

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

May 2, 2000

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, May 2, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. Vice President, Bob Hanauer called the meeting to order at 7:05 P.M.

- **Roll Call:** Present were Bob Hanauer, John Munchalfen, Ed Smith, Al Tretter, George Madiar, Ken Volz and Ray Reardon.
- **Visitors:** #138,139 Sharon Vest, and #286 Ed Snell, and Rena Steel from the US Census Bureau, who wanted to thank us for our help and said she is still trying to locate Charles C. Jones #128. She was informed that his permanent address is in Virden, not on Sunset Lake, but was given directions to his seasonal residence.
- **Superintendent's Report** - Bill Hohimer reported that he has been mowing, and today he & Ken Volz went out for the second time to collect goose eggs. There were 250+ rotten eggs (they had been shaken the first time out) that were buried. Bill said that most of the geese on the island have left their nests. There are some hatchlings.
- Bill also reported that he found  $\frac{3}{4}$  inch cracks along the seams on the dam and spillway. Hank Sutton looked at it too. Bill said he spray-painted the cracks, took pictures and dated them, so he can go back and see if there has been any change. Ed Smith said he could have used a crack indicator to do the same thing.
- **Secretary's Report** - Peggy Volz reported that we have only 4 blue hats left, a few more green hats and plenty of red hats. She said we need to reorder hats and has had requests for white and black hats. Last time, we order 96 hats for \$316.63. After discussion, she said she would order more blue and green, and add some white and black hats. Peggy said she made 10 more Membership Booklets, worked on the new map a little, but it will not be done until the end of May at the soonest. She also asked the Board if Jehovah's Witness have permission to go door-to-door on the lake, and Ray Reardon said they can't be kept out because others do the same thing, including kids selling cookies and candy.
- **Approval of the Minutes of April 4, 2000** - Al Tretter made the motion to accept the Minutes, and Ray Reardon seconded the motion. It passed by consensus.
- **Approval of the Minutes of the Special Meeting on April 15, 2000** - Ed Smith asked if the Board's decision at that meeting was carried out. The Secretary said no letter was sent to release SLA from liability, only the \$2000 Escrow agreement for 6 months. Bob Hanauer asked if any waiver was signed and Peggy answered no. Ray Reardon asked why not? Peggy said she was told by Lou Long that it would put SLA in more jeopardy. Ed Smith said that once again the Board's recommendations were not followed and we wasted our time at the Special Meeting. Bob Hanauer said that he thought this had all been decided and done. Ed Smith made the motion not to approve the Minutes of the Special Meeting on April 15, 2000, until Lou Long can be present to explain why the Board's vote was not followed. Ken Volz seconded. Bob Hanauer asked how that transfer (#27) is going, and Peggy said it is done. George Madiar said the notice to the realtors about the orientation for new buyers will take care of this in the future. Ray Reardon said that he thought that in addition to the normal closing papers and escrow, there was to be a Mutual Release signed. Al Tretter asked Ray if he wrote a letter as was discussed? Ray Reardon said that when he sat down to write the letter, he realized he wasn't qualified as a lawyer to change the existing Rules governing transfers, and what he understood was that Atty. Stu Dobbs needs to write a new Release form for us. The Secretary said that this was an unusual case, and that you don't normally have an Escrow Agreement along with a Joint & Mutual Release. Bob Hanauer said if the seller decides to

only escrow \$2000.00, we cannot say that's fine. Ed Smith said that Ray Reardon made the motion to draft a letter to show to the rest of the Board for this specific case, to hold Sunset Lake Association harmless, based upon the inspection letter from the contractor, subject to the Joint & Mutual Agreement signed by both parties. Ed added that Ray Reardon seconded it and it passed. Ed said Lou Long decided not to do this. Ed added that Ray said he didn't think he could ask for more than the Rules require, and the Release needs to be revised. Ed said it was Ray's motion, and this is a one-time release due to the circumstances. Bob Hanauer said Lou Long needs to be here to explain, so he made the motion to table this discussion until the next meeting. George Madiar seconded. It passed by consensus.

- **Approval of the Bills Paid for April 2000** – Al Tretter made the motion to accept, and George Madiar seconded the motion. It passed by consensus.
- **Committee Reports:**
- **Aquatic Control & Water Safety** – John Munchalfen said he has been cruising the lake and boats are being put into the lake. Ken Volz said the lessee on #12 saw a pontoon pull the buoy to the west side bank, and then it disappeared about a week later. John said it needs to be replaced and built so it cannot be moved or sunk. Bill Hohimer said he will need to buy more PVC & caps to make another buoy. John Munchalfen asked Bill if it would just get beaten and sunk again? Bill said they weighed 45 lbs., but he could put styrofoam in them so they are harder to sink.
- **Building & Construction** – Ed Smith gave Building Permits to #276 Bill Tavernor for a garage, #142-3 Mike Higginson for a deck, and #267-8 Joe Clevenger for a Covered Boat Dock. He said he sent triple fines to #102, A Charles E. Jones for building a roof over a dock without a permit (which he paid), #60 Edith Luddeke who has not responded, and to #249 Larry Royer. Ed said he will discuss Royer's fine later under Old Business.
- **Finance** – Bob Hanauer reported that our one-year CD's are coming up and he suggested renewing them as a 3-month CD.
- **Legal & Insurance** – Al Tretter reported under insurance that our Workers Compensation Audit was for \$371.00 due to the increase in salaries. On legal, Al informed the Board that the Riley Bankruptcy was heard on April 10, 2000, and Atty. Stu Dobbs was there and established that SLA owns the lot and the Riley's leased it. On the idea of putting in playground equipment, Al said he is against it because of the liability and the additional expense on insurance. He said if members have a function at the Hall, they can bring a bat and ball for the kids to play with. Al made the motion not to add playground equipment, Ed Smith seconded. It passed by consensus.
- **Roads** – George Madiar said that we are going to try to oil & rock the roads earlier this year. He added that Bill might be able to take a summer vacation this year.
- **Grounds** – John Earley was absent.
- **Sanitation, Shoreline & Boat Dock** – Ken Volz said that Craig Busmann came and got him to go over to #19 Jesse James' because Craig was not informed that James' was seasonal, and Craig had given a permit for an aeration system. Jesse James promised to cap the system when he leaves. John Munchalfen asked how that will help because from what he has heard, an aeration system will still dump sewage when it is started back up. Ken said that Craig Busmann told him that he was lied to and he had to go back to talk to James about capping the system, because it is a State law that no seasonal home can have an aeration unit. John Munchalfen said that if the County came back and said it was not legal, then we should follow their recommendations. Ken said it has already been put in, and it runs into his old lateral system. Ken said there was a complaint made to Busmann about James' system, because an unlicensed contractor put it in. Ed Smith said that Mr. James said it was a year-round residence. Ed Smith said that when they come back, if James' let the system run for a while before uncapping it, it should be alright. Ed added that there should be a form that says



that it should run for "X" number of days before you take the cap off. Ray Reardon said that we do have some protection on this system, because it runs into the old laterals before it goes to the lake. Ed Smith and Ken Volz said the State says "NO Aeration systems for seasonal homes!" This ruling was made by the State after we made our rule regarding aeration systems. Ray Reardon asked what if there isn't room for a sand filter, which is a potential problem in the future. Bob Hanauer said this is so boring and troublesome to the Board. Ken said NO MORE AERATION SYSTEMS! John Munchalfen read from the October 1999 Minutes, and he said that James did what he said he would do. Ed said except he did not say it was seasonal. Ken made the motion for NO MORE AERATION SYSTEMS! Ed Smith seconded it. It passed by consensus. Ray said what happens when someone with failing laterals needs a new system and doesn't have the room for a sand filter, and it is seasonal, what do we do? Ed said no aeration systems.

- **Water Quality & Conservation** – Ray Reardon talked to three other DNR biologists about the desirability and availability of beneficial water plants to be introduced to the lake. He said probably the best one is the Water Willow because it stays near the shore. It is the most recommended and easily available. In the next month or two would be the best time to harvest and replant them. They are easily pulled out or sprayed, and controllable. They will spread to other shallow areas in time. Any water plant will disperse, but this is one of the least aggressive and it stays in the shallows, and it is one of the best for shoreline stabilization. Ray said he intends to collect some soon.

Ray said we must be careful of "Tag-a-Longs" such as Zebra Mussels and Purple Loosestrife. The Purple Loosestrife is more of a concern. It can really take over and crowd out other plants and is a real nuisance. Zebra Mussel larvae have been found in Lake Springfield and Sancrist Lake, but Ray said we may be just south of their zone because they don't do well in warmer temperatures. Someone asked if they were in Otter Lake and Ray said he didn't think so. Ed Smith said if they are there, it must be posted. The biologists will know if there is a problem in any lake they deal with. Ed Smith spoke with 2 of the heads of departments at Blackburn College and they are interested in getting involved with our program.

- **OLD BUSINESS: #249 Larry Royer – Triple Fine Protest** – Ed Smith said he was informed by three different people that Royer's put up a shed without a permit, so a triple fine was sent to them after Ed had tried unsuccessfully to contact them. They sent a letter of protest which does not have anything to do with the Shed Permit. They mentioned neighbors shooting at skirrels, wild animals in the area, and after allowing their Silt fence to stay down letting dirt flow into the lake, they said they spent \$1500 to dig it out for our benefit. Ed Smith said ignorance of the Rules is no excuse and Larry Royer has lived here before, so he should already know about the Rules & Regulations. Ed made a motion that the fine stays in place, Al Tretter seconded the motion. It passed by consensus.
- **Basketball Court update** – Ed Smith said even though adding a basketball court has been voted against, he wanted to inform the Board what it would cost. For a 46 X 50 Foot, with 2 inch blacktop on 4 inches of rock it would cost \$4600. He added that Marsch and Macoupin Asphalt don't do that type of work anymore. No one outside of Decatur or Jacksonville would even talk about putting in a Tennis Court. Ed said it would cost around \$12,000 for an 87 X 36 single court.
- Ray Reardon asked why our insurance went up on **Property Liability**. Al Tretter said he has tried to get an answer from Marc Musso, but hasn't gotten a sufficient one. Al said he will find out.
- **Playground Equipment** – already discussed and voted against.
- **NEW BUSINESS: 10% Penalty not in Rules & Regulations** – Peggy explained that a new member paid the first half of their assessments on time, but received a 10% Penalty on the second half. They paid it, but wrote on the invoice that they couldn't find it in the Rules and Regs. The Secretary checked and found that we had omitted it, when we re-wrote the Rules and

Regulations. Peggy wrote her back and said that it had been omitted, but that it had been this way for decades, and that it would be brought up to the Board at this meeting. Bob Hanauer asked for more information on billing. Peggy said what she inherited with this job was that the first half of the assessments is due by Feb. 15<sup>th</sup>, and the second half is due by March 31<sup>st</sup>. Any unpaid assessments were to receive a 10% Penalty the first week of April, and thereafter 1 1/2% interest on any unpaid balance. The Rules address the 1 1/2% interest, but not the 10% Penalty, which is in the ledgers going way back. Bob Hanauer said to table this until the next meeting, which would give the Board time to read the Rules & Regulations.

- **Transfers** - #184-187 Russell A. & Eva Jacoby to be auctioned May 20, 2000. The Secretary sent a Transfer Information Sheet to the Auctioneer and explained that if all the lots were sold together, then there would only be one transfer fee, the escrow on the aeration system, and that #184 and #185 were consolidated. John Munchalfen said that they can't sell the consolidated lots separately, but Ray Reardon explained that they can if all the back assessments are paid with 1 1/2% interest going back to when they were consolidated. Ed Smith said if it would create another membership, then we would have another assessment. Peggy said that she didn't think that there was enough room on the smaller lots for a house and septic. She also gave all the information to Jim Powers, who is handling Jacoby's business for him. Ed Smith made the motion to not allow any division of the 4 lots, that they must be sold together. Bill Hohimer said that Jim Vaughn #183 would like to have some of #184 to add to #183. Ray Reardon asked why they can't sell the lots separately, if they were purchased separately. John Munchalfen said if they don't get a bid on all 4 lots, they may sell them separately. Bob Hanauer said we can't be making rules on everything. Ed Smith said that's why we are discussing this before the auction, and he withdrew his motion. Peggy said at least they have been informed of the complications involving these lots.
- **Bob Hanauer added on triple fines**, that anyone wanting to make a complaint can do so in writing or orally, but they must name whomever they are complaining about. Ed Smith said that the Royer's still haven't requested a Building Permit for the shed, even though they complained about other things. Ray asked if pre-built sheds apply and was told yes.
- Al Tretter made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 8:10PM.

Secretary,  
Peggy L. Volz



# GIRARD FIRE PROTECTION DISTRICT

115 N. 1 ST. GIRARD IL. 62640

GFPD # \_\_\_\_\_ Date    /    /   

E911 Address \_\_\_\_\_  
On road \_\_\_\_\_ At \_\_\_\_\_

Last name \_\_\_\_\_ First \_\_\_\_\_ M.I. \_\_\_\_\_  
RR# \_\_\_\_\_ Box \_\_\_\_\_ Township \_\_\_\_\_ Section \_\_\_\_\_  
City \_\_\_\_\_ Illinois Zipcode \_\_\_\_\_  
Phone # \_\_\_\_\_ Emergency number to call \_\_\_\_\_

Special routing instructions: ( directions to house ) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of Adults \_\_\_\_\_ Number of Children \_\_\_\_\_  
Special medical problems \_\_\_\_\_  
Handicaps ( wheelchair ) \_\_\_\_\_

### Building information:

Residence type: House  Trailer   
Construction: Wood  Brick  Steel  Concrete   
Location in building: 1 story  2 story  Basement   
Barn type: Wood  Brick  Steel  None   
Power company: REA  CIPS  MJM  IP   
Location of electric meter on house: North  South  East  West   
Water supply: Nilwood  ADGPTV  Well   
Heating type: Propane  Space heater  Wood burner  Fireplace  Electric

### Hazardous Materials:

Fuel tanks: Propane  Diesel  Gas  Oil  None   
Fuel tank location: Above ground  Below ground   
Smoke alarms: Yes  No   
Agriculture Chemicals? If yes ( describe , location ) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes of special interest : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VERBAL ABUSE AGAINST LAKE PATROL WILL NOT BE  
TOLERATED AND WILL RESULT IN TRIPLE FINES

PHYSICAL ABUSE OR THE THREAT THEREOF TO LAKE PATROL  
WILL BE REPORTED TO THE MACOUPIN COUNTY SHERIFF AND  
CHARGES WILL BE FILED.

IF YOUR BOAT IS USED WITHOUT YOUR PERMISSION AND A  
TICKET IS ISSUED, SAID TICKET WILL NOT BE RESCINDED  
UNLESS TRESPASS CHARGES ARE FILED WITH THE PROPER  
AUTHORITIES.

*I suggest the above paragraphs  
be added to the Rule Book  
and may be expanded to include  
Board Members.*

*from # 62 John + Carol Schwandner*



JULY 12, 2000

PRESIDENT LONG AND MEMBERS OF THE BOARD

I WISH TO THANK YOU FOR YOUR COURTESY IN ADDRESSING MY COMPLAINTS TO THE BOARD REGARDING BOAT SAFETY ON OUR LAKE.

I DO NOT WISH TO BE CONSIDERED AN ADVERSARY TO THE BOARD OR ANY OF ITS MEMBERS, I AM MERELY EXPRESSING MY CONCERNS IN PERSON RATHER THAN SHIELDING MY COMPLAINTS BEHIND AN ANONYMOUS MESSAGE ON AN ANSWERING MACHINE.

I COMMEND THE BOARD ON THEIR APPOINTMENT OF MR. CLEVINGER. I BELIEVE HE WILL BE A DEFINITE ASSET TO THE BOARD.

SINCERELY,

  
CAROL SCHWANDNER

Sunset Lake Board

8-1-00

I would like to know how high you intend to make the road in front of my driveway at 14073 East View Dr. After 17 years, I believe something should be done, because all the rain & melting snow flows over the road onto my drive & into the garage and I'm sick & tired of the mess. Since this problem has been caused by the Assoc. by adding more & more road surface, it is up to the Assoc. to rectify it. This is the second time I'm asking for something to be done. In '98 I attended a meeting about this problem & was told that there wasn't any money, but last year the road on West Lake Dr. was done and there probably were others. Why did that have priority because there was no home or driveway there with water running into the garage. I think I have been very patient about this and would like a positive answer about this problem, not like 2 years ago - no money. I will be expecting



SUNSET LAKE ASSOCIATION

AGENDA

July 11, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF JUNE 6, 2000

APPROVAL OF BILLS PAID FOR JUNE 2000

COMMITTEE REPORTS:

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

OLD BUSINESS - Sanitation Rider to the Lease - Holds SLA Hamless  
Island Minutes

NEW BUSINESS - Storm Doors with screens for Office & Hall entrances plus Drop Box on Office Door  
Walk/ Bike Path along Emmerson

TRANSFERS - Rescind #184-187 Russell A. & Eva L. Jacoby to Walter & Loretta Gilchrist

#184-187 Russell A. & Eva L. Jacoby to Elsworth & Margaret Goetges  
#5 Tyrone E. & Carol J. Cottingham to Paul and Susan Yadron  
#119 Harry & Marilyn McMurl to Dr. Victor Fernandez  
#131 Waldo J. & Paula McCoy to Evan & JoAnn Cain

SUNSET LAKE ASSOCIATION

July 11, 2000 at 7:00 PM

**BILLS PAID:**

Rural Electric	\$	297.65
GTE		27.39
MCI World Com		9.91
Watts Copy		57.00
Nilwood Water		8.55
Employers Tax & Withholding		797.62
M & M Service (Gas & oil)		410.59
Intuit (checks)		143.41
The Cubby Hole ( 134 hats)		391.53
Carter Printing (1000 new maps)		215.00
Secretary of State (Annual Corporate filing)		5.00
Secretary of State ( truck & trailer license)		96.00
Gold Nugget (Garage Sale ad)		52.00
Cash (Road crew lunch and washed truck)		50.82
Peggy Volz - net salary		904.00
William Hohimer - net salary		<u>1748.86</u>
<b>TOTAL PAID:</b>	<b>\$</b>	<b>5215.33</b>

**BILLS TO BE PAID:**

Nilwood Water	\$	8.55
MCI		9.46
IL Dept. of Revenue (Quarterly withholding)		279.00
IL Director of Employment Security		32.26
M & M Service (propane)		170.35
Twin C Trucking		165.88
Wrightsmen-Musso Insurance ( Bond)		100.00
Macoupin County Collector (1/2 Property taxes)		1637.62
Quill (Adding Machine)		61.64
Employers Tax & Withholding		797.62
Watts Copy System		57.00
Salaries		<u>2,652.86</u>
<b>TOTAL TO BE PAID:</b>	<b>\$</b>	<b>5,972.24</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, July 11, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 PM**.



## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through June 2000

	<u>Jan - Jun '00</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
0301 Annual Assessment	78,661.86	78,500.00	161.86	100.2%
0305 Boat Permits	2,854.00	3,400.00	-546.00	83.9%
0311 Building Permits	470.00	1,000.00	-530.00	47.0%
0313 Fines & Penalties	889.16	1,000.00	-110.84	88.9%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	1,407.08	1,500.00	-92.92	93.8%
0391 Transfer Fees	4,025.00	8,000.00	-3,975.00	50.3%
0397 Cable Franchise Fee	1,933.60	2,100.00	-166.40	92.1%
0398 Earned by Maint. Man	1,094.60	800.00	294.60	136.8%
0399 Miscellaneous Income				
Chlorine Tablets	320.00			
Copies	107.72			
Donations	60.00			
Driveway Income	433.14			
Fax	2.50			
SLA Hats	365.00			
Sports/Chlorine Bottles	6.00			
0399 Miscellaneous Inco...	178.37	1,700.00	-1,521.63	10.5%
Total 0399 Miscellaneous In...	1,472.73	1,700.00	-227.27	86.6%
Total Income	94,408.03	101,200.00	-6,791.97	93.3%
<b>Expense</b>				
0406 Professional Fees				
Legal Fees	75.00			
0406 Professional Fees - ...	0.00	1,400.00	-1,400.00	0.0%
Total 0406 Professional Fees	75.00	1,400.00	-1,325.00	5.4%
0409 Office & Hall Supplies				
Copier Rental	342.00			
Paper Supplies	59.70			
Postage	22.22			
Printing	565.91			
0409 Office & Hall Supplie...	556.38	5,000.00	-4,443.62	11.1%
Total 0409 Office & Hall Sup...	1,546.21	5,000.00	-3,453.79	30.9%
0411 R & M- Lake	93.97	1,000.00	-906.03	9.4%
0411.1 Fish Stocking	0.00	2,000.00	-2,000.00	0.0%
0412 R & M -Grounds	240.43	1,000.00	-759.57	24.0%
0414 R & M -Roads	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & Wate...	1,500.00	4,000.00	-2,500.00	37.5%
0416 R & M Equipment	569.41	3,500.00	-2,930.59	16.3%
0418 Gas & Oil	961.81	2,300.00	-1,338.19	41.8%
0430 Utilities				
Gas & Electric	1,861.92			
Telephone	187.97			
Water	51.30			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
Total 0430 Utilities	2,101.19	5,800.00	-3,698.81	36.2%
0434 Insurance				
Comm. Auto	294.71			
Comm. Property & Liability	3,858.00			
Comm. Umbrella Liability	727.00			
Notary Bond	13.00			

## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through June 2000

	<u>Jan - Jun '00</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Work Comp Audit	371.00			
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>5,263.71</b>	<b>10,000.00</b>	<b>-4,736.29</b>	<b>52.6%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense	579.53	1,900.00	-1,320.47	30.5%
Equipment Reserve	6,560.60	5,000.00	1,560.60	131.2%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendant	13,500.00	27,000.00	-13,500.00	50.0%
0404 Secretary Salary	6,250.08	12,500.00	-6,249.92	50.0%
0440 Employment Tax Ex...	223.12	4,200.00	-3,976.88	5.3%
<b>Total Payroll Expenses</b>	<b>19,973.20</b>	<b>43,700.00</b>	<b>-23,726.80</b>	<b>45.7%</b>
<b>Total Expense</b>	<b>41,936.56</b>	<b>101,200.00</b>	<b>-59,263.44</b>	<b>41.4%</b>
<b>Net Income</b>	<b>52,471.47</b>	<b>0.00</b>	<b>52,471.47</b>	<b>100.0%</b>

07/05/00

SUNSET LAKE ASSOCIATION

Balance Sheet

As of June 30, 2000

	<u>Jun 30, '00</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	16,908.00
0125 First National Bank- ...	<u>64,909.22</u>
Total Checking/Savings	<u>81,917.22</u>
Total Current Assets	<u>81,917.22</u>
<b>TOTAL ASSETS</b>	<b><u>81,917.22</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	<u>16,500.00</u>
Total Other Current Liabilit...	<u>16,500.00</u>
Total Current Liabilities	<u>16,500.00</u>
Total Liabilities	<u>16,500.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>16,500.00</u></b>

# Sunset Lake Association

## MINUTES OF THE SPECIAL MEETING

April 15, 2000

A special meeting was called by Vice President, Bob Hanauer on April 15, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. President Lou Long called the meeting to order at 10:05 A.M.

**Roll Call:** Present were Lou Long, Bob Hanauer, Ed Smith, Al Tretter, John Munchalfen, George Madiar, John Earley, Ken Volz and Ray Reardon. Bill Hohimer was also present.

Lou Long said we are here to discuss the septic situation at Troy Sanson's, #27. Lou Long said that last week Ken Volz told him that the septic tank did not meet code because it is a 640 gallon tank. Rick Maguire inspected it and we have a letter from him. Lou said he got a call from John Earley and Ray Reardon, who said we were being over zealous in our approach to this situation. Lou continued by saying we are getting into a area we haven't been in before concerning a system that doesn't come up to Code. Lou Long said that the County Code applies to new systems, but all existing systems can be accepted and used, and still meet County Code. He said the only time we go beyond the County Code is on laterals. We cannot imply that everyone on Sunset Lake must replace existing 500 gal. or 640 gal. systems at the next transfer. We will create a problem that should not come up. Bob Hanauer asked what is the County Code? Ed Smith said we are concerned about Sunset Lake and that if you say a good system has to have any deficiencies corrected upon transfer, then it must apply to all systems to meet SLA standards. Ed also said that the Rules and Regulations of Sunset Lake specify the size of the system determined by how many bedrooms and the number of bathrooms there are in a house. Lou Long disagreed. Ed Smith asked who is the committee on Sanitation? Lou answered Ken Volz and Ed Smith. Ed said he was not consulted on this matter, and he asked why Ray Reardon and John Earley are making decisions relating to Sanitation? Ray and John said they got a phone call. Ed Smith said that if he gets a call concerning another committees' business, he tells them to call the appropriate Committee members. If it is a Sanitation concern, then Ken Volz should be called, and if it is Building Permit concern then you tell them to call Ed Smith. Ed continued by saying that NO ONE MAKES EXCEPTIONS FOR ANYONE, and the next time he will bring in his attorney. If there is a problem, then the appropriate Committee should call for a Special Meeting. John Earley said that is why we are here, and that he was approached twice Thursday evening by Doug Hardin and by Troy Sanson. Troy Sanson told him he had a problem with Ken Volz, so John called Lou. John Earley said if there is a problem with the Committee, then the President should be consulted to arbitrate the problem. Ken Volz said we didn't have a problem until Friday, because we didn't have a report on the system until Thursday around noon. Ken added that he called other Board members and got 5 who agreed that the system was deficient. John Earley said he thought it was proper to get involved since there was a problem between the Committee and Sanson's. He called Lou Long. Lou said he was told by Ken Volz that Craig Busman was coming up to Sanson's at 4:00PM on Friday. Ken said that Craig Busman came to his house at 11:00 AM and said his plans had changed and wanted Ken to go with him to #19, Lloyd James', because Craig got a call that an aeration system was put in by an unlicensed contractor, and Craig had been misinformed when he approved the system as being year-round instead of seasonal. Ken added that the system will be capped when vacated for a season. Ken said Craig could not go to Sanson's at 4:00PM.

Ed Smith said the problem is the future capacity of the septic system, and we are allowing a deficient system to pass which does not meet the needs of the capacity of the house. Ed Smith said the problem is that a system was passed that will not handle the capacity of the house, and then we are in trouble for passing it. The size does not meet the requirements of the house. Lou said it is his interpretation that we have to follow the guidelines of the Macoupin County Health Dept. Ken Volz said that it does not meet the guidelines set up by the Sunset Lake Association, and Craig Busman said we have home-rule here, so our rules supercede the County's, but ours are based on the County's. Lou insisted that the 1000 gallon requirement is for new septic systems, not existing ones. Lou said that it is not a retroactive rule. Ed Smith read the rule under Section 20, A, 1, which reads "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." Ed continued that a 4 bedroom house with 2 bathrooms is supposed to have a 1400 gallon tank, and at some point we have to make it conform to code, but that doesn't mean everyone has to tear their tanks out on the lake, right now. Ed said the whole problem on the lake was that people moving from the city have



no knowledge of septic systems and on transfer it is supposed to be upgraded to the size of the home. This has nothing to do with Sanson personally, just the size of the home and the tank. Lou Long read Section 20, E, which states: "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." Bob Hanauer said we did not write the rules correctly because Section 20, A, 1 should be just a definition of a sand filter system. John Munchalfen said that Macoupin County bases the size of the septic on consumption. Ed added that it is based on anticipated consumption, and finish reading the book. Ed added that we have a section (Section 38, B & C. under Requirements to Transfer Property) that says "An inspection will be done by the Chairman (or the 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. Bob Hanauer said there is no size of tank specified. Ed said that in this section it doesn't, but in Section 20, E, we do specify that the Rules & Regulations are to be followed. John Earley asked if we know the size of the tank on every transfer? Ken Volz answered yes, that all systems are inspected and we have documentation on them. John Earley read the inspection report from Rick Maguire, as follows: "The above-mentioned system (on #27) was inspected and consists of a concrete septic tank, 640 gallon sand filter, and a chlorine tank. The elevation of the effluent in the chlorine tank was at proper elevation, the vent on the sand filter was leaning with dirt obstructing the pipe. The vent was repaired by owner. Water was introduced into the septic tank and the water in the tank maintained proper elevation. The inlet and the outlet baffle were not inspected due to the limited tank access. Due to a small tank capacity, the tank should be pumped every one to two years depending on usage." Ken Volz said the reason Rick couldn't inspect the baffles is because it is a homemade tank and there is no access to inspect the baffles. Lou Long said that the report implies that the system passed. The Secretary interjected that Rick Maguire called and asked if a system must meet 1984 requirements or present day requirements, and she told him today's requirements. After Rick did the inspection, it took her a week to get a copy from the realtor, Doug Hardin, who had promised it, so that is why this has come down so close to the day of closing. Ray Reardon asked Peggy if Rick Maguire asked if the requirements were for new or existing septic systems. She said no. Ken Volz said the whole idea is to protect the lake and the membership, whether it is a new system going in or an old one that is deficient, and basically what has happened is, that you've passed on a system that will fail to someone else. John Earley said it is his understanding that on transfers, funds are escrowed to correct any problems with existing systems, and the buyer and seller have agreed to escrow \$2000. Ray Reardon said both buyer and seller agreed to sign a release, and escrow funds for the comfort of the buyer. Ed Smith said our rules state that according to the age of the system, it should be escrowed for 6 months, and it is up to the Board as to whether we will accept a waiver or Joint & Mutual Release. Lou Long said that when Mahan's sold it, they made an agreement of \$1000 for one month. Ed Smith said we have no waiver and Ray said that it will be signed at the closing. The Secretary said she was never asked to fill out a Joint & Mutual Release. Ken Volz said he is very uncomfortable with this situation and he wants the waiver signed before the closing to protect the Association, because there have been a lot of people who were very unhappy after they moved in and discovered that the septic did not function as it should. Lou Long said that both the buyer's and seller's realtors were at Sanson's Thursday. John Earley said that the realtors would bear responsibility, since they must disclose this report to the buyer. Ed Smith cited Section 38, D, 3 as follows: "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 and lateral systems." Ed Smith said he is against passing this system because it is just passing the problem on, but he said if we get a signed Joint & Mutual Agreement before closing, then he would accept it. The Secretary said if we are going to make an exception, then how can she ask for any escrow from anyone. She said she has the most unpleasant duty of informing the seller's and/or their realtor's that they have to escrow, and she can't do it if we are going to make exceptions to our rules. Bob Hanauer said she has had to argue with realtors for years over this issue, and it isn't her place to have to put up with this. Ken Volz asked Lou and Ray if they heard one of the realtors say over at Sanson's that they didn't have time to bring prospective buyers to the office, and we change the rules too often, so it is our responsibility to send them the rules. The Secretary already sends new rules to realtors. Ken Volz continued by saying there is no reason why realtors' can't bring prospective buyers into the office for an orientation, or talk with a Board member, or Bill. Instead, they move in and the arguing starts, because they weren't informed before they bought on the

lake. The Secretary said that if potential buyers talk with Bill or her, they are informed and happy. If we don't get to talk with them, then they are uninformed and angry because they weren't told anything about living here. She said she has tried to work with realtors and better communication, but it is not reciprocated. She said there are benefits that she has no way of telling people about, like free use of the hall. Lou said we are getting off the subject. Ken and Ed said this part of the problem. Ed Smith said that we have tasked Peggy with enforcing the Rules and Regulations on a daily basis, and it is his opinion that if a member comes into the office and is irate at our Secretary, then they should be fined! And it happened in this case by this seller! Ed continued that this really angers him, but to make matters worse, then someone says to heck with it! He said we are back to EXCEPTION, EXCEPTION, EXCEPTION!! John Earley said we have put ourselves in an indefensible position. If we force the issue on this tank, we will probably be sued. Ed Smith said if we get that waiver now, then we vote. Lou Long asked Peggy if we have always gotten our papers back, especially the releases. Ed said this is different, because this case is forcing us to go against trying to protect the lake. Bob Hanauer said that before Peggy asks the Board to accept a transfer, there is an inspection of boat docks, rip rap and the septic system, so we want the waiver signed before the transfer. Ray said that the Realtors should be updated and are responsible for giving that information to any interested bidders. Ken Volz said that the Realtors don't bring prospective buyers into the office. Ed Smith said we are here because there is a problem and we don't have these problems covered as we should. Ed Smith made the motion that upon receipt of a Joint & Mutual Release according to Section 38, D, 2, or a form that serves the same purpose in accordance with the Association, must be in hand, before we allow this tank. Lou Long said that Walt Derringer told Lou he wanted a letter from the Board saying the system has passed. Bob Hanauer objected, as well as, Ken Volz and Ed Smith. Ed Smith said he would never say that system is fine. John Earley asked if we have to meet again, once we have the Release signed, to vote? Ed Smith explained we must have a signed, notarized Release in hand, first, to hold SLA harmless. Ken Volz seconded the motion. Bob Hanauer said he is in favor of the Release, but he said it is already in the rules. Ed Smith said this is case, the buyer wants us to say that the system is fine, which it is not. Once we have a signed waver, we can do a phone poll to approve or disapprove it. The Secretary asked if escrow is put down on this system and a couple months down the road, the Traders call and say they want a new tank put in, what should I do? Lou Long said there will be escrowed funds for the septic, and Peggy pointed out that she would have to go through a screaming match with the Sanson's again. Ed asked if funds were being escrowed, and Peggy said \$2000. Ed said it must be escrowed for 6 months. Ray Reardon said according to Section 38, D, 3, they can sign a Release in lieu of the escrow. Peggy said that she had no knowledge of a Release from anyone.

Ed Smith said if the Realtor doesn't bring people into the office, then that is the problem. Ed said that Ken Volz was jumped on by Sanson for doing his job. And the same goes for Peggy. No one has the right to mistreat our Secretary or Board members. Ray Reardon said he couldn't vote unless a letter is sent. Lou Long said we have a motion to vote on. Bob Hanauer, John Munchalfen, George Madiar, Ken Volz, Ed Smith Al Tretter, John Earley, and Ray Reardon voted yes. Ray Reardon made the motion to send a letter to say the system is not in violation of the Rules and Regulations. Lou Long said he could not vote for that, unless Craig Bussman says that it is not in violation. Bob Hanauer said he wouldn't agree until he reads the letter. Ed Smith said he would not agree to any letter which states that the septic system meets the requirements of SLA. Ed said the letter would give us liability, we cannot say it passes. Ed Smith said he cannot say the system passes, because he doesn't believe it is a good system, so we would be setting ourselves up again in the future. John Earley said the letter could say at the time of transfer, the system was working appropriately. Ray Reardon said we should have Atty. Stu Dobbs draw up a waiver of liability form.

Ray Reardon made the motion that a letter be drafted to show to the rest of the Board to satisfy the request of the buyers, which holds Sunset Lake Assoc. harmless, based upon the inspection letter from the contractor, subject to the Joint & Mutual Agreement signed by both parties. Ed Smith seconded the motion. Lou Long asked for a vote. It passed by unanimously.

