

**September 4, 2018 Meeting of Sunset Lake Association Board of Directors-**

**Approved October 2, 2018**

I. Call to Order, meeting called to order by President Martin- 7:01pm

II. Pledge of Allegiance, led by VP Johnson

III. Roll Call by Secretary Walkenbach

Joyce Munie - present

Sue Muschong - present

Mark Severns - present

Gary Wilken, Treasurer - present

Deb Martin, President - present

Thane Johnson, Vice President - present

Bill Urban - present

Amy Walkenbach, Secretary - present

Candy Culp - present

IV. Office Update & Information and New Board Member, President Martin - Alicia Mayfield, our newly hired Receptionist has been hospitalized but are hopeful she will be back to the office soon. Barb Grissom was hired after Nina Tocco did not feel that SLA was a good fit for her. Barb has learned quickly and is a wonderful fit for SLA. Joyce Munie has been asked, and has accepted the open position on the Board. Joyce will be leading the Risk Management Committee, welcome Joyce.

IV. Old Business

a) August 7, 2018 Board Meeting, approval of minutes

- Treasurer Wilken moves to approve the minutes as presented, seconded by VP Johnson. Motion passes

b) Assessments, delinquencies, foreclosures, President Martin - Lot 215 will be going before the Judge for a review on September 13, 2018 and Lot 53 will also go before a Judge on September 13, 2018 to begin the final process of foreclosure.

c) Audit Update - Treasurer Wilken, Sikich will be providing an update and preliminary findings to SLA membership at a September 27, 2018 workshop. They have asked for additional time to finalize the audit do to the extremely complex nature of this audit, stating this is the most confusing Not For Profit audit they have been involved in. One issue that Sikich has raised is the number of lots (342 including the island), the number of lots under an agreement to combine lot assessments in 1995 and actual assessments that have been invoiced for and made. The office and BOD will be working on getting the correct invoices out for the 2019 assessment.

d) Spillway Update - M Severns/Treasure Wilken, while we continue to talk with potential vendors moving forward on any work to be contracted for will wait until after the Annual Meeting when the three funds (spillway, tower, dredging) being moved into one can be voted on. For those interested in learning about the issues with the dam please refer back to the August meeting for a presentation concerning the dam and spillway issues. Additionally we may want to consider reaching out to SUSART an emergency dive team that might be interested in taking underwater pictures for SLA of the tower. They may be interested for a donation to the organization.

e) Lot 144 penalties - President Martin, there still have not been any fines paid on this property and propose to direct our attorney to move forward on legal action.

- S. Muschong moves to move forward on legal action regarding the penalties assessed and unpaid to Lot 144, M Severns seconds. Motion passes.

f) Annual Meeting- Directed Proxy

i. 2019 Budget- Treasurer Wilken, discussion on combining the three "lake" escrows into one accounts and increase the assessment associated with these three accounts (dam/spillway, tower and dredging) by \$34 per lot and increase the general assessment by \$6 per lot for seasonal workers and professional services. This will take the annual assessment to \$500 per lot.

- M Severns moves to approve the budget presented for consideration by SLA membership at the October annual meeting, VP Johnson seconds. Motion passes.

ii. Nomination Update- Secretary Walkenbach, currently there are 10 nominations for eight board members positions that will be open at the October board meeting. Anyone last minute nominations will be accepted directly following this meeting, see Secretary Walkenbach.

V. Reports

- Treasurer Wilken moves to approve through consent agenda all reports following the completion of all committee reports, second by VP Johnson. Motion passes.
  - a) Aquatic Control & Water Safety, Bill Urban - It hasn't been a bad month, however two weeks ago two fines were given for skiing and not going at no wake behind a buoy. Reminder to read your rules and ask family members to read the rules as well.
  - d) Building and Construction, Sue Muschong - It has been relatively quiet this month however, there should be three new permit applications coming in September.
  - e) Roads/Dam, Mark Severns - All of East Lake and West Lake drives and the spurs connecting them along with a portion of the SLA parking lot have been oiled and chipped. We were able to get twice as much completed as expected with the budget. Have been updating addresses with 911, if you call 911 make sure to use your five digit address, not your lot number. Additionally, if you do not have a five digit address make certain to tell Mark Severns.
  - f) Finance Committee, Treasurer Gary Wilken - We are working to get our 2017 taxes files which is matching up nicely with the completion of the 2017 audit. Although we still don't have all the funds in the right accounts financially the bottom line is ok. I may recommend at a future board meeting that we consider paying Sikich hourly to catch our accounts up.
  - g) Risk Management, open - no report
  - h) Special Events, Candi Culp - A report out of the very successful fishing tournament was given. Plaques were given to the winners in three categories, open, teen and small fry as well as biggest fish. Thanks to the many volunteers that came out for the tournament.
  - i) Grounds & Sanitation, VP Thane Johnson - Working on getting information signage around the lake. If you need a tree permit, to cut down a tree, contact Thane Johnson or Mark Severns, do not contact Jim Wilson, Lake Superintendent.
  - j) Water Quality, Aquatics Conservation, Shorelines, Secretary Amy Walkenbach - Charlie Edwards, our volunteer lake monitor has been trained and will be out sampling the lake twice a month from May through October, a big thanks to Charlie for taking this on. We heard at the last workshop that some members would like us to consider moving buoys further back into the biggest bay (west side of the lake just south of the spillway area). We have been and will be talking with neighbors and will set up a workshop to discuss. This workshop will not take place until after the Annual Meeting.
  - k) President's Report, President Deb Martin - Both new staff are doing very well but I need to remind the membership that staff can not approve or deny anything, if you have specific issues you need to discuss with a Board member see the office staff to determine who you should talk to. The Unemployment Office denied benefits to our previous Office Manager. A big thank you to all who have pitched in at the office getting files straightened out: Eileen Jones, Joyce Munie and our staff, this has been a big job that we are not done with yet.
- Treasure Wilken moves to approve all committee reports, second by VP Johnson. Motion passes.

