

Sunset Lake Association Board of Directors Meeting Minutes

August 12, 2025, 7:00pm-Hanaur Hall

The meeting was called to order by President Russ Baldwin at 7:00 pm, followed by him leading the Pledge of Allegiance.

Roll call was taken by Secretary Jenny Buhl with the following members present; President Russ Baldwin, Vice President Tom Sidener, Treasurer Michelle Bearden, Secretary Jenny Buhl, Board Members, Ron Schultz, Anne Dorman, Anne Clough and Dave Johnson. Valerie Jagiela was absent

A motion was made by Ron Schultz to approve July 8, 2025, meeting minutes with slight language corrections, seconded by Tom Sidener, all approved.

Old Business:

- a) Office Equipment-Upgrade of both computers' upgrades will be included in the 2026 Budget, unless sufficient funds are available in the 2025 Operating Budget. Tom Sidener will assist in the decisions about the specific computer(s) that will be purchased and will contact Royell Communications to assist with the transfer of data from old to new computer(s). Tom Sidener makes a motion to allocate up to \$1500 to replace both office computers, Jenny Buhl Seconds, all approved.
- b) SLA credit card to replace current debit card-This is tabled until the new SLA Executive Board is elected in November.

Reports

- a) **President Report: Russ Baldwin-** The SLA boat seems to be functioning fine after repairs from Greg Kazinaki. Gary Wilken emailed Lakes and Rivers regarding the tower valve repair, he has not received a response. A theft of personal property was reported on the North side at the beginning of August. A tree on the West side on common ground fell and took down power lines. Power was restored within 4 hours. Ron Coyle is in the process of tree clean up from that fall.
- b) **Legal & Insurance: Russ Baldwin/Ann Clough-** Nothing to report

- c) **Lake Patrol-Safety Enforcement: Russ Baldwin/Dave Johnson**-Dave received a call Sunday regarding a swimmer in the middle of the lake. Dave spoke with the swimmer and notified him of the rules for swimming areas. Dave notified us that one leaseholder purchased a new boat last season and still has no IL numbers. Russ will contact the leaseholder regarding this issue. Ron Schultz reported he is working on replacing lights and reflective tape on the buoys. One has been done, he and Russ will continue updating the others. He also ordered a “Slow No Wake” sign to be erected at the boat ramp, more will be ordered in the new budget for other areas of the lake.
- d) **Water Quality: Val Jagiela/Anne Dorman**- Water was clear and very little algae in coves. Charlie Edwards informed me that two coves were tested for E. coli, and both had negative results. The lake monitoring and E. coli results will be posted on the bulletin board located in the Hall
- e) **Building & Construction Permits: Ron Schultz/Tom Sidener**-Lot 30-boat dock extension; Lot 141-car port; Lot 189-garage extension; Lot 87-deck enclosure
- f) **Common Grounds: Roads & Dam: Tom Sidener/Ron Schultz**-Tom and Ron Coyle removed a large log from the lake. Ron Coyle has had a few issues where he has gotten the mower stuck and could use a winch and “sled” to pull himself out. Tom reported the winch and sled are inexpensive and could be very helpful. Dave suggested only oiling and chipping the outside of the roads in the future to help with the crowning that is happening. These items will be checked into.
- g) **Leasehold Ground: Anne Dorman/Russ Baldwin**-Nothing to report
- h) **Treasurers Report-(Finance, Insurance & Property Taxes): Michelle Bearden/Jenny Buhl**—July 31, 2025, ending balance of all accounts is \$369,317.34. It was noted that there was a formula error in the “Total Cash Balance” total for “Remaining Balance”. Michelle will post corrected Bank Account Summaries. Real Estate taxes have been paid along with insurance, so a few hefty payments are coming out this month. Budget Planning Committee meetings have been taking place. Michelle will send the proposed budget via email to the SLA Board and will need to approve the budget at next month’s meeting to be included in the members’ packets that will be sent out in mid-September 2025.

- i) **Bylaws, Rules & Regulations/NFPC Status: Val Jagiela/Ron Schultz/Russ Baldwin-** The committee has been meeting weekly to review current bylaws, rules and regs to make sure all language is consistent, and rules are clarified. A final version should be ready soon for board review.
- j) **Sanitation: Russ Baldwin/Dave Johnson-**22 fines have been sent out for noncompliant chlorine tubes when checked in Spring. Only 2 have not been paid
- k) **Leases- Administrator of Leases; Amy Walkenbach/Jenny Buhl-**Lot 13 Julie and Phillip Hettinger to Adam and Jordan Granger.
- l) **Long Term Planning Committee-Ron Schultz-**The full committee met last week, and the results of the survey were presented. They will use the information from the survey to decide how to move forward on specific items. The committee would like some feedback from Ruth Ann and Ron Coyle on items to be included in the rotation for the long-term planning schedule.

In New Business:

- a)
- b)

Guest Recognition

A motion was made by Michelle Bearden to adjourn at 8:12 pm seconded by Jenny Buhl, all approved.