Bob Hanauer said we must address the problem of Board members stepping into another's realm. He continued by saying that rulings must be made by the Committee Chairman or the Assistant. Bob said he hears too much from members who were told something by Directors not affiliated with the Committee in question. Ray Reardon apologized if he interfered and said that he assumed Ken knew all about this situation. He talked to John Munchalfen to find out if he had missed something. He said he could understand that Ken was making decisions based on his best judgement. Ken Volz said he called Board members before he went over to Sanson's, because he found out Thursday around noon that the system was home-made in 1983 and updated in 1991, but only has a 640 gallon tank. Ken said as old as it is the baffles could be bad or the concrete could be cracked. etc. Bob Hanauer said

he wants to know how to protect Peggy. The Secretary said she has little or no cooperation with some realtors, and she has tried to cooperate with them. She gets irate calls from people who don't know what the assessments are for, don't know they have the free use of a hall, don't know they have to pay for Boat Stickers, etc. Lou Long made the motion to make a mandatory orientation for the seller and buyer at least 10 days before the closing in the office, before the lease will be transferred. Ed Smith seconded the motion. It passed unanimously.

Ed Smith made the motion that if any member of this association comes into the Community Center office or shed, and acts in a hostile manner toward Bill or Peggy (any employee), then we will send a letter to that member to contact the appropriate Board Director. It was seconded by Bob Hanauer, and passed unanimously.

Al Tretter made the motion to adjourn, Ed Smith seconded. The meeting adjourned at 11:20AM.

Secretary,  
Peggy Volz



# June 13, 2000

Dear BOARD OF DIRECTORS:

re; unsigned letter, dated June 7, 2000, from the BOARD concerning B.B. gun incident

Thank you for your official notification that my six year old grandson pointed my forty nine year old, rusted, non-functioning Daisy B.B. gun at Mr. Volz as he and his dog were walking past number eighteen Circle Drive. The situation has been remedied. The B.B. gun has been returned from whence it came seven years ago. That is a cardboard box in storage.

I must accept the blame for this unfortunate situation. For you see it was I who, seven years ago, unpacked the B.B. gun that had been given to me on my tenth birthday and let my eldest grandson play "cowboys" with it. I knew that the gun would not shoot a B.B. and had not done so in thirty years. I was of the opinion the guns condition (rust and missing parts) would indicate to adults that it was a toy gun, not a functioning B.B. gun. Obviously, I was wrong.

The thing that distressed me was that Mr. Volz would assume that I would allow my grandchildren to play with a working B.B. gun rather it be loaded or unloaded. I am much to good a grandparent to even consider it.

Once again thanks to Mr. Volz for showing his concern for the residents. I think he is doing a good job. However, my wife thinks he is a "dictatorial little prick who ought to get a life".

DARYLE WILLIAMSON



THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED DURING A TEN DAY PERIOD FROM JUNE 30TH TO JULY 10TH BY AN ASSOCIATION MEMBER WHO RESPECTFULLY REQUESTS THAT SAID LIST BE READ AND ACTED UPON AT THIS BOARD MEETING, JULY 11, 2000

① FRIDAY, JUNE 30 ROWBOAT CROSSING MAIN BODY OF LAKE AT 7pm, FAST DAY *- she knows the rules*

② SATURDAY, JULY 1 SPEEDER ON LAKE AT 11 AM

③ SUNDAY, JULY 2, DURING AT 20 MINUTE SPAN, THREE BOATS TOWING SKIERS OR TUBERS, WITH OBSERVER AGE TEN OR LESS

④ PERSON SITTING ON THE BOW OF SPEEDING LOWE BOAT - FEET IN WATER

⑤ 3 YR OLD WITH OUT LIFE PRESERVER

⑥ TUESDAY, JULY 4, BOATER DROPPING OFF 3 KIDS IN WATER BETWEEN BOAT RAMP AND ISLAND, TOWED 4TH CHILD ON TUBE, ZIGZAGGING DOWN CENTER OF LAKE, RETURNED, CUT ACROSS ONCOMING TRAFFIC LANE, DROPPED OFF FIRST CHILD, PICKED UP ANOTHER AND FOLLOWED SAME PROCEDURE, LEAVING 3 KIDS IN WATER, WHO THEN PROCEEDED TO CENTER OF CHANNEL AND HUNG ONTO ORANGE BUOY, UNTIL BOAT RETURNED. LAKE PATROL WAS NOTIFIED, PATROL PROCEEDED TO THE AREA AND SPOKE TO KIDS, PATROL THEN LEFT THE AREA AND KIDS REMAINED IN WATER, THIS WENT ON FOR ANOTHER HALF HOUR. PATROL WAS NOT OBSERVED IN THE AREA AGAIN *#10 Wilkin*

*J.C.* FRIDAY, JULY 7, FOUR PEOPLE SWIMMING OUT OF PONTOON BOAT ON MAIN BODY OF LAKE

SATURDAY JULY 8, BOAT TOWING SKIER, SIX YEAR OLD SPOTTER ONLY PERSON IN BOAT, EXCEPT DRIVER

*July 8* ⑦ KIDS AGAIN IN WATER BETWEEN BOAT RAMP AND ISLAND, SAME PROCEDURE AS EARLIER REPORTED. UNABLE TO REACH LAKE PATROL, CONTACTED BOARD MEMBER, WHO SAID HE WOULD TRY TO REACH SOMEONE TO HANDLE SITUATION, HE REPORTED BACK TO ME AT 5:40 PM THAT HE HAD REACHED THE SUBSTITUTE LAKE PATROL PERSON AND THAT HE WAS HAVING A BIRTHDAY PARTY AND WOULD GO OUT AFTER DINNER. *#10 Wilkin*

IN THE MEANTIME A CONCERNED ASSOCIATION MEMBER TOOK IT UPON HIMSELF TO GO OUT IN HIS BOAT AND TELL KIDS TO GET OUT OF THE WATER, WHICH THEY DID.

MONDAY, JULY 10, SPEEDING BOATS ON LAKE AT 11:00 AM AND 8:40 PM

VERBAL ABUSE AGAINST LAKE PATROL WILL NOT BE  
TOLERATED AND WILL RESULT IN TRIPLE FINES

PHYSICAL ABUSE OR THE THREAT THEREOF TO LAKE PATROL  
WILL BE REPORTED TO THE MACOUPIN COUNTY SHERIFF AND  
CHARGES WILL BE FILED.

IF YOUR BOAT IS USED WITHOUT YOUR PERMISSION AND A  
TICKET IS ISSUED, SAID TICKET WILL NOT BE RESCINDED  
UNLESS TRESPASS CHARGES ARE FILED WITH THE PROPER  
AUTHORITIES.

*I suggest the above paragraphs  
be added to the Rule Book  
and may be expanded to include  
Board Members.*

April 1996

This means that we get an immediate savings of 500.00. The rest of the savings we will see in Dec. with a reduction of about \$500.00 on the Workers Compensation policy. We also had an audit on Workers Compensation, which increased our premium for 1994-1995 to \$647.00 and for 1995-1996 to \$595.00. This is due to the increase in payroll to Bill Hohimer, and paying 2 Secretaries from Oct. 1995 to the end of Dec. 1995.

**Public Relations:** Sharon Lindsay had nothing new to report. Peggy Volz asked about the Garage sale. Sharon Lindsay answered that it is to be held May 18th, the third Sat. in May.

**Roads & Grounds:** George Madiar had nothing new to report. The only comment he made was concerning patching the holes in the roads. Bob Hanauer asked George Madiar about the Leaf Clean-up Letters that were sent out. Peggy Volz reported that Richard Griffin had called about #196 and said he had hired someone to go out and clean up the lot. Bill Hohimer said he was going to clean up lot #98, owned by Daniel Lawson by the owner's request. #142, Robert Robbins had cleaned up his lot. #274, Charles Garbin cleaned up his lot. One lot left uncleaned is #231, Charles Wooten. #267,268, Gary McLean had a fire on his lot, but Bill Hohimer said it didn't really help clean the lot.

**Sanitation, Shoreline & Boat Docks:** Ken Phillips reported that he had an inquiry about a septic system from John Brawner, lot #281. Bill Hohimer took care of a complaint Ken Phillips received about a 3-wheeler. Bob Hanauer asked about Mrs. Coultas, #78, who has a bad dock. John Earley said that a contractor is looking at the house, etc. to get it ready for sale. Ken Phillips asked who was moving into Melvin Bristow's house, lot #178. Pete McCoy said he saw someone moving in there, too.

**Water Quality, Soil Conservation & Restoration:** Ray Reardon said we had already heard the report on the trapping situation. He has received information concerning materials used to create fish spawning beds, and will bring it to the next meeting. Lou Long said we really need to standardize what goes into the lake for fish spawning.

- **Old Business** - Pete McCoy reported that he spent \$2100.00 for 3300 Crappies, 2000 regular & hybrid Redears, 1220 Channel Catfish, and 50 bait Minnows for the lake.
- Bob Hanauer reported that the new maps will cost about \$280 for 2000. All the ads were sold by Bob Hanauer, Ken Phillips, and George Madiar for a total of \$670.00.
- The contracts to sell lot #82 and the island #212A are up for renewal by Ed Snell of Wrightsman-Musso. #82 had been listed at \$17,500 and Ed Snell recommended that the price be dropped to \$14,500 due to lack of access to the lake. Bill Hohimer said to give them access on the dividing dam. Bob Hanauer, Lou Long, and Pete McCoy stated that they didn't think the island should be sold. There is no access other than by boat and it adds natural beauty to the lake. John Earley said he would like to see a nice dock and picnic tables on the island. Bob Hanauer said there is a pretty good docking area as it is. The consensus was to take the island off the market. Bob Hanauer asked if we could get \$15,500 for lot #82. Ed Snell said they didn't get one offer on lot #82. He also said that the flat commission of \$750.00 doesn't encourage other MLS Realtors from Springfield to even show it. Lou Long asked the Board if \$14,500.00 was acceptable for lot #82. The Board agreed by consensus.
- Ray Reardon brought up when Bob Fish was on the Board, it was decided that Bill Hohimer should not patrol the lake anymore. Ray Reardon and Pete McCoy do not have the time, and he called Peter McCoy for ideas as to a solution. John Earley agreed that there isn't enough time for him to patrol. Lou Long agreed that it was too much to ask of Pete McCoy either. Pete McCoy suggested that Bill Hohimer should patrol part time, but not on weekends. John Earley said he didn't want to overload Bill too much. Pete McCoy suggested that flags be put on all the Board member's boats, so everyone will see a flag at various times. Bob Hanauer said he didn't give out one ticket last year. He and Pete McCoy agreed that most members don't know the rules on the lake. Al Tretter said to send



----- LOTS AND LAND ----- 03/20/95 , 03:13 PM ---  
 IL# : 951047 ListType: ER TRC: 82 Status: AA LP : \$ 37000  
 County : MACOUPIN Tax ID :  
 Address : / / RR #2 City : GIRA Zip : 62640  
 Subdivis: SUNSET-LAKE School : Zoning: NONE  
 Apx LtSz: Acre+/-: Image : 0  
 Legal : "THE ISLAND" IN SUNSET LAKE

----- OFFICE -----  
 MAG ID : 6787 List Agent : SNELL, ED AGP: 965-3911  
 BRK ID : 158 List Broker: WRIGHTSMAN-MUSSO, LT BKP: 965-4115

----- GENERAL -----  
 Current Use : RESIDENT/ Total Lots:  
 Possible Use: / / / / / /  
 Land Descrip: / / / / / /  
 Topography : / / / Foliage: /  
 Road Access : / Rd Surf: /  
 Util On-Site: / / / Water : /  
 Improvements: / / / Sewer : /  
 Develop Stat: / / / Options: /  
 Rest/Discl : / / / / / /  
 Info Avail : / / / / / /  
 Rem:

Dir: FROM STOPLIGHT IN GIRARD GO WEST APPROX. 5 MILES TO PARK DRIVE. TURN  
 RIGHT ON PARK-RIGHT TO END OF STREET

----- FINANCIAL -----  
 Owner Finance: Tax Amnt: \$ Tax Year:  
 ----- LISTING INFORMATION -----  
 Owner Name: SUNSET LAKE ASSOC Owner Phone: LD: 03/19/95  
 Loop Agent: 375-30-1 XD:  
 Possession: / Photograph : NOPHOTO  
 Show Instr: / Fax# : 965-5021

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED



MADISON COUNTY ENVIRONMENTAL LAB  
 STATE CERTIFICATION I.D.P.H. # 17516  
 I.E.P.A. # 100227

LAB NUMBER  
 DATE TIME RECEIVED  
 BY

NP22895,96,97  
 6/28/00 9:00AM  
 MT

157 N MAIN SUITE 53  
 EDWARDSVILLE, ILLINOIS 62025  
 PHONE (618) 692-6200 EXT 5234  
 Email To: madcolab@iw.edwpub.com

**NONPOTABLE ANALYSIS**

MAIL REPORT TO RAY REARDON/SUNSET LAKE ASSOC. TELEPHONE (217) 627-2205  
 Address 15356 MAGNOLIA DR  
 City GIRARD  
 State IL ZIP CODE 62640  
 SAMPLE LOCATION A SITE 1 BETWEEN LOTS 7 & 12  
 SAMPLE LOCATION B SITE 2 BETWEEN LOTS 32 & 50  
 SAMPLE LOCATION C SITE 3 BETWEEN LOTS 62 & 78

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	6/28/00	6/28/00	6/28/00
TIME COLLECTED	6:30AM	6:30AM	6:30AM
GRAB OR COMP	GRAB	GRAB	GRAB
COLLECTOR	REARDON	REARDON	REARDON
TNR			
BOD			
pH			
AMMONIA			
FECAL	56 /100ml	106 /100ml	70 /100ml
FECAL STREP	108	166	760

LAB REMARKS 95: FC/FS RATIO = 56/108 = .519 MOST CLOSELY RESEMBLES A DUCK BASED WASTE SOURCE. 96: FC/FS = 106/166 = .639 MOST CLOSELY RESEMBLES A DUCK BASED WASTE SOURCE. 97: FC/FS = 70/760 = .092 MOST CLOSELY RESEMBLES A TURKEY BASED WASTE SOURCE.

MADISON COUNTY ENVIRONMENTAL LAB  
 STATE CERTIFICATION I.D.P.H. # 17516  
 I.E.P.A. # 100227

LAB NUMBER  
 DATE TIME RECEIVED  
 BY

NP22898,99,00  
 6/28/00 9:00AM  
 MT

157 N MAIN SUITE 53  
 EDWARDSVILLE, ILLINOIS 62025  
 PHONE (618) 692-6200 EXT 5234  
 Email To: madcolab@iv.edwpub.com

**NONPOTABLE ANALYSIS**

MAIL REPORT TO RAY REARDON/SUNSET LAKE ASSOC. TELEPHONE (217) 627-2205  
 Address 15356 MAGNOLIA DR  
 City GIRARD  
 State IL ZIP CODE 62640-  
 SAMPLE LOCATION A SITE 4 BETWEEN LOTS 107 & 112A  
 SAMPLE LOCATION B SITE 5 BETWEEN LOTS 114 & 120  
 SAMPLE LOCATION C SITE 6 BETWEEN LOTS 134 & 135A

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	6/28/00	6/28/00	6/28/00
TIME COLLECTED	6:30AM	6:30AM	6:30AM
GRAB OR COMP	GRAB	GRAB	GRAB
COLLECTOR	REARDON	REARDON	REARDON
TNR			
BOD			
pH			
AMMONIA			
FECAL	54 /100ml	14 /100ml	22 /100ml
FECAL STREP	2600	158	500

LAB REMARKS 98: FC/FS RATIO = 54/2600=.020 MOST CLOSELY RESEMBLES AN ANIMAL (NON HUMAN) WASTE SOURCE. 99: FC/FS = 14/158 = .088 MOST CLOSELY RESEMBLES AN ANIMAL (NON HUMAN) BASED WASTE SOURCE. 900: FC/FS = 22/500 = .044 MOST CLOSELY RESEMBLES A TURKEY BASED WASTE SOURCE.

MADISON COUNTY ENVIRONMENTAL LAB  
 STATE CERTIFICATION I.D.P.H. # 17516  
 I.E.P.A. # 100227

LAB NUMBER  
 DATE TIME RECEIVED  
 BY

NP22901,02,03  
 6/28/00 9:00AM  
 MT

157 N MAIN SUITE 53  
 EDWARDSVILLE, ILLINOIS 62025  
 PHONE (618) 692-6200 EXT 5234  
 Email To: madcolab@iw.edwpub.com

**NONPOTABLE ANALYSIS**

MAIL REPORT TO RAY REARDON/SUNSET LAKE ASSOC. TELEPHONE (217) 627-2205

Address 15356 MAGNOLIA DR

City GIRARD

State IL ZIP CODE 62640-

SAMPLE LOCATION A SITE 7 BETWEEN LOTS 162 & 173A

SAMPLE LOCATION B SITE 8 BETWEEN LOTS 189 & 202

SAMPLE LOCATION C SITE 9 BETWEEN LOTS 223 & 253

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	6/28/00	6/28/00	6/28/00
TIME COLLECTED	6:30AM	6:30AM	6:30AM
GRAB OR COMP	GRAB	GRAB	GRAB
COLLECTOR	REARDON	REARDON	REARDON
TNR			
BOD			
pH			
AMMONIA			
FECAL	16 /100ml	8 /100ml	20 /100ml
FECAL STREP	46	176	56

LAB REMARKS 01: FC/FS RATIO = 16/46 MOST CLOSELY RESEMBLES AN ANIMAL BASED WASTE SOURCE 02: FC/FS 8/176 = .045 MOST CLOSELY RESEMBLES AN ANIMAL BASED WASTE SOURCE. 03: FC/FS = 20/56 = .357 MOST CLOSELY RESEMBLES A TURKEY BASED WASTE SOURCE.



# Sunset Lake Association

## MINUTES OF THE SPECIAL MEETING

April 15, 2000

A special meeting was called by Vice President, Bob Hanauer on April 15, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. President Lou Long called the meeting to order at 10:05 A.M.

