

January 8, 2019 Meeting of Sunset Lake Association Board of Directors

I. Call to Order, President Wilken- 7:00pm

II. Pledge of Allegiance, VP Johnson

III. Roll Call (Sec. Walkenbach)

Joyce Munie- absent

Sue Muschong- present via telephone

Mark Severns- present

Gary Wilken, President- present

Deb Martin, Treasurer- present

Thane Johnson, Vice President- present

Dennis Denney- present

Amy Walkenbach, Secretary- present

Randy Smith- present

IV. Membership and Guest Recognition

Marty Crews Lot 78- Would like to hear an update on the firehouse issues. President Wilken, this will happen during this meeting.

Ron Rice Lot 237- I received a letter saying I was being assessed for two lots and not as one lot as I have been in the past. In the 70's I was allowed to be assessed for only one lot with a hand shake and a smile, now the current Board wants to control all our members. I now run the risk of not being able to sell my home, want a show of hands on who thinks this is wrong. This takes our number of assessments from 319 to 336, I want the President to call a special meeting to vote on this.

Norm Brand Lot 281- I think it may be a problem to start out the meeting with questions from the floor. President Wilken, this agenda item was move from the bottom of the agenda to the top based on a recommendation. Consideration will be made as to where it should be in the future.

Dorvil Branscum Lot 166- Concur with Ron Rice's comments. Our lot has always been known as 166, since 2014 never a 166C and now there is 166C. The two weeks to respond sounded like a

threat, President Wilken, it was never meant to be a threat. DB: Someone did know this and didn't tell us.

Bill Jones Lot 272- We fired our maintenance man correct? M. Severns, yes. President Wilken, we will address what is owed later in the meeting.

V. Old Business

a) December 4, 2018 Board Meeting, approval of minutes

- VP Johnson moves to approve as presented, second by President Wilken. Motion passes.

b) Assessments, delinquencies, foreclosures - Treasurer Martin, see attachment 1

c) Proposed Rule change, Section 5 Tabled - Treasurer Martin

- Dennis Denney moves to untable the original motion (see attachment *proposedrulechange_section5* for language), seconded by Randy Smith. Three aye, Four nay, motion defeated.

d) Lake drawdown update - Secretary Walkenbach, the gates were closed this week and the lake will be allowed to fill to within one or two feet of full pool to allow spillway work to occur this spring. This was a difficult decision that was made, we considered past Board members recommendations, safety and potential lack of spring rains when deciding to close the gates early. As a Board we may want to consider making a recommendation to a future BOD on a future draw down to complete the commitments this Board and previous Boards have made to members.

- Motion to approve all reports concerning old business as presented, Treasurer Martin, second by S Muschong. Motion passes.

VI. Reports

a) President Report, President Gary Wilken, We are glad to see a good turn-out of the membership and hope everyone had a blessed Christmas and that 2019 will be a happy and healthy New Year for all our members. I am going to provide an overview of what has been going on this past month and what we hope should be accomplished in the next few months. Committee chairs will provide more specific details on these issues in their reports. 1) Building Permits: Sue and Pete Muschong who head up the Building and Construction Permit committee are out of town until April. Sue will attend all BOD meetings via phone until then. She can be contacted by phone or email. Dennis Denney will be working with Sue in her

absence and any permit applications or questions can be coordinated through Dennis. 2) Lake Maintenance Work: As you are aware the lake level was dropped in November, a series of significant rain events brought the lake level back up 2.5 feet overnight. This led to the decision to not try to complete any mechanical dredging this winter. The Board will discuss when the final component will be completed, either next year or further in the future. The dam spillway concrete work is scheduled to be bid prior to March 1, with work beginning in April and completed in May. The lake level will need to be held down from full pool until the concrete work is completed. We will be asking the BOD to approve the hiring of Greene & Bradford Engineers to complete a bid package and construction contract later in the meeting. The lake maintenance fund currently has \$73,000 and by March 1 should be over \$120,000 which should complete all Phase I work. 3) Financial Audit of 2017: The audit findings resulted in several issues that the Board is continuing to address, specifically- A) Firehouse Lease- The SLA attorney has made contact with the Girard Fire Protection District so that a legal lease can be negotiated and approved by both SLA and GFPD. We are hopeful that we may be able to resolve this issue and have a new legal document for BOD approval in the next month or two. B) Multiple Lot Leases- Letters were sent to twenty lease holders that were paying for fewer assessments than the leases they hold. It should be noted that there are at least 33 multiple lot leaseholders that are paying an assessment on each of their lots. Later in this meeting we will be presenting a motion to the Board that will provide leaseholders who do not agree that they should be paying additional assessments to present their documentation to an independent arbitrator. The review and decision by the arbitrator will be final. The time and location of this arbitration session will be mutually determined by all parties. Each leaseholder will schedule a time to present their documentation for review. We hope this task can be completed within the next 30 days. C) Misappropriated SLA Funds- The matter has been turned over to our legal counsel. He is continuing to organize and structure a law suit and quantify the damages that will be sought. We have scheduled the SLA attorney to be present at the February 5th Board meeting to update us on the progress of the case. 4) Personnel- Jim Wilson was released from our employment December 28th. We have hired a temporary, part-time maintenance worker as of January 2nd. His name is Mike Bigley. At the end of three months we will review our maintenance needs and determine how to proceed with staffing, either part-time or full time. 5) Septic Tank Escrow- As of January 1, 2019 SLA will no longer be involved in holding septic tank escrows. All lease transfers will include the provision that the buyer and seller will determine appropriate escrow amounts and time limits, if any. SLA is still holding six escrow accounts, totaling \$37,500. The final septic escrows will be paid out in April. 6) Rules & Regulations- Questions have come up recently regarding the authority of the BOD, issuing tickets and fines. All members need to read and be familiar with SLA ByLaws and Rules & Regulations. Please read Section 31 through 35 regarding these issues. If there are still questions please contact any BOD member for clarification. 7) Progress- As we work through