## VI. New Business

### a) Ratify Committee Chairs

- B Urban moves to ratify all standing committee chairs including Joyce Munie as the new chair for Risk Management, M Severns seconds. Motion passes.

### b) Ratify new office staff

#### i. Alicia Mayfield

- Secretary Walkenbach moves to table until Ms. Mayfield has had more time in the office, J Munie seconds. Motion passes

#### ii. Barb Grissom

- VP Johnson moves to ratify Barb Grissom as SLA Book Keeper, C Culp seconds. Motion passes.

### c) Lot 60, Edith Luddeke

- VP Johnson moves to approve a letter for Lot 60 file that grandfathers the existing building into compliance, Treasurer Wilken seconds. Motion passes. This home is a modular home that was approved by a previous Board prior to the SLA rule that prohibits modular homes.

## VII. Transfers- none

## VIII. Board Comments -

M Severns: The rock outside the SLA Building is not free for the taking. If you need rock contact the office to arrange.

VP Johnson: I would like to extend a big thank you and let everyone know of the countless hours President Martin has spent at the office, she has poured her heart and soul into getting us back on solid ground. Thank you Deb.

C Culp: Please let us all reunite for the common good of Sunset Lake.

President Martin: again, thank you to all the volunteers that have stepped forward to help in these past few months.

S Muschong: With my background as a book keeper seeing the past practices makes me ashamed and the blame needs to go to all members, including myself, we should have been watching closer. Now we need to step up, we need to get back to being neighbors that wave at one another, we need to stop blaming and move forward. The audit is showing our weaknesses, we can change those weaknesses and become a strong community.

VP Johnson: Just as a clarification, J Wilson is can and is encouraged by the SLA Board to go on as many emergency calls as he wants. We only ask that he not take the SLA truck unless of course the call is between Jimmy and the firehouse or Jimmy's personal truck. And also to clarify, Jimmy is not an hourly worker, he is a salaried worker.

#### IX. Membership and Guest Recognition

Lot 120, Dennis Denny: I have questions about why bills were marked paid but they weren't. President Martin: what has been found so far is that vendors have all been paid. However, some of the assessments have been marked paid but not backup documentation, like a check can be found. DD: Will the Board be going after those lots that should have been paying multiple assessments but haven't? PM: we as a Board do not plan to go backward to get assessments, we feel that wouldn't be fair as many of those that weren't paying were not even aware they should be. DD: are there grants available for the spillway work? Secretary Walkenbach: no. DD: Where is Jimmy? Jim Wilson, right here, sitting in the back row. PM: We are no longer asking our employees to sit as part of the Board, that didn't seem fair to them.

Lot 78, Marty Crews: Has the fireworks date been set? PM: no, not yet. MC: are there any by-laws or rules concerning gardens in yards? PM: no. MC: Has the dog complaint from last week been addressed? PM: no, it will be in the coming week.

Lot 141, John Earley: I am a 40 year resident of the Lake and surrounding area and President of the Fire District, I object to the new policy this Board has adopted pertaining to Jim Wilson and his emergency calls. VP Johnson: we do not have a new policy we are only making certain Jimmy doesn't use the SLA truck to get to emergency calls. JE: no other employer "docks" employees for going on emergency calls. We worked very hard to get a Fire Station at the Lake. Continues to ask about several scenarios of what Jimmy should do if going to an emergency call. VPJ: Jimmy has been asked to use common sense, if an emergency is between him and his vehicle or the Firehouse, of course, stop at the emergency. We do not have insurance on Jimmy should he be involved in an accident going to or from an emergency call. J Munie: will research how this is handled by other employers and fire districts.

Lot 240, Annette Scharfenberg: Voiced support for Jimmy and those that need emergency help as well as those employers that support the Fire Department. JM: We will research how others handle.

Lot 46, Charlie Edwards: Please clarify the volunteer situation.

Lot 144, Junitta Stieren: I have a storage shed, I don't understand what all the hubbub about turning it into a house it about. I still pay assessments, I didn't know I needed to list everything that was stored in my shed. My attorney is not hearing from SLA's attorney. I'm storing personal items in the shed, the air conditioner is on the floor of the shed. PM: Our legal council has been waiting to hear from your legal counsel so I'm not sure why you are hearing it the other way around. C Culp, I am a speaker of the truth, and you have personally talked to me about having all the permits required and that if anyone throws a fit about the shed you will throw in a lawn mower to make them happy. You wanted your lot for a camping spot but we are a community of homes.

X. Adjourn

- Treasurer Wilken moves to adjourn, B Urban second. Motion passes. Adjourned at 8:34pm

Respectfully Submitted,

Amy Walkenbach, Secretary