**Roll Call:** Present were Lou Long, Bob Hanauer, Ed Smith, Al Tretter, John Munchalfen, George Madiar, John Earley, Ken Volz and Ray Reardon. Bill Hohimer was also present.

Lou Long said we are here to discuss the septic situation at Troy Sanson's, #27. Lou Long said that last week Ken Volz told him that the septic tank did not meet code because it is a 640 gallon tank. Rick Maguire inspected it and we have a letter from him. Lou said he got a call from John Earley and Ray Reardon, who said we were being over zealous in our approach to this situation. Lou continued by saying we are getting into a area we haven't been in before concerning a system that doesn't come up to Code. Lou Long said that the County Code applies to new systems, but all existing systems can be accepted and used, and still meet County Code. He said the only time we go beyond the County Code is on laterals. We cannot imply that everyone on Sunset Lake must replace existing 500 gal. or 640 gal. systems at the next transfer. We will create a problem that should not come up. Bob Hanauer asked what is the County Code? Ed Smith said we are concerned about Sunset Lake and that if you say a good system has to have any deficiencies corrected upon transfer, then it must apply to all systems to meet SLA standards. Ed also said that the Rules and Regulations of Sunset Lake specify the size of the system determined by how many bedrooms and the number of bathrooms there are in a house. Lou Long disagreed. Ed Smith asked who is the committee on Sanitation? Lou answered Ken Volz and Ed Smith. Ed said he was not consulted on this matter, and he asked why Ray Reardon and John Earley are making decisions relating to Sanitation? Ray and John said they got a phone call. Ed Smith said that if he gets a call concerning another committees' business, he tells them to call the appropriate Committee members. If it is a Sanitation concern, then Ken Volz should be called, and if it is Building Permit concern then you tell them to call Ed Smith. Ed continued by saying that **NO ONE MAKES EXCEPTIONS FOR ANYONE**, and the next time he will bring in his attorney. If there is a problem, then the appropriate Committee should call for a Special Meeting. John Earley said that is why we are here, and that he was approached twice Thursday evening by Doug Hardin and by Troy Sanson. Troy Sanson told him he had a problem with Ken Volz, so John called Lou. John Earley said if there is a problem with the Committee, then the President should be consulted to arbitrate the problem. Ken Volz said we didn't have a problem until Friday, because we didn't have a report on the system until Thursday around noon. Ken added that he called other Board members and got 5 who agreed that the system was deficient. John Earley said he thought it was proper to get involved since there was a problem between the Committee and Sanson's. He called Lou Long. Lou said he was told by Ken Volz that Craig Busman was coming up to Sanson's at 4:00PM on Friday. Ken said that Craig Busman came to his house at 11:00 AM and said his plans had changed and wanted Ken to go with him to #19, Lloyd James', because Craig got a call that an aeration system was put in by an unlicensed contractor, and Craig had been misinformed when he approved the system as being year-round instead of seasonal. Ken added that the system will be capped when vacated for a season. Ken said Craig could not go to Sanson's at 4:00PM.

Ed Smith said the problem is the future capacity of the septic system, and we are allowing a deficient system to pass which does not meet the needs of the capacity of the house. Ed Smith said the problem is that a system was passed that will not handle the capacity of the house, and then we are in trouble for passing it. The size does not meet the requirements of the house. Lou said it is his interpretation that we have to follow the guidelines of the Macoupin County Health Dept. Ken Volz said that it does not meet the guidelines set up by the Sunset Lake Association, and Craig Busman said we have home-rule here, so our rules supercede the County's, but ours are based on the County's. Lou insisted that the 1000 gallon requirement is for new septic systems, not existing ones. Lou said that it is not a retroactive rule. Ed Smith read the rule under Section 20, A, 1, which reads "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." Ed continued that a 4 bedroom house with 2 bathrooms is supposed to have a 1400 gallon tank, and at some point we have to make it conform to code, but that doesn't mean everyone has to tear their tanks out on the lake, right now. Ed said the whole problem on the lake was that people moving from the city have



lake. The Secretary said that if potential buyers talk with Bill or her, they are informed and happy. If we don't get to talk with them, then they are uninformed and angry because they weren't told anything about living here. She said she has tried to work with realtors and better communication, but it is not reciprocated. She said there are benefits that she has no way of telling people about, like free use of the hall. Lou said we are getting off the subject. Ken and Ed said this part of the problem. Ed Smith said that we have tasked Peggy with enforcing the Rules and Regulations on a daily basis, and it is his opinion that if a member comes into the office and is irate at our Secretary, then they should be fined! And it happened in this case by this seller! Ed continued that this really angers him, but to make matters worse, then someone says to heck with it! He said we are back to EXCEPTION, EXCEPTION, EXCEPTION!! John Earley said we have put ourselves in an indefensible position. If we force the issue on this tank, we will probably be sued. Ed Smith said if we get that waiver now, then we vote. Lou Long asked Peggy if we have always gotten our papers back, especially the releases. Ed said this is different, because this case is forcing us to go against trying to protect the lake. Bob Hanauer said that before Peggy asks the Board to accept a transfer, there is an inspection of boat docks, rip rap and the septic system, so we want the waiver signed before the transfer. Ray said that the Realtors should be updated and are responsible for giving that information to any interested bidders. Ken Volz said that the Realtors don't bring prospective buyers into the office. Ed Smith said we are here because there is a problem and we don't have these problems covered as we should. Ed Smith made the motion that upon receipt of a Joint & Mutual Release according to Section 38, D, 2, or a form that serves the same purpose in accordance with the Association, must be in hand, before we allow this tank. Lou Long said that Walt Derringer told Lou he wanted a letter from the Board saying the system has passed. Bob Hanauer objected, as well as, Ken Volz and Ed Smith. Ed Smith said he would never say that system is fine. John Earley asked if we have to meet again, once we have the Release signed, to vote? Ed Smith explained we must have a signed, notarized Release in hand, first, to hold SLA harmless. Ken Volz seconded the motion. Bob Hanauer said he is in favor of the Release, but he said it is already in the rules. Ed Smith said this is case, the buyer wants us to say that the system is fine, which it is not. Once we have a signed waver, we can do a phone poll to approve or disapprove it. The Secretary asked if escrow is put down on this system and a couple months down the road, the Traders call and say they want a new tank put in, what should I do? Lou Long said there will be escrowed funds for the septic, and Peggy pointed out that she would have to go through a screaming match with the Sanson's again. Ed asked if funds were being escrowed, and Peggy said \$2000. Ed said it must be escrowed for 6 months. Ray Reardon said according to Section 38, D, 3, they can sign a Release in lieu of the escrow. Peggy said that she had no knowledge of a Release from anyone.

Ed Smith said if the Realtor doesn't bring people into the office, then that is the problem. Ed said that Ken Volz was jumped on by Sanson for doing his job. And the same goes for Peggy. No one has the right to mistreat our Secretary or Board members. Ray Reardon said he couldn't vote unless a letter is sent. Lou Long said we have a motion to vote on. Bob Hanauer, John Munchalfen, George Madiar, Ken Volz, Ed Smith Al Tretter, John Earley, and Ray Reardon voted yes. Ray Reardon made the motion to send a letter to say the system is not in violation of the Rules and Regulations. Lou Long said he could not vote for that, unless Craig Bussman says that it is not in violation. Bob Hanauer said he wouldn't agree until he reads the letter. Ed Smith said he would not agree to any letter which states that the septic system meets the requirements of SLA. Ed said the letter would give us liability, we cannot say it passes. Ed Smith said he cannot say the system passes, because he doesn't believe it is a good system, so we would be setting ourselves up again in the future. John Earley said the letter could say at the time of transfer, the system was working appropriately. Ray Reardon said we should have Atty. Stu Dobbs draw up a waiver of liability form.

Ray Reardon made the motion that a letter be drafted to show to the rest of the Board to satisfy the request of the buyers, which holds Sunset Lake Assoc. harmless, based upon the inspection letter from the contractor, subject to the Joint & Mutual Agreement signed by both parties. Ed Smith seconded the motion. Lou Long asked for a vote. It passed by unanimously.

Bob Hanauer said we must address the problem of Board members stepping into another's realm. He continued by saying that rulings must be made by the Committee Chairman or the Assistant. Bob said he hears too much from members who were told something by Directors not affiliated with the Committee in question. Ray Reardon apologized if he interfered and said that he assumed Ken knew all about this situation. He talked to John Munchalfen to find out if he had missed something. He said he could understand that Ken was making decisions based on his best judgement. Ken Volz said he called Board members before he went over to Sanson's, because he found out Thursday around noon that the system was home-made in 1983 and updated in 1991, but only has a 640 gallon tank. Ken said as old as it is the baffles could be bad or the concrete could be cracked. etc. Bob Hanauer said



MADISON COUNTY ENVIRONMENTAL LAB  
 STATE CERTIFICATION I.D.P.H. # 17516  
 I.E.P.A. # 100227

LAB NUMBER  
 DATE TIME RECEIVED  
 BY

NP22904  
 6/28/00 9:00AM  
 MT

157 N MAIN SUITE 53  
 EDWARDSVILLE, ILLINOIS 62025  
 PHONE (618) 692-6200 EXT 5234  
 Email To: madcolab@iw.edwpub.com

**NONPOTABLE ANALYSIS**

MAIL REPORT TO RAY REARDON/SUNSET LAKE ASSOC. TELEPHONE (217) 627-2205  
 Address 15356 MAGNOLIA DR  
 City GIRARD  
 State IL ZIP CODE 62640-  
 SAMPLE LOCATION A SITE 10 BETWEEN LOTS 259 & 270  
 SAMPLE LOCATION B  
 SAMPLE LOCATION C

RESULTS REPORTED AS MILLIGRAMS PER LITER (MG/L)

	A	B	C
DATE COLLECTED	6/28/00		
TIME COLLECTED	6:30AM		
GRAB OR COMP	GRAB		
COLLECTOR	REARDON		
TNR			
BOD			
pH			
AMMONIA			
FECAL	36 /100ml	/100ml	/100ml
FECAL STREP	126		

LAB REMARKS 04: FC/FS RATIO = 63/126 = 0.5 MOSELY RESEMBLES AN ANIMAL BASED WASTE SOURCE

SUNSET LAKE ASSOCIATION

AGENDA

June 6, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MAY 2, 2000

APPROVAL OF BILLS PAID FOR MAY 2000

COMMITTEE REPORTS:

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

OLD BUSINESS - Approval of the Minutes of the Special Meeting on April 15, 2000  
Orientation of New Members to be added to Section 38 of Rules & Regulations  
10% Penalty not in Rules & Regulations

NEW BUSINESS - Storm Doors with screens for Office & Hall entrances  
BB guns

TRANSFERS - #161 Robert E. & Patricia J. Hill to Randy B. & Cheri G. Maxey  
#184-187 Russell A. & Eva L. Jacoby to Walter & Loretta Gilchrist  
#264 Roy E. & Cheryl Denton to Anthony S. & Linda C. Kmiecik

SUNSET LAKE ASSOCIATION

June 6, 2000 at 7:00 PM

**BILLS PAID:**

Rural Electric	\$	285.31
GTE		26.12
MCI World Com		9.70
Watts Copy		57.00
Nilwood Water		8.55
Employers Tax & Withholding		797.62
Illinois Meter Company (PVC for buoys)		43.97
Eldon's Lawn Mower		67.95
JC Whitney (truck assesseries)		179.31
D & D Service (service call to fix tractor tire)		164.28
American States Insurance (Work Comp Audit)		371.00
Peggy Volz - net salary		904.00
William Hohimer - net salary		<u>1748.86</u>
<b>TOTAL PAID:</b>	<b>\$</b>	<b>4,663.67</b>

**BILLS TO BE PAID:**

Nilwood Water	\$	8.55
MCI		9.70
M & M Service Company (Gas & oil)		415.89
The Cubby Hole (hats)		391.53
Sec. of State (Annual Corp. Report)		5.00
Sec. of State (License Registration- truck & trailer)		96.00
Intuit (500 checks)		143.42
Employers Tax & Withholding		797.62
Watts Copy System		57.00
Salaries		<u>2,652.86</u>
<b>TOTAL TO BE PAID:</b>	<b>\$</b>	<b>4,161.89</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, June 6, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

## SUNSET LAKE ASSOCIATION

## Budget vs. Actual

January through May 2000

	Jan - Ma...	Budget	\$ Over B...	% of Bud...
<b>Income</b>				
0301 Annual Assessment	77,757.40	78,500.00	-742.60	99.1%
0305 Boat Permits	2,350.00	3,400.00	-1,050.00	69.1%
0311 Building Permits	260.00	1,000.00	-740.00	26.0%
0313 Fines & Penalties	857.70	1,000.00	-142.30	85.8%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	835.87	1,500.00	-664.13	55.7%
0391 Transfer Fees	2,455.00	8,000.00	-5,545.00	30.7%
0397 Cable Franchise Fee	1,933.60	2,100.00	-166.40	92.1%
0398 Earned by Maint. Man	1,059.60	800.00	259.60	132.5%
0399 Miscellaneous Income				
Chlorine Tablets	216.00			
Copies	90.65			
Donations	60.00			
Driveway Income	433.14			
Fax	2.50			
SLA Hats	265.00			
Sports/Chlorine Bottles	6.00			
0399 Miscellaneous Income - Other	110.35	1,700.00	-1,589.65	6.5%
<b>Total 0399 Miscellaneous Income</b>	<b>1,183.64</b>	<b>1,700.00</b>	<b>-516.36</b>	<b>69.6%</b>
<b>Total Income</b>	<b>90,292.81</b>	<b>101,200.00</b>	<b>-10,907.19</b>	<b>89.2%</b>
<b>Expense</b>				
0406 Professional Fees				
Legal Fees	75.00			
0406 Professional Fees - Other	0.00	1,400.00	-1,400.00	0.0%
<b>Total 0406 Professional Fees</b>	<b>75.00</b>	<b>1,400.00</b>	<b>-1,325.00</b>	<b>5.4%</b>
0409 Office & Hall Supplies				
Copier Rental	285.00			
Paper Supplies	59.70			
Postage	22.22			
Printing	350.91			
0409 Office & Hall Supplies - Other	359.25	5,000.00	-4,640.75	7.2%
<b>Total 0409 Office &amp; Hall Supplies</b>	<b>1,077.08</b>	<b>5,000.00</b>	<b>-3,922.92</b>	<b>21.5%</b>
0411 R & M- Lake	93.97	1,000.00	-906.03	9.4%
0411.1 Fish Stocking	0.00	2,000.00	-2,000.00	0.0%
0412 R & M -Grounds	240.43	1,000.00	-759.57	24.0%
0414 R & M -Roads	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & Watershed	1,500.00	4,000.00	-2,500.00	37.5%
0416 R & M Equipment	545.16	3,500.00	-2,954.84	15.6%
0418 Gas & Oil	551.22	2,300.00	-1,748.78	24.0%
0430 Utilities				
Gas & Electric	1,564.27			
Telephone	179.03			
Water	42.75			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
<b>Total 0430 Utilities</b>	<b>1,786.05</b>	<b>5,800.00</b>	<b>-4,013.95</b>	<b>30.8%</b>
0434 Insurance				
Comm. Auto	665.71			
Comm. Property & Liability	3,858.00			
Comm. Umbrella Liability	727.00			
Notary Bond	13.00			



## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through May 2000

	<u>Jan - Ma...</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>5,263.71</b>	<b>10,000.00</b>	<b>-4,736.29</b>	<b>52.6%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense	30.00	1,900.00	-1,870.00	1.6%
Equipment Reserve	6,560.60	5,000.00	1,560.60	131.2%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendant	11,250.00	27,000.00	-15,750.00	41.7%
0404 Secretary Salary	5,208.40	12,500.00	-7,291.60	41.7%
0440 Employment Tax Expense	223.13	4,200.00	-3,976.87	5.3%
<b>Total Payroll Expenses</b>	<b>16,681.53</b>	<b>43,700.00</b>	<b>-27,018.47</b>	<b>38.2%</b>
<b>Total Expense</b>	<b>36,876.25</b>	<b>101,200.00</b>	<b>-64,323.75</b>	<b>36.4%</b>
<b>Net Income</b>	<b><u>53,416.56</u></b>	<b><u>0.00</u></b>	<b><u>53,416.56</u></b>	<b><u>100.0%</u></b>

06/01/00

SUNSET LAKE ASSOCIATION

Balance Sheet

As of May 31, 2000

	<u>May 31, '...</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
0100 Cash on Hand	100.00
0120 Checking Acct.	6,408.00
0125 First National Bank- Gen	60,892.65
0131 FNB-CD - Equipment Rese...	4,965.83
<b>Total Checking/Savings</b>	<u>72,366.48</u>
<b>Total Current Assets</b>	<u>72,366.48</u>
<b>TOTAL ASSETS</b>	<u><b>72,366.48</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
0200 Escrow	6,000.00
<b>Total Other Current Liabilities</b>	<u>6,000.00</u>
<b>Total Current Liabilities</b>	<u>6,000.00</u>
<b>Total Liabilities</b>	<u>6,000.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>6,000.00</b></u>

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

April 4, 2000

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, April 4, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. Vice President, Bob Hanauer called the meeting to order at 7:00P.M.

- **Roll Call:** Present were Bob Hanauer, John Munchalfen, Al Tretter, George Madiar, John Earley, Ken Volz and Ray Reardon.
- **Visitors:** #138,139 Sharon Vest, and #286 Ed Snell.
- **Superintendent's Report** - Bill Hohimer reported that he cleaned out the shed and took equipment he has never used to a sale. The equipment sold for a total of \$734, minus 10%, so we got \$660. He also said he called today to find out what the price of oiling the roads would be this year since the price of oil has gone up so much. He said last year the oil cost us \$.72 and will now cost between \$.90-\$1.00. plus \$5.00 a ton to spread the rock, which was included in the \$.72 last year. Bob Hanauer asked how much road we can do, and Bill said that will do 5000-6000 gallons or about 1/3 of the roads. Al Tretter asked how much we had planned to do, and Bill answered 1/3. Bill said there aren't any culverts to do, so we should have enough funds to pay for the roads. Bill also said that the SLA Lake Boat is ready to be put into the lake, and the goose eggs should be dipped or picked up, because he found some pretty far along. He said that they will start hatching in a week or two. He also said he is ready to start mowing.