all the issues we were handed in 2018 we have reason to be amazed about some of the problems we have discovered while trying to fix an existing problem. One by one we have tried to prioritize the most important issues to resolve. Progress is slow, but with your patience we will get through all these together.

b) Water Safety, Thane Johnson- No report

c) Building & Construction, Sue Muschong (Dennis Denney)- via Secretary Walkenbach, 42 permits have been issued in 2018. One new addition/porch permit is in the approval process and waiting on a permit for a new house. One septic system is complete and waiting on final paper work and another will be installed when soil conditions cooperate, Rick McQuire is keeping me (Sue) informed. As my letter stated I will be working with Dennis Denney while in Florida.

d) Dam, Roads & Grounds, Mark Severns

- Mark Severns moves to hire Greene and Bradford to provide RFP documents for the Phase 1, spillway work as described by President Wilken previously, with a not to exceed amount of \$4,000. Dennis Denney second. Motion passes.

We continue to work on leaves and branches in the common areas. I will be getting an estimate for ladder protection on the tower. Thanks to all members, especially John Kemp, Ken Jones and Thane Johnson who helped keep the burn piles in good shape and helped with leaves this fall.

e) Finance & Insurance Committee, Treasurer Deb Martin, I recently found an audit that was completed in the 1960s and one from 2009 that was done by Illinois Department of Employment Security because SLA was not accurately reporting wages. Also an audit, but not financial audit was completed in 2015. Sikich will be filing our 2018 income tax, this has been previously approved by the BOD. Please see Attachments 2 and 3 for the remaining report.

f) ByLaws, Rules & Regulations, Joyce Munie-although not present at the meeting through President Wilken noted that she will be setting up a committee meeting.

g) Sanitation, Randy Smith, Working to determine which systems are aeration and which traditional sand filters. This spring will begin checking chlorine tablets.

h) Lake Management, Secretary Amy Walkenbach, Discussed the lake lowering earlier in the meeting. Also, be aware that Lots 232 and 233 will be putting in a sea wall soon. This was previously approved by the 2017 BOD and Army Corps of Engineers have signed off on the project.

i) Special Events, Dennis Denney, Murder Mystery Dinner: February 9; Paint Nights in February; two fishing poles to raffle off, thanks again to Harold Bly Lot 217; we will be holding a 50/50 raffle at each BOD monthly meeting, must be in attendance to win; looking for other fund raisers like a golf outing and 5K run/walk. The fireworks show is scheduled for July 6th and have contacted a potential vendor.

VII. New Business

President Wilken, we are resolving multiple lease issues and it is my recommendation that we use an arbitrator to arbitrate the outcome of any disagreements between the leaseholder and SLA.

- Vice President Johnson moves to seek counsel with real estate and legal background, willing to act as an arbitrator for an hourly rate, second by Treasure Martin.

Discussion followed: Randy Smith- how many people are involved? what about what may have happened in 1970? Concerned about those told they only have one assessment and now they have two. Sue Muschong- we have an issue with our lot, the lease says 207 but now there is a 207A. So this isn't an issue where the BOD is picking on certain leaseholders, it affects Board members too. Sheila Brandscum, Lot 166 we have lived here five years and there has never been a 166C until now.

VIII. Transfers- None

IX. Board Comments- None

Floor: Camilla Winterland, Lot 50- Thank you BOD for your work, it is appreciated. Especially Deb Martin and Barb Grissom.

X. Adjourn: Move to adjourn Dennis Denney, second Secretary Walkenbach. Motion passes, adjourn- 8:21pm

50/50- winner Larry Blackenship Lot 270A, Larry donated his winnings to the Special Events Committee

Respectfully Submitted,

Amy Walkenbach