasehold on each side of a lease have been surveyed and filed ???)

Respectively submitted.

  
Ed Smith

SUNSET LAKE ASSOCIATION

AGENDA

JANUARY 5, 1999, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF DEC. 1, 1998

APPROVAL OF BILLS PAID FOR DECEMBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY - JOHN SCHWANDNER

BUILDING & CONSTRUCTION COMMITTEE - ED SMITH

FARM MANAGEMENT COMMITTEE - JOHN EARLEY

FINANCE COMMITTEE - BOB HANAUER

LEGAL & INSURANCE COMMITTEE - AL TRETTER

ROADS & GROUNDS COMMITTEE - GEORGE MADIAR

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE - KEN VOLZ

WATER QUALITY & CONSERVATION - RAY REARDON

OLD BUSINESS - Bring Petitions  
Revised Rules & Regulations

NEW BUSINESS -

TRANSFERS - #107 LW. & Mary Stead, c/o James Stead to Donald & Mary Hopper  
#178 Jeff & Nancy Kaufman to George & JoAnn VanHuss



# SUNSET LAKE ASSOCIATION

January 5, 1999 at 7:00 PM

## BILLS PAID:

|  |           |                 |
|--|-----------|-----------------|
| Rural Electric   | \$        | 289.73          |
| GTE  |           | 26.59           |
| AT & T   |           | 5.31            |
| Watts Copy   |           | 57.00           |
| Nilwood Water  |           | 8.25            |
| Employers Tax & Withholding                              |           | 625.20          |
| M & M Service (fuel)                                     |           | 333.60          |
| M & M Service (lime)                                     |           | 112.54          |
| Farm Plan (tractor radiator, leave blower, misc. repair) |           | 927.08          |
| Intuit (tech support for Quick Books Pro for 1 year)     |           | 129.00          |
| Quill (toner, copy paper, folders)                       |           | 90.89           |
| Christmas Bonuses  |           | 200.00          |
| First National Bank (Mortgage Payment)                   |           | 368.82          |
| Peggy Volz - net salary                                  |           | 735.06          |
| William Hohimer - net salary                             |           | <u>1,471.00</u> |
| <b>TOTAL PAID</b>  | <b>\$</b> | <b>5,380.07</b> |

## BILLS TO BE PAID:

|   |           |                 |
|---|-----------|-----------------|
| First National Bank (Safe Deposit Box)                      | \$        | 20.00           |
| Nilwood Water   |           | 8.25            |
| M & M Service (Soilection sampling & map)                   |           | 176.62          |
| US Postal Service (envelopes with postage)                  |           | 549.20          |
| Dept. of Natural Resources (Fishing Permit)                 |           | 50.00           |
| IL Dept. of Employment Security                             |           | 15.77           |
| IL Dept. of Revenue (Quarterly Withholding)                 |           | 223.56          |
| Quill (Desk Pad, Mothballs)                                 |           | 11.92           |
| Madison Cty. Environmental Control Dept. (lake water tests) |           | 54.00           |
| Postmaster (3 rolls of \$.23 stamps)                        |           | 69.00           |
| Watts Copy System   |           | <u>57.00</u>    |
| <b>TOTAL TO BE PAID:</b>                                    | <b>\$</b> | <b>1,235.32</b> |

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, Jan. 5, 1999** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**