**Secretary's Report** - Peggy Volz reported that we hosted the "Census 2000 Help" from Girard School, Donna McLeese, on April 21, 2000. We received a very nice Thank you card from her, and a compliment on our Hall. Donna also brought a display with more Census forms out to the office in case anyone's status has changed since April 1<sup>st</sup> or if they need more help filling out the forms. Peggy also asked the Board if there was anything to include in the Sunset News.Net. George Madiar said to include an article stating not to move the buoys and Peggy said she thought that was already included, but she would make sure. Ken Volz said the buoy by #12 has already been moved over to Snell's side of the lake, rather in than in the middle of the lake. Bill said he can add more weight to that one to make sure it doesn't get moved again. We purchased two more tables for the Hall as was discussed at the last meeting, and paid \$85.78. Fred Adamski donated \$60.00 toward their purchase, which made them pretty cheap. Also, she said that Ed Smith put a bottom strip on the outside office door to divert the rain away from the door, but it hasn't rained to see if the leak has been fixed. She reported that she is about half done working on the new map. Bob Hanauer said that we had intended to put porches over the office and hall doors.

- **Approval of the Minutes of March 7, 2000** - Al Tretter made the motion to accept the Minutes, and Ken Volz seconded the motion. It passed by consensus.
- **Approval of the Bills Paid for March 2000** - Al Tretter made the motion to accept the Minutes, and Ken Volz seconded the motion. It passed by consensus.
- **Committee Reports:**
- **Aquatic Control & Water Safety** - John Munchalfen said he talked to several members about speeding on the lake. He asked if the stickers were in, and Peggy said yes, members are coming in for them. John said he hasn't starting checking on new stickers on boats yet. Bob Hanauer said we usually wait until Memorial Day to start checking for new stickers. Ken Volz asked if a member owes money on assessments, can they go on the lake, and was told no. Ken then asked if they can go on the lake as another member's guest, and was told yes.
- **Building & Construction** - Ed Smith was absent.

- **Finance** – Bob Hanauer reported that we are in good shape financially.
- **Legal & Insurance** – Al Tretter reported that SLA, named as a co-defendant in the Riley bankruptcy case verses Chase Manhattan Bank, is to be heard on April 10, 2000. AL said they are trying to cancel the lease as soon as the property is sold. He said he thinks this is an exploratory hearing and Atty. Stu Dobbs will attend. Al said Chase Bank has been paying the assessments and upkeep on the grounds, so he didn't think there was any reason for us to be concerned on this issue.

On insurance, Al said that we had an increase in our premium on the Property Liability policy of \$280.00. Al said he talked to Marc Musso about it and Peggy faxed a letter to Mark, but we haven't had a reply yet. There was a decrease in the premium on Workers Compensation enacted by the legislature of \$332.00. So, if we didn't get that decrease, then our premiums would be up by \$612.00. Al said that Marc Musso told him that there were some errors on some policies, but he is supposed to get back to Al on this question. Bob Hanauer asked if it would be covered by our Budget, and Al said yes.

Al said he talked to Marc Musso about playground equipment, which will increase our liability. It would be unsupervised and anyone could stop to use it, increasing our risk. Al said that when Hardee's was rebuilt after the fire, they omitted the playground equipment because of the cost of liability and the cost of clean-up and maintenance. This kind of equipment must be cleaned and maintained. Bob Hanauer said this issue will be tabled so the Board could think about it, but he is against putting playground equipment in. Al said the insurance companies are a good indicator of the dangers of having playground equipment.

- **Roads** – George Madiar said that Bill is getting ready to cut grass. Bill Hohimer said we will only break even on doing driveways at \$1.25, and the oilers are charging \$1.50. George Madiar made the motion to charge \$1.25 per running foot for driveways, and Al Tretter seconded. The Board voted to charge \$1.25.

**Grounds** – John Earley asked Bill to report. Bill Hohimer said he is getting ready to start mowing, he planted 14 Red Crabapples on Circle Drive and 2 Purple Plum and 1 Cherry by the new sign at the entrance. Ken Volz said that Don Burk #9A pointed out to him that a tree was dead across Circle Dr. from his house, and Bill said they were planted last fall and aren't looking too good. Bill said he is worried about the Gum trees. Ray Reardon asked if there was any warranty on them and Bill said not from Rural King. John Earley said the Austries are growing like weeds.

- **Sanitation, Shoreline & Boat Dock** – Ken Volz said he did 2 inspections for transfers in the last month.
- **Water Quality & Conservation** – Ray Reardon updated the Board on water plants for the lake. He said he got more information from 2 sources at the DNR. He is mainly looking into Wild Irises, Arrowhead, 3 kinds of Bulrushes, American Pondweed and Wild Celery. He said we must be careful about choosing plants that are non-aggressive and will stay in shallow areas. He said we need plants to help with shoreline stabilization, to oxygenate the water, provides food for waterfowl and serves as a fish habitat. His top four are Wild Celery, Three-Square Bulrush, Arrowhead and Water Willow, because they will fulfill the requirements already mentioned. He is still investigating the desirability of putting any plants in the lake because of the moss and algae problem which is worse this spring than usual. One of the biologists he talked with said that it is easy to have a lake taken over by moss and algae, but it isn't as easy to get healthy plants to take it back. Ray said the moss and algae concerns him this spring. He still has more investigation to do on availability and desirability of putting any plants into the lake. He told us the DNR Nursery does not provide plants to private lakes. Al Tretter asked if we can control these plants once put into the lake? Ray said that is his concern too, and the plants he mentioned put growth on top of the water, so it can be pulled or sprayed with aquatic herbicide, but we must still be very careful. Bob Hanauer asked about the moss on the lake, and Ken Volz said we need rain



and a temperature change before it will go away. John Munchalfen asked if we could get the plants we decide on locally? Ray answered yes, but he still needs to do more research on local stock. Ray said he will have to find an area that has an excess amount of plants, and then we need to be careful about introducing anything that might come with the plant, like zebra mussels, which could also be introduced by geese or ducks.

- **OLD BUSINESS: Accounts Receivables update** - The Secretary reported we have reduced the A/R's from \$7000 to \$4700. So far, James Goble and Charles Wooten are making payments, and Jarrod Perce' closing is on April 14, 2000, so we will collect \$630.82 that day. Dan Lawson hasn't paid since January and his balance is up to \$3,313.82. Jared March made payments in January and February in the amount of \$600, and promised to pay his debt off in May. His balance is \$592.16 at this time. Larry Secrist paid \$50.00 in Dec. and Jan., but has not made a payment in February or March, and was charged interest. Larry also said he would pay off his balance of \$1410.36 in May, so all we can do is wait and see. Bob Hanauer said we ought to turn Dan Lawson over to the Attorney for collection. Ken Volz said he could get a bank loan cheaper to pay us off, and Peggy said Dan has mentioned that, but as long as he makes payments, we can't turn him over to Atty. Stu Dobbs. John Earley said at least he makes the effort and that is what the Judge will look at, and it could cost us \$500 to take him to court. The Secretary said we are collecting money from several others who owed past dues.

- **NEW BUSINESS: Playground Equipment** - already discussed.

**Basketball Court Information** - Ed Smith was absent, so the topic was postponed until the May meeting. Al Tretter asked if there would be a fence around the court and Ray Reardon said it wasn't discussed for the Basketball court.

Bob Hanauer said he had 2 trees cut down and dropped into the lake for fish habitat. He said 1/3 of them are out of the water and they will be cut off at the water line as soon as weather permits. Ken Volz asked why Charles E. Jones, #102, 102A, is building something on the joint with no permit, when the place looks like a junkyard, like Secrist's.

- **Transfers** - #27 Troy L. & Debra J. Sanson to Charles & Sandra Trader

#116A Jarrod Perce, Harry & Marilyn McMurl to Greg E. & Vicki Y. Gaillard

George Madiar made the motion to accept the transfers and Ken Volz seconded. It passed by consensus.

- John Earley made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 7:35PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION  
 Account QuickReport  
 January 1 through June 6, 2000

Insurance 2000

Type	Date	Num	Name	Memo	Amount	
<b>0434 Insurance</b>						
<b>Comm. Auto</b>	<i>(Deductible on Comprehensive = \$250 &amp; Collision = \$500)</i>					<i>Projected Total</i>
Check	3/24/2000	1465	American St...	2-07-00 to 9-6-00	294.71	
				<i>(Renewal 9-6-00 = \$1141.00)</i>		
				<i>(was \$800 in 1999)</i>		
Total Comm. Auto					294.71	
<b>Comm. Property &amp; Liability</b>						
Check	2/23/2000	1448	American St...	2-23-00 to 2-23-01	3,858.00	
Total Comm. Property & Liability					3,858.00	
<b>Comm. Umbrella Liability</b>						
Check	2/23/2000	1448	American St...	2-23-00 to 2-23-01	727.00	
Total Comm. Umbrella Liability					727.00	
<b>Notary Bond</b>						
Check	1/14/2000	1421	Notaries Ass...	2000 Membership	13.00	
Total Notary Bond					13.00	
<b>Work Comp Audit</b>						
Check	5/22/2000	1499	American St...	2-07-00 to 9-6-00	371.00	
Total Work Comp Audit					371.00	
Total 0434 Insurance					5,263.71	
<b>TOTAL</b>					<b>5,263.71</b>	

*Projected Total*  
1435.71

*Comm. Inland Marine - - - - - \$ 700.00*  
*Western Surety Bond - - - - - \$ 100.00*  
*Workers Compensation - - - - - \$ 1825.00*

*Projected Total for Insurance in 2000* **\$ 9029.71**

	<u>TOTALS</u>
2000 est.	\$9029.71
1999	7909.00
1998	8597.00
1997	8581.04
1996	10,146.00
1995	14,813.50
1994	8899.00
1993	11,015.00

**SUNSET LAKE ASSOCIATION**  
**Account QuickReport**  
 January through December 1999

1999

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>0434 Insurance</b>					
<b>Comm. Auto</b>					
Check	8/23/1999	1314	American St...	09/06/99 to 09/0...	<u>800.00</u>
Total Comm. Auto					800.00
<b>Comm. Inland Marine</b>					
Check	11/23/1999	1377	American St...	12/29/99 to 12/2...	<u>678.00</u>
Total Comm. Inland Marine					678.00
<b>Comm. Property &amp; Liability</b>					
Check	2/19/1999	1189	American St...	2-23-99 to 3-23-...	<u>3,272.47</u>
Total Comm. Property & Liability					3,272.47
<i>(Should have been \$ 3578.00)</i>					
<b>Comm. Umbrella Liability</b>					
Check	3/19/1999	1213	American St...	2-23-99 to 3-23-...	<u>974.53</u>
Total Comm. Umbrella Liability					974.53
<i>(Should have been \$ 669.00)</i>					
<b>Notary Bond</b>					
Check	2/8/1999	1179	Notaries Ass...	1999 Membership	<u>13.00</u>
Total Notary Bond					13.00
<b>Western Surety Bond</b>					
Check	8/23/1999	1321	Wrightsmen-...	Western Surety ...	<u>100.00</u>
Total Western Surety Bond					100.00
<b>Work Comp Audit</b>					
Check	3/19/1999	1213	American St...	12/29/97 to 12/2...	<u>247.00</u>
Total Work Comp Audit					247.00
<b>Workers Compensation</b>					
Check	11/23/1999	1377	American St...	12/29/99 to 12/2...	<u>1,824.00</u>
Total Workers Compensation					<u>1,824.00</u>
Total 0434 Insurance					<u>7,909.00</u>
<b>TOTAL</b>					<b><u><u>7,909.00</u></u></b>

# Wrightsmen - Musso, Ltd.

159 N. Springfield St. Virden, Il. 62690 (217) 965-4115  
FAX (217) 965-5021

366 South Side Square, Carlinville, Il. 62626 (217) 854-4449  
FAX (217) 854-4494

## INSURANCE \* REAL ESTATE \* APPRAISALS

### FAX COVER SHEET

DATE 5/9/00

TO: Al Tretter

COMPANY: Sun Set Lake Assoc.

FAX NUMBER: 627-3339

FROM: Raura/Marc

COMPANY: WRIGHTSMAN-MUSSO LTD.

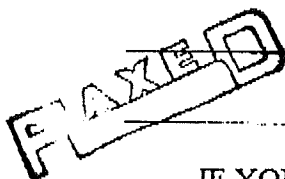
FAX NUMBER: 217-965-5021

TOTAL NUMBER OF PAGES (INCLUDING THIS ONE) 1

INSTRUCTIONS OR COMMENTS: Al,

The rate on code \* 45522 has been wrong  
for the last several years, this was corrected  
see (280.4620) and this is the reason for  
\$249.00 of the increase.

Thanks  
Raura/Marc.



IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CALL US. THANKS!



# Sunset Lake Association

30505 East Lake Drive  
Girard, IL 62640  
217-627-3339

## A Private Not-for-Profit Corporation

- 1.) All **fees** (\$200.00 from seller & buyer each, plus \$15.00 each to record) and **assessments** as dictated by the Budget voted on every October at the Annual Membership Meeting (\$250.00 this year)
- 2.) Utilities servicing the lake
- 3.) The free use of the Hall (cleaning deposit only),
- 4.) Roads & Driveways (\$1.25 per running foot)
- 5.) Fishing, swimming, boating and water skiing regulations,
- 6.) the Sanitation Systems Program,
- 7.) the Building Code & Regulations Permits,
- 8.) Services and Products provided, such as:
  - the Membership Booklet, maps,
  - hats (\$5.00),
  - chlorine tablets (\$8.00) & bottles (\$2.00),
  - the convenience of a fax (\$2.00 for 1<sup>st</sup> page, \$.75 ea. additional page),
  - copier (\$.20 ea.) at the office,
  - notary service,
  - voter registration,
  - odd jobs done by the Lake Superintendent for members (\$35.00 per hour),
- 9.) Leash or Pen Dogs
- 10.) Monthly Board Meetings – 1<sup>st</sup> Tuesday of the month at 7:00PM, and the Annual Membership Meeting – 3<sup>rd</sup> Thursday in October

SUNSET LAKE ASSOCIATION

AGENDA

MAY 2, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF APRIL 4, 2000

APPROVAL OF THE MINUTES OF APRIL 15, 2000

APPROVAL OF BILLS PAID FOR APRIL 2000

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- JOHN MUNCHALFEN

BUILDING & CONSTRUCTION COMMITTEE

- ED SMITH

FINANCE COMMITTEE

- BOB HANAUER

LEGAL & INSURANCE COMMITTEE

- AL TRETTER

ROADS COMMITTEE

- GEORGE MADIAR

GROUNDS COMMITTEE

JOHN EARLEY

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- KEN VOLZ

WATER QUALITY & CONSERVATION

- RAY REARDON

OLD BUSINESS - #249 Larry Royer - triple fine protest

Basketball Court update

Playground Equipment update

NEW BUSINESS - 10% Penalty not in Rules & Regulations

TRANSFERS -

SUNSET LAKE ASSOCIATION

May 2, 2000 at 7:00 PM

**BILLS PAID:**

Rural Electric	\$ 293.35
GTE	26.70
MCI World Com	9.39
Watts Copy	57.00
Nilwood Water	8.55
Employers Tax & Withholding	797.62
Spies Soybean Service (mower muffler & 2 blades)	129.80
IL Dept. of Revenue (W/H)	279.00
IL Director of Employment Security	59.25
Peggy Volz - net salary	904.00
William Hohimer - net salary	<u>1748.86</u>
<b>TOTAL PAID:</b>	<b>\$ 4,313.52</b>

**BILLS TO BE PAID:**

Nilwood Water	\$ 8.55
MCI	9.70
Employers Tax & Withholding	797.62
Watts Copy System	57.00
American States Insurance (Work Comp Audit)	371.00
D & D Service Center	164.28
Salaries	<u>2,652.86</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 4,061.01</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, May 2, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

## SUNSET LAKE ASSOCIATION

**Budget vs. Actual**

January through April 2000

	Jan - Apr '00	Budget	\$ Over B...	% of Budget
<b>Income</b>				
0301 Annual Assessment	76,183.17	78,500.00	-2,316.83	97.0%
0305 Boat Permits	1,209.00	3,400.00	-2,191.00	35.6%
0311 Building Permits	260.00	1,000.00	-740.00	26.0%
0313 Fines & Penalties	450.76	1,000.00	-549.24	45.1%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	583.31	1,500.00	-916.69	38.9%
0391 Transfer Fees	2,043.75	8,000.00	-5,956.25	25.5%
0397 Cable Franchise Fee	1,933.60	2,100.00	-166.40	92.1%
0398 Earned by Maint. Man	926.60	800.00	126.60	115.8%
0399 Miscellaneous Income				
Chlorine Tablets	128.00			
Copies	70.45			
Donations	60.00			
Driveway Income	328.64			
Fax	2.50			
SLA Hats	230.00			
Sports/Chlorine Bottles	4.00			
0399 Miscellaneous Incom...	85.35	1,700.00	-1,614.65	5.0%
<b>Total 0399 Miscellaneous Inc...</b>	<b>908.94</b>	<b>1,700.00</b>	<b>-791.06</b>	<b>53.5%</b>
<b>Total Income</b>	<b>86,099.13</b>	<b>101,200.00</b>	<b>-15,100.87</b>	<b>85.1%</b>
<b>Expense</b>				
0406 Professional Fees				
Legal Fees	75.00			
0406 Professional Fees - O...	0.00	1,400.00	-1,400.00	0.0%
<b>Total 0406 Professional Fees</b>	<b>75.00</b>	<b>1,400.00</b>	<b>-1,325.00</b>	<b>5.4%</b>
0409 Office & Hall Supplies				
Copier Rental	228.00			
Paper Supplies	59.70			
Postage	22.22			
Printing	350.91			
0409 Office & Hall Supplies...	343.03	5,000.00	-4,656.97	6.9%
<b>Total 0409 Office &amp; Hall Supp...</b>	<b>1,003.86</b>	<b>5,000.00</b>	<b>-3,996.14</b>	<b>20.1%</b>
0411 R & M- Lake	50.00	1,000.00	-950.00	5.0%
0411.1 Fish Stocking	0.00	2,000.00	-2,000.00	0.0%
0412 R & M -Grounds	240.43	1,000.00	-759.57	24.0%
0414 R & M -Roads	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & Water...	1,500.00	4,000.00	-2,500.00	37.5%
0416 R & M Equipment	133.62	3,500.00	-3,366.38	3.8%
0418 Gas & Oil	551.22	2,300.00	-1,748.78	24.0%
0430 Utilities				
Gas & Electric	1,278.96			
Telephone	143.21			
Water	34.20			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
<b>Total 0430 Utilities</b>	<b>1,456.37</b>	<b>5,800.00</b>	<b>-4,343.63</b>	<b>25.1%</b>
0434 Insurance				
Comm. Auto	294.71			
Comm. Property & Liability	3,858.00			
Comm. Umbrella Liability	727.00			
Notary Bond	13.00			



**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through April 2000

	<u>Jan - Apr '00</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Budget</u>
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>4,892.71</b>	<b>10,000.00</b>	<b>-5,107.29</b>	<b>48.9%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense	30.00	1,900.00	-1,870.00	1.6%
Equipment Reserve	6,560.60	5,000.00	1,560.60	131.2%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendant	9,000.00	27,000.00	-18,000.00	33.3%
0404 Secretary Salary	4,166.72	12,500.00	-8,333.28	33.3%
0440 Employment Tax Exp...	223.13	4,200.00	-3,976.87	5.3%
<b>Total Payroll Expenses</b>	<b>13,389.85</b>	<b>43,700.00</b>	<b>-30,310.15</b>	<b>30.6%</b>
<b>Total Expense</b>	<b>32,355.16</b>	<b>101,200.00</b>	<b>-68,844.84</b>	<b>32.0%</b>
<b>Net Income</b>	<b><u>53,743.97</u></b>	<b><u>0.00</u></b>	<b><u>53,743.97</u></b>	<b><u>100.0%</u></b>

## SUNSET LAKE ASSOCIATION

## Balance Sheet

As of April 30, 2000

	<u>Apr 30, '...</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
0100 Cash on Hand	129.92
0120 Checking Acct.	5,402.00
0125 First National Bank- Gen	52,022.93
0131 FNB-CD - Equipment Rese...	14,137.97
<b>Total Checking/Savings</b>	<u>71,692.82</u>
<b>Total Current Assets</b>	<u>71,692.82</u>
<b>TOTAL ASSETS</b>	<u><b>71,692.82</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	5,000.00
<b>Total Other Current Liabilities</b>	<u>5,000.00</u>
<b>Total Current Liabilities</b>	<u>5,000.00</u>
<b>Total Liabilities</b>	<u>5,000.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>5,000.00</b></u>

# Sunset Lake Association

## MINUTES OF THE MONTHLY MEETING

MARCH 7, 2000

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, March 7, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:00P.M.

- **Roll Call:** Present were Lou Long, John Munchalfen, Ed Smith, Al Tretter, Ken Volz and Ray Reardon.
- **Visitors:** #152 Ward Walker, #138,139 Sharon Vest, and #286 Ed Snell.
- #152 Ward Walker said he has swimming parties on Saturdays, and was unhappy that Saturday was made a Fast Day. He said that boaters are not watching out for swimmers and asked the Board for their suggestions as to what to do to protect his guests? Lou Long suggested anchoring his pontoon 20 feet out in the lake as a buffer to protect the swimmers. John Munchalfen said his kids were told that they were too far out in the lake where boats could run over them, and if he saw swimmers out too far, he would tell them the same thing. John also said if he saw a boat speeding he would go out to slow them down. Ken Volz suggested to Ward that he appoint one person as a lifeguard. Ward was also informed that Saturday was voted in as a Fast Day at the Annual Meeting by the members, so the Board can't change it anyway. Ken Volz said there are two ends of the lake and the slows to fish in anytime, and he suggested putting a float or buoy out in the lake to ward off boaters. Ward asked what if they ignore the buoy, and Lou Long said that we can't be responsible for abusers, but that is what Lake Patrol is for. Ken Volz offered to come over when Ward has his parties, if he calls him, or let John Munchalfen know. Al Tretter and Lou Long thought a buoy and a pontoon, plus a spotter were three good suggestions, but also said that the swimmers bear responsibility to watch out for boats, too. Ray Reardon said adding Saturday will take some of the load off of Sunday skiing and reduce the congestion. John Munchalfen said that swimmers out in the middle of the lake should be ticketed. Ed Smith said we have spent 25 minutes which is more than enough time on this subject, the membership voted to include Saturday as a Fast Day at the Annual Meeting, and the Board is following the wishes of the membership. We all have to abide by the same rules, including Board members. Ed said there is no solution except your own responsibility, and we have given him suggestions. Lou Long said we have given Ward several suggestions and adding Saturday is fair to everyone.
- #138,139 Sharon Vest asked if a drop box could be put up by the office, because she doesn't feel comfortable putting anything in the SLA mail box. Lou Long said we could put in a drop slot. Ken Volz suggested a lock box, but Ray Reardon said a slot in the door would be better. Ken Volz said he would look into the two choices. Lou Long said we will get one or the other and he thanked Sharon for her input.
- **Superintendent's Report** - Bill Hohimer reported that he has been cleaning up around the 2 ponds on the North side the last few days, and is doing a general spring clean up. He said he has surplus equipment just taking up space that he would like to sell at a consignment sale. The sale will be held on Monday, March 27<sup>th</sup> and would cost us 10% commission through Jim Micenheimer. Bill said some of this equipment he hasn't used in 12 years, such as: a roller, mower, an electric grass seeder, a concrete saw, a 6 ft. disc which is too small for our needs, etc. Lou Long said Bill is the best judge on what he uses. Ken Volz asked if he has to itemize everything? Bill said yes and that they will pick up all of it, or he can take it over in 2-3 trips. Ray Reardon asked if there was a charge if they come and pick the stuff up. Bill said he will have to call them to find out. Ken Volz made the motion for Bill to

go ahead and sell whatever he feels we don't need, and Ed Smith seconded. It passed unanimously. Lou Long offered to go to the sale with Bill.

- **Secretary's Report** - Peggy Volz reported that she fired the printer. She had asked him to have the Boat labels done by Dec. 23, 1999, because he was late with those labels the last 2 years. After many phone calls, she sent a fax to St. Louis Business Forms firing Bryan and gave the job to Modern Mailing in Springfield which cost \$260.00 instead of \$100.00, but they were done and delivered in one week. She also reported working on the new SLA maps with the 911 addresses on it and is about ¾ done. She reported that we have sold 26 hats out of 96 ordered, so they are selling fast.

She informed the Board about a complaint from Bob Alderson, who said he didn't think it was right to mail out the list of addresses of the members because he got a letter from a Realtor. She asked him if his address was published in the phone book and he said yes, so anyone could look up his address. Peggy added that she doesn't publish any unlisted phone numbers. Lou Long said we will continue to send out our list to the members. Ray Reardon said anyone could get our address from the phone book. Peggy added that we have Realtors living on the lake.

Peggy seconded Sharon Vest's request to get a mail slot or box for members to use, because she has had several members tell her they wished there was a slot. Three members have told her that we need at least 2 more tables, which would cost us about \$62.00. We presently have 6 tables and we intended to buy a couple more, but other expenses came up. Also, the Secretary pointed out that the office door leaks every time it rains from the east and soaks the new carpet around the door. Ray Reardon asked if it was coming in under the door or the threshold, and Peggy answered that she was told the water was coming in under the threshold. She was asked if anyone has looked at it and Peggy answered 3 times, including a representative from the company that makes the doors and the manager of R.P. Lumber. They said there wasn't anything wrong with the door. We need to address this problem before the carpet is ruined. Ed Smith said he gets paid to fix problems, so he offered to take a look at the door for us.

- **Approval of the Minutes of Feb. 1, 2000** - Al Tretter made the motion to accept the Minutes, and John Munchalfen seconded the motion. It passed by consensus.
- **Approval of the Bills Paid for February 2000** - The Secretary noted that we have paid off the Silt Loan 2 months early, saving us \$193.00 in interest. Ray Reardon said the savings will make up the difference on the boat labels. John Munchalfen asked about the Cash Rent we paid, and Peggy explained that we Cash Rent the ground adjacent to East Lake Dr., and Gary Hays Cash Rents the farm from us. Lou Long explained that we Cash Rent the ground from Dale Walk and Gary Hays on the east side to prevent silt from the fields running over the east side residents and into the lake, which used to be a real problem. Lou Long asked if the \$75.00 to Atty. Stu Dobbs was the total bill from him, and Peggy said that was for Wooten and Goble only, and that we paid \$225.00 in December for the letters and contracts that went out. All legal expenses were billed to the members who owed balances 2 years old. Ed Smith made the motion to accept the Bills Paid, and Ray Reardon seconded. It passed by consensus.
- **Committee Reports:**
- **Aquatic Control & Water Safety** - John Munchalfen said there are just a few boats on the lake so far. He said he ran down one boat Saturday morning for speeding. Lou Long said Bob Thompson is willing to help patrol in the lake boat. Lou asked if John had anyone else in mind to give him a little help, and John said not at this time. John said he doesn't have a place to park the Lake boat right now. He also said he thought the yellow stickers would be easy to see from across the lake. He asked whether or not these stickers will cover the old numbers, and Peggy answered that they would be above the big numbers, so the list of numbers will still be used.
- **Building & Construction** - Ed Smith reported that he issued permits to: #221 John Munchalfen for a dock, #29 John Kemp for a dock, and #115,116 George Toepfer for a covered dock. He has



looked at 4 or 5 others coming up. He said #248 Larry Royer has a new shed that he did not get a permit for, so Ed asked the Secretary to send him a triple fine. Lou Long agreed that he has been here long enough to know he must get a permit. Ed said he talked with Royer about permits when Royer got his permit to build a new house, so he is well aware of this requirement.

- **Finance** – Bob Hanauer was absent. Lou Long pointed out that we are in good shape financially, and that the P & L says we have 68% of the assessments in, but as of today it is up to 74%.
- **Legal & Insurance** – Al Tretter reported the bankruptcy on #49 is still pending. Peggy said we received a check today from Chase Manhattan for the lot clean-up Bill did last November. On insurance Al said the rates went up quite a bit on the General Liability policy, so he called Mark Musso for an explanation. Mark Musso will get back to us soon. Al said Mark has had other complaints. Al said the rates could have gone up because of claims elsewhere.
- **Roads** – George Madiar was absent.
- **Grounds** – John Earley was absent.
- **Sanitation, Shoreline & Boat Dock** – Ken Volz said he did 5 inspections for transfers in the last month. He said he will start inspecting for chlorine tablets in a couple of weeks. He said that he wants to do 2 inspections a year for chlorine.
- **Water Quality & Conservation** – Ray Reardon reported talking to several people about water plants. He talked to Jeff Litchelfelt at the IEPA and was referred to Amy Walkenbaur, a limnologist (a lake expert), then Ray talked to Mike Mounce (DNR) who recommended:
  - *American Pond Weed*, which grows in 2-3 feet of water. It grows on the bottom with leaves on top of the water, which provides protection for small fish, promotes spawning and provides plankton for fish to feed on. Ray said we should get plants locally in our own district, so we know it will grow here.
  - *Wild Celery* was also recommended, but the turtles will eat this plant. Ken Volz said we could put wire mesh around them to protect them from turtles. Ray also pointed out that we must be very careful about what we introduce into the lake or we could end up with too much weed coverage like before. He said after spraying all the weeds in the lake before, we must be careful about what plants we introduce. Ed Smith asked if the Grass Carp died off because they will eat whatever we plant, and Ray answered that most are gone. Lou Long asked Ray if he would pick a cove to start planting in. Ray said that would probably be the best approach because it is impractical to try to do too many places at once. Ray said Jeff Pontack will help us out.
  - *Three Square Bull Rush* gets about 2 foot tall with a triangular stem. It not only gives fish a good protected area, but it also stabilizes the shoreline and might be good on Gary Hays' side of the lake where there is no rip rap, to help stop erosion there. Ken Volz said that water plants also increases oxygen in the water. Ray said this one isn't as tall and doesn't have as many dead spots making it more esthetically pleasing.
  - *Water Lilies*, Ray continued are much more aggressive and can go into deeper water, so he didn't think they would work out here. He said it could become a nuisance.
  - *Water Willows* stabilize shorelines and grows up to 2-3 feet, which is taller than the others above water. They can be controlled by hand pulling or herbicide spraying.
  - John Munchalfen asked if we could go to Otter or Waverly Lake, for example, and harvest plants for free? Ray answered yes, but it depends on availability and is very labor intensive. He said he can get a list of places to get different plants from, and we can call them first. Ed Smith said Blackburn College Natural Science Department has several new conservation programs and the naturalist students could possibly assist us for credit. The Water Quality Lab at Blackburn will be set up as soon as they have a building to put it in. Ed will let them know that Ray will be calling. John Munchalfen asked if unwanted organisms, such as Zebra Mussels, could be brought in with the plants and Ray said yes that is possible.



Lou Long asked if there were any nurseries we could buy the plants from? Ray said the State has a nursery, but he needs to investigate that avenue. Lou said it would make the fishermen happy to see some vegetation in the lake for fish, and he looks forward to hearing more from Ray. Ray said he still has a lot of checking to do, but all the plants he has discussed are shoreline plants. John Pontack said he would assist us if we need help. John Munchalfen asked if any herbicides could still be in the lake? Ray answered that it should all be gone.

- **OLD BUSINESS: Accounts Receivables update** – Lou Long asked the Secretary to report on Account Receivable's. Peggy informed the Board that so far we have collected \$2022.80 out of \$7025.35 owed. She said Charles Wooten finally came in and agreed to make monthly payments, and he is already ahead of schedule. One has paid half off and promised to pay off the balance in March, another has paid off their balance completely. Another member is making \$50.00 payments until May when he promised to pay off his balance. Two are up for sale and a third will go on the market this spring.

- **NEW BUSINESS:**

- **Pontoon Bass-Boat** – Lou Long showed the Board a picture of a new pontoon-bass boat and explained that George Kruse wanted to buy one if it will be allowed to pull skiers. Ray said it isn't a pontoon, but looks like a very wide deck boat. Ray Reardon and Ed Smith said that a 50HP motor won't pull skiers using this boat. Ed said it looks like a 20-24 foot with a 84 inch or wider beam, and it must get up to plane for control. The Board doesn't make restrictions on the size of boats. Bill Hohimer said Don Dorks wants one, too. Ray stated again that it won't pull a skier. Lou said he would tell George Kruse he can have it, but it won't pull a skier.

- **Playground Equipment** – Lou Long said Bill needs to decide where to put playground equipment. Ray Reardon said Bob Sons has quite a bit of equipment from McDonalds. Ken Volz asked Al Tretter about liability, and Al said it would have to be added on our insurance and could be costly due to liability. Al said he saw a report on playground equipment and accidents. Lou said that Bill Hohimer needs to decide where it should go.

- **Basketball/Tennis Court** – Bill said he might have to move some of the trees he planted last year to make room for a court. Ed Smith said an asphalt basketball court would be less expensive than a tennis court. He also said a dirt tennis court could be built less expensively than asphalt since a tennis court requires a much smoother surface. Lou said we would need a cyclone fence around it. Peggy said the reason this has come up is due to several family reunions held here, and the kids have nothing to do. Ken Volz said about nine years ago a fence cost around \$2000.00. Ray agreed that a tennis court would be very expensive if asphalt was used. Lou asked Ed Smith to be our Basketball Court Chairman to find out how much it would cost. Ed said he and Bill will look at the area to the south and west of the Hall. Ken Volz asked Al Tretter if he would find out how much it would cost to insure. Al Tretter said it could be cost-prohibitive. Ray said the playground equipment should be where the parents can keep an eye on their kids while they're using the Hall.

- John Munchalfen said he has a **Permit to dip goose eggs** and wanted to know when this will be done? Bill Hohimer answered when they start laying eggs, which will be soon. Lou said Bill will have to let us know.

- **Transfers** – #90 Scott & Patricia Kimmel to Leslie & Darla Lockwood  
#142 Mark Hayward to Michael & Gayle Higginson

Ed Smith made the motion to accept the transfers and Ray Reardon seconded. It passed by consensus.

Al Tretter made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 8:30PM.

Secretary,  
Peggy L. Volz

**CENSUS 2000**  
**United States Department of Commerce**  
**Bureau of the Census**  
**Springfield Local Census Office - LCO 2531**

Thank you for participating in our Be Counted Program. Be Counted is for those people who feel they were not counted in the Census, were without conventional housing on April 1<sup>st</sup>, did not receive a questionnaire or lost their original questionnaire.

A cardboard desktop kiosk will be left at your location and will provide extra questionnaires for the above mentioned persons. If for some reason the kiosk needs refilling or replaced, please call the Local Census Office in Springfield at (217) 241-6723, ask for Jennifer or Norma and they will see to your request. The Be Counted program starts Friday March 31<sup>st</sup> and runs through April 14<sup>th</sup>. All kiosks will be picked up by April 21<sup>st</sup>.

Again, thank you for your contribution, an accurate count of local residents is vital in the life and success of your town and county.

Sincerely,  
Jennifer Canady  
Office Operations Supervisor

SUNSET LAKE ASSOCIATION

AGENDA

April 4, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MARCH 7, 2000

APPROVAL OF BILLS PAID FOR MARCH 2000

COMMITTEE REPORTS:

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

OLD BUSINESS - Accounts Receivable Update

NEW BUSINESS - Playground Equipment update  
Basketball Court Information

TRANSFERS - #116A Jarrod Perce, Harry & Marilyn McMurl to Greg E. & Vicki Y. Gaillard  
#27 Troy L. & Debra Sanson to Charles & Sandra Trader



SUNSET LAKE ASSOCIATION

April 4, 2000 at 7:00 PM

**BILLS PAID:**

Rural Electric	\$ 296.52
GTE	26.07
MCI World Com	9.48
Watts Copy	57.00
Nilwood Water	8.55
Employers Tax & Withholding	797.62
JJ.'s Truck Shop	201.88
Office Depot (2- 96" tables)	85.78
Modern Mailing & Printing (Boat Labels)	268.29
Viking Office Products (paper, etc.)	93.44
American States Insurance (Comm. Auto)	294.71
Rural King (trees, peat, fertilizer, ect.)	240.43
M & M (Fuel)	384.79
Macoupin County Recorder (to record amended lease)	15.00
Peggy Volz - net salary	904.00
William Hohimer - net salary	<u>1748.86</u>
<b>TOTAL PAID:</b>	<b>\$ 5,432.42</b>

**BILLS TO BE PAID:**

Nilwood Water	\$ 8.55
MCI	9.39
Employers Tax & Withholding	797.62
Watts Copy System	57.00
Salaries	<u>2,652.86</u>
<b>TOTAL TO BE PAID:</b>	<b>\$ 3,525.42</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, April 4, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through March 2000

	Jan - Mar '00	Budget	\$ Over B...	% of Bud...
<b>Income</b>				
0301 Annual Assessment	70,175.92	78,500.00	-8,324.08	89.4%
0305 Boat Permits	538.00	3,400.00	-2,862.00	15.8%
0311 Building Permits	150.00	1,000.00	-850.00	15.0%
0313 Fines & Penalties	74.06	1,000.00	-925.94	7.4%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	327.85	1,500.00	-1,172.15	21.9%
0391 Transfer Fees	1,200.00	8,000.00	-6,800.00	15.0%
0397 Cable Franchise Fee	1,933.60	2,100.00	-166.40	92.1%
0398 Earned by Maint. Man	185.00	800.00	-615.00	23.1%
0399 Miscellaneous Income				
Chlorine Tablets	80.00			
Copies	64.45			
Donations	60.00			
Driveway Income	328.64			
Fax	2.50			
SLA Hats	135.00			
Sports/Chlorine Bottles	4.00			
0399 Miscellaneous Income - Other	85.00	1,700.00	-1,615.00	5.0%
<b>Total 0399 Miscellaneous Income</b>	<b>759.59</b>	<b>1,700.00</b>	<b>-940.41</b>	<b>44.7%</b>
<b>Total Income</b>	<b>76,944.02</b>	<b>101,200.00</b>	<b>-24,255.98</b>	<b>76.0%</b>
<b>Expense</b>				
0406 Professional Fees				
Legal Fees	75.00			
0406 Professional Fees - Other	0.00	1,400.00	-1,400.00	0.0%
<b>Total 0406 Professional Fees</b>	<b>75.00</b>	<b>1,400.00</b>	<b>-1,325.00</b>	<b>5.4%</b>
0409 Office & Hall Supplies				
Copier Rental	171.00			
Paper Supplies	59.70			
Postage	0.22			
Printing	350.91			
0409 Office & Hall Supplies - Other	337.76	5,000.00	-4,662.24	6.8%
<b>Total 0409 Office &amp; Hall Supplies</b>	<b>919.59</b>	<b>5,000.00</b>	<b>-4,080.41</b>	<b>18.4%</b>
0411 R & M- Lake	50.00	1,000.00	-950.00	5.0%
0411.1 Fish Stocking	0.00	2,000.00	-2,000.00	0.0%
0412 R & M -Grounds	240.43	1,000.00	-759.57	24.0%
0414 R & M -Roads	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & Watershed	1,500.00	4,000.00	-2,500.00	37.5%
0416 R & M Equipment	3.82	3,500.00	-3,496.18	0.1%
0418 Gas & Oil	551.22	2,300.00	-1,748.78	24.0%
0430 Utilities				
Gas & Electric	985.61			
Telephone	107.12			
Water	25.65			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
<b>Total 0430 Utilities</b>	<b>1,118.38</b>	<b>5,800.00</b>	<b>-4,681.62</b>	<b>19.3%</b>
0434 Insurance				
Comm. Auto	294.71			
Comm. Property & Liability	3,858.00			
Comm. Umbrella Liability	727.00			
Notary Bond	13.00			

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through March 2000

	<u>Jan - Mar '00</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>4,892.71</b>	<b>10,000.00</b>	<b>-5,107.29</b>	<b>48.9%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense	30.00	1,900.00	-1,870.00	1.6%
Equipment Reserve	6,560.60	5,000.00	1,560.60	131.2%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendant	6,750.00	27,000.00	-20,250.00	25.0%
0404 Secretary Salary	3,125.04	12,500.00	-9,374.96	25.0%
0440 Employment Tax Expense	223.13	4,200.00	-3,976.87	5.3%
<b>Total Payroll Expenses</b>	<b>10,098.17</b>	<b>43,700.00</b>	<b>-33,601.83</b>	<b>23.1%</b>
<b>Total Expense</b>	<b>28,511.42</b>	<b>101,200.00</b>	<b>-72,688.58</b>	<b>28.2%</b>
<b>Net Income</b>	<b><u>48,432.60</u></b>	<b><u>0.00</u></b>	<b><u>48,432.60</u></b>	<b><u>100.0%</u></b>

04/03/00

SUNSET LAKE ASSOCIATION

Balance Sheet

As of March 31, 2000

	<u>Mar 31, '...</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	2.00
0125 First National Bank- Gen	46,642.60
0131 FNB-CD - Equipment Rese...	14,115.45
<b>Total Checking/Savings</b>	<u>60,860.05</u>
<b>Total Current Assets</b>	<u>60,860.05</u>
<b>TOTAL ASSETS</b>	<u><b>60,860.05</b></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00



# Sunset Lake Association

## MINUTES OF THE SPECIAL MEETING

February 1, 2000

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, February 1, 2000 at the Community Center Hall, 30505 East Lake Dr., Girard. Pres. Lou Long called the meeting to order at 7:10 P.M.

- **Roll Call:** Present were Lou Long, John Munchalfen, George Madiar, Ken Volz and Ray Reardon.
- **Visitors:** #267,268 Joe Clevenger, #138,139 Sharon Vest, #277 Bob Sons and #286 Ed Snell.
- Joe Clevenger introduced himself and said he might be interested in running for the Board and is attending the meeting to meet the Board members and to see how business is conducted. Sharon Vest introduced herself and said she was also interested in possibly running for the Board.
- Bob Sons said he could donate miscellaneous playground equipment from McDonald's as it becomes available for kids to play on by the Hall.
- **Superintendent's Report** - Bill Hohimer said he plowed snow Saturday, 1-29-99, from about 3:00PM until 11:30PM, and on Sunday morning for about 4 hours, and finished cleaning up a little snow on driveways and roads on Monday and Tuesday. He reported that a lot of time was spent on trading trucks this past month. The new Chev. truck was picked up from George Kruse and taken to Central Equipment to have a new hoist and snow plow put on. Ken Volz asked if the rebar stakes on Shackelford's lot along East Lake Dr. were removed, and Bill answered yes. Lou Long said he talked with Henry Shackelford and it was not a problem.
- **Secretary's Report** - Peggy Volz reported completing the Quarterly and Annual Tax Reports, W2's, W3's, etc., and she has gotten everything just about ready for the accountant to do the Corporate taxes. She renewed the Annual Lake Fishing Permit for \$50.00 and the Notary Public Renewal for Bill Hohimer for \$13.00 a year. She sent a letter to #154, A Robson's and #151, A, B Shackelford's per the Board's instructions at the last meeting. She also informed the Board that #96, 96A Dan Lawson has listed his 2 lots for sale with Realty 100, and the realtor came into the office to get information about the lake, and will do her best to sell the lots. When sold the Association will get the main portion of their account receivables at the closing.
- **Approval of the Minutes of Dec. 7, 1999 and Jan. 11, 2000** - George Madiar made the motion to accept the Minutes, and Ken Volz seconded the motion. It passed by consensus.
- **Approval of the Bills Paid for December 1999 and January 2000** - Ken Volz made the motion to accept the Bills Paid, and John Munchalfen seconded. It passed by consensus.
- **Committee Reports:**
- **Aquatic Control & Water Safety** - John Munchalfen said there isn't much to report on the lake, except for the ice. He said there is a clump of 6-7 Xmas trees on the lake, and he wanted to know if 4 cinder blocks were enough to hold them down when the ice melts. It was agreed that 4 blocks are enough. George Madiar asked if the Conservation Dept. hadn't made a recommendation concerning Xmas trees in the lake? Ken Volz answered they suggested that a frame be built from flats around the trees to be lowered into the lake for fish habitat.
- **Building & Construction** - Ed Smith was absent.
- **Finance** - Bob Hanauer was absent.
- **Legal & Insurance** - Al Tretter was absent.
- **Roads** - George Madiar said he had someone complain about the Township roads after it snowed. He said Bill takes good care of our roads by plowing roads first, then driveways. He said this year Bill will patch roads, work on the shoulders and oil & rock 1/3 of the roads. Lou Long said there is \$7,328 to work with on the roads. George said we will use it all.

- **Grounds** – John Earley was absent.
- **Sanitation, Shoreline & Boat Dock** – Ken Volz said that Bill Jones had erased the inverted T on the system he wants to put in, so Ken added it back onto the drawing.
- **Water Quality & Conservation** – Ray Reardon said the water is frozen pretty hard right now. Lou Long asked if Ray had any more information on water foliage to put into the lake? Ray answered not yet. John Munchalfen said he had talked to a couple of people, but they haven't gotten back to him yet. Ken Volz said if you put bulbs in a net and sink it to the bottom, it will produce evenly dispersed water foliage in the specific area you want it in.
- **OLD BUSINESS: Accounts Receivables update** – Lou Long asked the Secretary to report on A/R's. Peggy said she sent a letter and account information to Atty. Stu Dobbs on #231 Charles Wooten, #83 James Goble and #49A Jared March. Charles Wooten told Stu he wanted to pay off his debt (approximately \$1450.00), but disputed some of the fines. He called and set up a time to come in to talk with Lou Long and the Secretary. He said he couldn't pay in January or February, but starting in March he will pay \$227.80 for 6 months, then pay \$97.54 plus his 2000 assessments of \$370.00. He and Lou Long signed the revised contract, which also states that we will not add interest as long as he pays on his debt. He was upset about the Board sending someone in to mow his grass and fining him, and Peggy told him he must communicate with us. His grass had gotten too high to ignore and the Board had no way of knowing he had hired someone cheaper to do the work. He said he didn't receive any letter, but the Secretary showed him copies of mowing letters, leave letters, chlorine letters, etc. He was a little belligerent for the first hour, but after things were explained to him, he calmed down and came to terms with his debt. The Secretary asked him several times if he could afford to pay \$227.80, and if not to speak up now and we would adjust it to fit his budget. He said he could afford it. Lou said he has a broken pipe under a concrete slab at his house. The plumber he had said he wouldn't come this far after 9 weeks of waiting for him to show up.

#49A Jared March' sent a letter to Atty. Stu Dobbs with a payment of \$200.00, but refused to sign the contract, because he couldn't be sure he could pay \$163.75 a month. Atty. Stu Dobbs called Peggy to see what we wanted to do next, and Peggy said as long as he pays something on his debt, then let it go, but if he doesn't, then Stu will follow up by taking him to court.

#83 James Goble is the only one who did not respond in any manner to anyone. Ray Reardon asked how much he owes. Peggy answered \$624.06, not including the assessments for 2000 in the amount of \$370.00. Lou Long said Stu's letter came right to the point. Peggy explained that he leases a lot with no structures or improvements on it, and Bill Hohimer mows and cleans leaves on his lot. John Munchalfen asked how old the balance was and Peggy said they are in arrears for 2 years before we turn them over to our attorney for collection. They also get a statement every month. John Munchalfen said to have Stu take the next step. George Madiar said not to go to Small Claims Court because they won't necessarily pay up. Peggy said that Stu sent out a certified letter and contract, and she showed the Board what Atty. Stu Dobbs sent out. Ray Reardon and Lou Long said Stu should go the next step, but to let the Board know first for approval, if necessary. Ray added that a phone survey can be conducted.

- **New 2000 Chev. Truck** – Bill Hohimer and Lou Long picked up the new truck and drove it to Central Equipment who will put the new hoist and snow plow on it. Bill said he hoped to pick it up on Thursday, Feb. 3, 2000.

- **NEW BUSINESS:**

- Ken Volz said we need to visit #212 Larry Secrist again, because he went by and saw 12-14 vehicles there again. Lou Long said he would go with Ken perhaps on Thursday.
- George Madiar brought up Dave Beck's big truck being parked at his house, rather than in town as Dave had originally said. Ray Reardon asked if it was a dump truck and George

answered yes. Lou Long said it doesn't bother him or anyone else, and Bob Sons has equipment, too. Ken Volz said if it was an isore, that would be different, like Secrist's junk cars. Ray Reardon said that the Rules & Regulations say a member can have a business on the lake with Board approval, and if Dave has room for his equipment, and it is operable and licensed there is no problem. Lou Long said it was not a problem as far as he could tell. Bill Hohimer said Dave's place is always neat and clean.

- **Transfers** - #162 Dr. Phillip & Karen Finney to Harry J. & Stacey L. Kasprzyk  
George Madiar made the motion to accept the transfer and John Munchalfen seconded. It passed by consensus.

John Munchalfen made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 7:50PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION  
**Account QuickReport**  
 All Transactions

Date	Num	Name	Memo	Amount	Balance
<b>0205 Silt Loan</b>				<i>Principle</i>	
12/31/1995				43,000.00	43,000.00
3/15/1996				-10,729.43	32,270.57
6/30/1996				-3,495.00	28,775.57
11/30/1996				-12,000.00	16,775.57
3/14/1997	135	Farmers & Merc...		-9,917.43	6,858.14
10/20/1997	5056	Farmers & Merc...	F & M Paid off	-6,858.14	0.00
10/20/1997			Balance Adju...	4,120.00	4,120.00
11/5/1997			Deposit	29,965.00	34,085.00
4/27/1998	5250	First National B...	941	-12,373.13	21,711.87
4/30/1999	1243	First National B...	#9804827 Sil...	-10,432.72	11,279.15
9/15/1999	1337	First National B...	#9804827Silt...	-1,500.62	9,778.53
2/29/2000	1445	First National B...	Early Final P...	-9,778.53	0.00
Total 0205 Silt Loan				0.00	0.00
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>

• 2000 Truck -\$ 19,205.00  
 • New Hoist &  
   SnowBlade - 5,823.56  
 • Remove Snow Plow  
   from old truck &  
   install hitch,  
   fix lights           547.28  
 • Bedliner (about)   200.00  


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                           \$ 25,775.84



SUNSET LAKE ASSOCIATION

AGENDA

Mar. 7, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF FEBRUARY 1, 2000

APPROVAL OF BILLS PAID FOR FEBRUARY 2000

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- JOHN MUNCHALFEN

BUILDING & CONSTRUCTION COMMITTEE

- ED SMITH

FINANCE COMMITTEE

- BOB HANAUER

LEGAL & INSURANCE COMMITTEE

- AL TRETTER

ROADS COMMITTEE

- GEORGE MADIAR

GROUNDS COMMITTEE

JOHN EARLEY

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- KEN VOLZ

WATER QUALITY & CONSERVATION

- RAY REARDON

OLD BUSINESS - Accounts Receivable Update

NEW BUSINESS -

TRANSFERS - #90 Scott & Patricia Kimmel to Leslie & Darla Lockwood  
#142 Mark Hayward to Michael & Gayle Higginson

# SUNSET LAKE ASSOCIATION

Mar. 7, 2000 at 7:00 PM

## BILLS PAID:

Rural Electric	\$ 286.10
GTE	26.21
MCI World Com	9.66
Watts Copy	57.00
Nilwood Water	8.55
Employers Tax & Withholding	797.62
Central Equipment (Hoist & Snow Plow for truck)	5,823.56
Girard Chamber of Commerce (Annual Dues)	30.00
American States Insurance (Comm. Liability & Umbrella)	4585.00
Gary Hays ( Cash Rent 6 Acres East Side)	900.00
Dale Walk (Cash Rent 4 Acres)	600.00
Quill Corp. (Toner for copier & printer)	210.42
M & M (Propane)	166.43
Atty. Stuart Dobbs (charges on Collecting A/R's)	75.00
Central Equipment (hitch put on new truck, plow removed from old truck, etc)	547.28
Peggy Volz - net salary	904.00
William Hohimer - net salary	1748.86
	<b>Sub Total \$ 16,775.69</b>
First Nat. Bank -6 <sup>th</sup> & Final Payment on Silt Loan	<u>10,490.07</u>
	<b>Total Paid \$ 27,265.76</b>

## BILLS TO BE PAID:

Nilwood Water	\$ 8.55
MCI	9.48
Employers Tax & Withholding	797.62
Viking Office Products (paper, etc.)	93.44
M & M (Fuel)	384.79
Watts Copy System	57.00
Salaries	<u>2,652.86</u>
	<b>TOTAL TO BE PAID: \$ 4,003.74</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, Mar. 7, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January through February 2000

	Jan - Feb '00	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
0301 Annual Assessment	53,379.61	78,500.00	-25,120.39	68.0%
0305 Boat Permits	108.00	3,400.00	-3,292.00	3.2%
0311 Building Permits	80.00	1,000.00	-920.00	8.0%
0313 Fines & Penalties	74.06	1,000.00	-925.94	7.4%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	215.62	1,500.00	-1,284.38	14.4%
0391 Transfer Fees	400.00	8,000.00	-7,600.00	5.0%
0397 Cable Franchise Fee	1,933.60	2,100.00	-166.40	92.1%
0398 Earned by Maint. Man	45.51	800.00	-754.49	5.7%
0399 Miscellaneous Income				
Chlorine Tablets	64.00			
Copies	35.00			
Driveway Income	328.64			
Fax	2.50			
SLA Hats	95.00			
Sports/Chlorine Bottles	4.00			
0399 Miscellaneous Income ...	10.00	1,700.00	-1,690.00	0.6%
<b>Total 0399 Miscellaneous Inco...</b>	<b>539.14</b>	<b>1,700.00</b>	<b>-1,160.86</b>	<b>31.7%</b>
<b>Total Income</b>	<b>58,375.54</b>	<b>101,200.00</b>	<b>-42,824.46</b>	<b>57.7%</b>
<b>Expense</b>				
0406 Professional Fees				
Legal Fees	75.00			
0406 Professional Fees - Oth...	0.00	1,400.00	-1,400.00	0.0%
<b>Total 0406 Professional Fees</b>	<b>75.00</b>	<b>1,400.00</b>	<b>-1,325.00</b>	<b>5.4%</b>
0409 Office & Hall Supplies				
Copier Rental	114.00			
Printing	82.62			
0409 Office & Hall Supplies -...	218.24	5,000.00	-4,781.76	4.4%
<b>Total 0409 Office &amp; Hall Supplies</b>	<b>414.86</b>	<b>5,000.00</b>	<b>-4,585.14</b>	<b>8.3%</b>
0411 R & M- Lake	50.00	1,000.00	-950.00	5.0%
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	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & Waters...	1,500.00	4,000.00	-2,500.00	37.5%
0416 R & M Equipment	3.82	3,500.00	-3,496.18	0.1%
0418 Gas & Oil	166.43	2,300.00	-2,133.57	7.2%
0430 Utilities				
Gas & Electric	689.09			
Telephone	71.57			
Water	17.10			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
<b>Total 0430 Utilities</b>	<b>777.76</b>	<b>5,800.00</b>	<b>-5,022.24</b>	<b>13.4%</b>
0434 Insurance				
Comm. Property & Liability	3,858.00			
Comm. Umbrella Liability	727.00			
Notary Bond	13.00			
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>4,598.00</b>	<b>10,000.00</b>	<b>-5,402.00</b>	<b>46.0%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%

02/29/00

SUNSET LAKE ASSOCIATION  
**Budget vs. Actual**  
 January through February 2000

	Jan - Feb '00	Budget	\$ Over Budget	% of Budget
0498 Miscellaneous Expense	30.00	1,900.00	-1,870.00	1.6%
Equipment Reserve	5,000.00	5,000.00	0.00	100.0%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendant	4,500.00	27,000.00	-22,500.00	16.7%
0404 Secretary Salary	2,083.36	12,500.00	-10,416.64	16.7%
0440 Employment Tax Expe...	223.13	4,200.00	-3,976.87	5.3%
<b>Total Payroll Expenses</b>	<b>6,806.49</b>	<b>43,700.00</b>	<b>-36,893.51</b>	<b>15.6%</b>
<b>Total Expense</b>	<b>21,893.86</b>	<b>101,200.00</b>	<b>-79,306.14</b>	<b>21.6%</b>
<b>Net Income</b>	<b>36,481.68</b>	<b>0.00</b>	<b>36,481.68</b>	<b>100.0%</b>

02/29/00

SUNSET LAKE ASSOCIATION

Balance Sheet

As of February 29, 2000

	<u>Feb 29, '...</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
0100 Cash on Hand	100.00
0120 Checking Acct.	2.00
0125 First National Bank- Gen	29,705.31
0131 FNB-CD - Equipment Rese...	14,115.45
<b>Total Checking/Savings</b>	<u>43,922.76</u>
<b>Total Current Assets</b>	<u>43,922.76</u>
<b>TOTAL ASSETS</b>	<u><b>43,922.76</b></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00



# Sunset Lake Association

## MINUTES OF THE SPECIAL MEETING

January 11, 2000

The Sunset Lake Association Board of Director's monthly meeting was not held on Tuesday, January 4, 1999 due to illness, so a Rescheduled meeting was held January 11, 2000 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, John Munchalfen, Ed Smith, John Earley, Bob Hanauer, George Madiar, Ken Volz and Ray Reardon.
- **Visitors:** #286 Ed Snell.
- **NEW BUSINESS: New Truck Information** - Each Board member had a sheet comparing the costs of buying a new truck from Roger Jennings for \$19,984.38 or from George Kruse for \$19,125.00. Lou Long said the suggested Retail on the Jennings truck was \$22,251.00 and on the Kruse truck the suggested Retail was \$25,367.00. Kruse's truck has more on it than Jennings. Lou added that Bill Hohimer liked the fact that Kruse's truck has a trailering package on it.
- Bob Hanauer said that this is an illegal meeting and read Article III, Section 2 & 3, which is concerned about calling a special meeting of the membership. (Article IV, Section 8, Meetings, is concerned about a Special Board meeting, and states that this is not an illegal meeting.) Bob Hanauer said that a meeting could be called for an emergency, and Lou Long said this was the case due to the unknown expiration date on the GM rebate of \$500.00. Ray Reardon said that he thought it was a postponed meeting. Bob asked what if a member wanted to come to the meeting, and Ed Snell said they could read the sign left in the door. Ray said that due to illness, there wouldn't have been a quorum last Tuesday, so he thought it was simply postponed for a week. Lou Long said that George Madiar called all the Board members to notify that of the meeting was rescheduled for tonight, and regardless what we call it, we are having a meeting tonight.
- Lou Long said that the truck from Kruse is sitting in Creve Ceour, MO., and would be serviced through Heritage Chevrolet in Auburn, which works with George Kruse, also a member of SLA. Kruse is offering more for our trade-in. Lou said that the snowplow will not fit the new truck, so we will have to buy one. Bob Hanauer asked Bill Hohimer if this was what we need. Bill said the snowplow on our truck was attached with home-made brackets, and John Earley explained the body style changed. Bob Hanauer asked if this is a  $\frac{3}{4}$  ton truck with a hoist, and Bill said yes. Ed Smith asked who would put the hoist and snowplow on the new truck and Bill said Central Equipment in Carlinville. Bill said one drawback is that the hoist must be raised to fill the gas tank. John Earley said they are both  $\frac{3}{4}$  ton, 8600 GW heavy duty, which is heavier than what we have now, 4-wheel drive, 10-ply tires, AM/FM radio, and A/C to defog the windows in winter. We are getting the hoist and new snowplow from Central Equipment for \$5823.56, and another \$100 to put the lights on and the old plow off. We hope to get \$1000 for the old snowplow when it is sold. Our lights will be put on the new truck, and it will be warranted through Heritage Chevrolet in Auburn for service. Bill said Jennings in Palmyra has been handy for service with the old truck. Ray Reardon asked if it had a trailering package and John Earley said yes, that it has a heavy-duty transmission. Bob Hanauer asked when we would buy the truck and Lou said in about 10 days. Bob asked Peggy how much money was coming in and she answered \$3500 as of today, but more will be coming very quickly. If \$5000 from the 2000 Budget is included, we have \$21,604.74. Bob Hanauer said we have \$15,500 right now in Equipment Reserve, and as of today according to the Secretary, we have \$14,045.00 in the General Fund. Bob Hanauer said he just wanted to make sure we have enough money, and asked how much we will pay out in January. Peggy answered around \$4000(+)

or -). John Earley said we could get a 30-day loan if we had to. Bob Hanauer made the motion to buy the truck from George Kruse, and Ken Volz seconded. It passed unanimously.

- **NEW BUSINESS:** # 151,A,B Shackelford's and another neighbor complained about #154,A Robson's garbage over flowing on the ground around their garbage can. John Earley said it sounds like they need another garbage container. Bill Hohimer said their can fills up and the kids just throw the rest around the container. John Earley said to send a letter to Robson's to clean up the excess garbage immediately and if need be to buy another garbage container.
- Bill Hohimer told the Board that #151, A,B Henry Shackelford put pieces of rebar vertically in the ground in a row along the East Lake Dr. roadside of their yard, so that 6 inches is above ground with little flags on them. He said they present a danger to any vehicle that has to get over due to on-coming traffic on a narrow road. The rebar would puncture a tire or tear up the undercarriage of a vehicle. John Earley said the school bus could easily run over them and be damaged. Lou Long said an Emergency vehicle could run over them and be damaged. A letter is to be sent to the Shackelford's to explain that the rebar presents a real hazard and must be removed *immediately*, or the Board will have it removed and bill the Shackelford's. Ed Smith pointed out that it puts Shackelford's and SLA at risk of a lawsuit. John Munchalfen said someone walking could fall and injure themselves on the rebar. John Earley asked if it should go standard or registered mail. Lou said standard mail is sufficient.

- **OLD BUSINESS: Account Receivables update-** The Secretary reported that we received copies of the letters sent to 3 members who owe a balance. #49A Jared March sent a letter and \$200 to Atty. Stu Dobbs, and informed him that he would not sign the contract because he can't be certain he can send the amount requested each month, but he will try to pay it off by May, plus he is putting his house up for sale this spring. John Earley asked how much he owes. Peggy said \$800.00+, minus the \$200.00 he paid would be around \$600.00+, not including the 2000 assessments. The attorney's fees have already been added to the 3 accounts. #83 Jim Goble owes around \$600, and #231 Charles Wooten who owes around \$1400+, didn't contact Stu or the office. Lou Long asked if we want to defer any further legal action against Jared March. John Munchalfen said even if we took him to court, and won a decision against Jared March, the court can't force him to pay and he would still owe us money. Lou Long said we will get the money owed if the house sells. Ray Reardon said if he continues to make payments and/or sells his house, we will collect whatever balance he still owes. John Munchalfen said not to wait for 6 months to notify him, and Peggy said all accounts receivables get statements every month. The Secretary explained that he had paid his assessments 2 years ago, asked to have his driveway done, then received a fine for putting his garbage on a burn pile, and he stopped paying for anything after the fine. The Board said we should send a letter to Jared March that we would defer legal action if he continues to pay. Lou Long said that we were told by Stu Dobbs that we can't charge interest on interest.

- John Earley made the motion to adjourn, Ken Volz seconded. It passed by consensus. The meeting adjourned at 7:50PM.

Secretary,  
Peggy L. Volz

SUNSET LAKE ASSOCIATION

AGENDA

Feb. 1, 2000, 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF DEC 7, 1999 and JAN. 11, 2000

APPROVAL OF BILLS PAID FOR DECEMBER 1999 AND JANUARY 2000

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- JOHN MUNCHALFEN

BUILDING & CONSTRUCTION COMMITTEE

- ED SMITH

FINANCE COMMITTEE

- BOB HANAUER

LEGAL & INSURANCE COMMITTEE

- AL TRETTER

ROADS COMMITTEE

- GEORGE MADIAR

GROUNDS COMMITTEE

JOHN EARLEY

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- KEN VOLZ

WATER QUALITY & CONSERVATION

- RAY REARDON

OLD BUSINESS - Accounts Receivables update  
- New 2000 Chev. Truck

NEW BUSINESS -

TRANSFERS - #162 Dr. Phillip & Karen Finney to Harry J. & Stacey L Kasprzyk

SUNSET LAKE ASSOCIATION

Feb. 1, 2000 at 7:00 PM

BILLS PAID:

Rural Electric	\$	303.31
GTE		26.18
MCI World Com		9.52
Watts Copy		57.00
Nilwood Water		8.55
IL Dept. of Revenue (State withholding)		232.50
Employers Tax & Withholding		688.81
IL Dir. of Employment Security		4.50
U.S. Treasury (FUTA)		112.00
Notaries Association (annual renewal)		13.00
Passalacqua & Powell (road pack)		171.50
Burgess Hardware		2.32
IL Dept. of Natural Resources (Fishing Permit)		50.00
St. Louis Business Forms ("Check Septic" labels)		82.62
Wheeler & Ross (Propane)		99.68
Kruse Enterprise (2000 Chev. Truck)		19,205.00
Peggy Volz - net salary		904.00
William Hohimer - net salary		<u>1748.86</u>
	<b>TOTAL PAID</b>	<b>\$ 23,719.35</b> <b>(\$4,514.35)</b>

BILLS TO BE PAID:

Nilwood Water	\$	8.55
Quill Corp. (Toner for copier & laser printer)		210.42
Watts Copy System		<u>57.00</u>
	<b>TOTAL TO BE PAID:</b>	<b>\$ 275.97</b>

- To the Board of Directors from the Secretary:  
Please plan to attend the Directors' Meeting on **Tuesday, Feb. 1, 2000** at the **Hall** at 30505 East Lake Dr. at **7:00 P.M.**

**SUNSET LAKE ASSOCIATION**  
**Budget vs. Actual**  
 January 2000

	Jan '00	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
0301 Annual Assessment	20,502.71	78,500.00	-57,997.29	26.1%
0305 Boat Permits	12.50	3,400.00	-3,387.50	0.4%
0311 Building Permits	30.00	1,000.00	-970.00	3.0%
0313 Fines & Penalties	0.00	1,000.00	-1,000.00	0.0%
0325 Farm Income	0.00	3,200.00	-3,200.00	0.0%
0335 Interest Income	33.97	1,500.00	-1,466.03	2.3%
0391 Transfer Fees	400.00	8,000.00	-7,600.00	5.0%
0397 Cable Franchise Fee	0.00	2,100.00	-2,100.00	0.0%
0398 Earned by Maint. Man	0.00	800.00	-800.00	0.0%
0399 Miscellaneous Inco...				
Chlorine Tablets	32.00			
Copies	12.35			
Driveway Income	200.00			
SLA Hats	80.00			
Sports/Chlorine Bottles	4.00			
0399 Miscellaneous In...	0.00	1,700.00	-1,700.00	0.0%
<b>Total 0399 Miscellaneous...</b>	<b>328.35</b>	<b>1,700.00</b>	<b>-1,371.65</b>	<b>19.3%</b>
<b>Total Income</b>	<b>21,307.53</b>	<b>101,200.00</b>	<b>-79,892.47</b>	<b>21.1%</b>
<b>Expense</b>				
0406 Professional Fees	0.00	1,400.00	-1,400.00	0.0%
0409 Office & Hall Suppli...				
Copier Rental	57.00			
Printing	82.62			
0409 Office & Hall Sup...	0.00	5,000.00	-5,000.00	0.0%
<b>Total 0409 Office &amp; Hall ...</b>	<b>139.62</b>	<b>5,000.00</b>	<b>-4,860.38</b>	<b>2.8%</b>
0411 R & M- Lake	50.00	1,000.00	-950.00	5.0%
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	171.50	7,500.00	-7,328.50	2.3%
0415.5 Conservation & W...	0.00	4,000.00	-4,000.00	0.0%
0416 R & M Equipment	2.32	3,500.00	-3,497.68	0.1%
0418 Gas & Oil	0.00	2,300.00	-2,300.00	0.0%
0430 Utilities				
Gas & Electric	402.99			
Telephone	35.70			
Water	8.55			
0430 Utilities - Other	0.00	5,800.00	-5,800.00	0.0%
<b>Total 0430 Utilities</b>	<b>447.24</b>	<b>5,800.00</b>	<b>-5,352.76</b>	<b>7.7%</b>
0434 Insurance				
Notary Bond	13.00			
0434 Insurance - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 0434 Insurance</b>	<b>13.00</b>	<b>10,000.00</b>	<b>-9,987.00</b>	<b>0.1%</b>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expe...	0.00	1,900.00	-1,900.00	0.0%
Equipment Reserve	5,000.00	5,000.00	0.00	100.0%
Reserve Fund	2,300.00	2,300.00	0.00	100.0%
<b>Payroll Expenses</b>				
0402 Superintendent	2,250.00	27,000.00	-24,750.00	8.3%
0404 Secretary Salary	1,041.68	12,500.00	-11,458.32	8.3%
0440 Employment Tax ...	223.13	4,200.00	-3,976.87	5.3%



02/01/00

SUNSET LAKE ASSOCIATION  
**Budget vs. Actual**  
January 2000

	<u>Jan '00</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Payroll Expenses	<u>3,514.81</u>	<u>43,700.00</u>	<u>-40,185.19</u>	<u>8.0%</u>
Total Expense	<u>11,638.49</u>	<u>101,200.00</u>	<u>-89,561.51</u>	<u>11.5%</u>
Net Income	<u><b>9,669.04</b></u>	<u><b>0.00</b></u>	<u><b>9,669.04</b></u>	<u><b>100.0%</b></u>

02/01/00

SUNSET LAKE ASSOCIATION

Balance Sheet

As of January 31, 2000

	<u>Jan 31, '00</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	2.00
0125 First National Bank- Gen	13,598.87
0131 FNB-CD - Equipment Rese...	14,115.45
<b>Total Checking/Savings</b>	<u>27,816.32</u>
<b>Total Current Assets</b>	<u>27,816.32</u>
<b>TOTAL ASSETS</b>	<u><b>27,816.32</b></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00