

SUNSET LAKE ASSOCIATION

AGENDA

February 5, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF DECEMBER 4, 2001

APPROVAL OF BILLS PAID FOR DECEMBER 2001 & JANUARY 2002

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- BOB SONS

BUILDING & CONSTRUCTION COMMITTEE

- DENNIS DENNEY

DAM & GROUNDS COMMITTEE

- KEN VOLZ

FINANCE COMMITTEE

- TOM ERICKSON

LEGAL & INSURANCE COMMITTEE

- ALLAN SHARP

ROADS COMMITTEE

- GEORGE MADIAR

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- RICK WHITEHEAD

WATER QUALITY & CONSERVATION

- ERNIE NEUMANN

OLD BUSINESS - Date for Special Membership Meeting

NEW BUSINESS - New Copier
Directors' Chairs

TRANSFERS - #163 James A. & Emma L. Dubois to Emma L. Dubois, Robert L. Dubois, Deborah A. Thompson, Laura L. Dubois & Susan K. Tarr (name change only)

ADJOURNMENT -

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

February 5, 2002

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, February 5, 2002, at the Community Center Hall, 30505 East Lake Dr., Girard. Vice President Tom Erickson called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Bob Sons, Dennis Denney, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, and Ernie Neumann.
- **Visitors:** #219 Bob & Shirley Steller, #240 Annette Scharfenberg, #113 Mike & Laura Mauk, #118 Richard Mauk, #115 George Toepfer, #223 Lou Long, and #286 Ed Snell.
- #219 Bob & Shirley Steller came to complain about dogs running loose in their area for the third time, and that it is against the Rules. They said it is the Board's duty to enforce the Rules, and this would be the last time they come to the Board concerning dogs. They said there are 7-8 dogs running loose and some have bitten people before. They said either enforce the Rules and pick them up or change the Rules. George Madiar said if dogs run in a pack, they can be dangerous. Ken Volz asked who's dogs they are? Bob Steller answered 5 belonged to Burgess' and one belonged to Robert's. Lou Long said the one spotted, black and white dog belongs to McKaskey's. Tom Erickson said we should definitely do something about this situation, but we have written several letters with no results. Ken Volz said in another village, they bought an extension rod with a leash to catch dogs, and then took them to the Village Hall where a dog pen had been set up. The owners had 5 days to claim their dog and pay \$5.00 per day, before they were taken to the County. Bob Sons said pick them up and take them to the County Dog Pound? Tom Erickson said if we take them there, the owners don't have much chance to pick them up before they are destroyed. Bill Hohimer said we have to pick them up ourselves and on Thursday they are put down in St. Louis, so there isn't anyone there Thursday, Friday, Saturday or Sunday. He added that we don't have the facilities now, but we could keep them at the shed if we got a pen. Bob Sons said to take them to the pound and let the owners know if we know who they are, and after they have to go pick them up in Carlinville, they might make sure the dog doesn't run loose again. #113 Mike Mauk said we should follow the rules and notify them first, then pick them up and take them to the Animal Shelter. Dennis Denney asked why the Dog Catcher won't pick them up and Bill said they can't catch them. Ernie asked if we could send a letter to those who don't live on the lake? Tom Erickson said yes, and since the ones on the lake have been warned, they should be fined. Bill Hohimer said he doesn't have a problem picking up dogs, but not on someone's property. The Secretary read Section 32 on fines to the Board. Bob Sons said we need documentation, dates, times, etc., referring to the "Complaint" form he brought to the meeting for consideration. #219 Shirley Steller said it should include the Section number involved in the complaint. Tom said that since it is at minimum a second offense for Burgess and Roberts, then they should receive a \$50.00 fine. The Board agreed. The issue of what to do with the dogs picked up on Thursday, Friday, Saturday or Sunday was not addressed.
- #219 Shirley Steller said she had one more comment regarding additional income for the lake. She suggested charging for the use of the Hall because they use water, paper towels, cleaning supplies, etc. Mike Mauk said the membership has already paid for the Hall, like the roads. The Board agreed, but Tom Erickson thanked Shirley for her suggestion.

Superintendent's Report - Bill Hohimer said in the last 2 months he plowed snow once on a Saturday and cut down several dead trees. He said that he and Peggy spent over 100 hours

stripping the floors in the Community Center 3 times and waxing it 3 times. He told the Board that we had never done this before, so we were learning and got advise from several people. Now, he is back to cutting down dead trees.

Secretary's Report - Peggy reported that she and Bill spent 2 weeks cleaning the entire building in every nook and cranny. She finished all the Annual and Quarterly reports, has everything ready to go to our accountant to do the Corporate Taxes, made 10 New Membership Booklets, got the January mailing out, and filled out the form for the Lake Fishing Permit. She also said that she filled out all the forms for the "Goose Egg Dipping" permits, but what started out with one agency, has developed into 3 agencies that must approve it. She also said she got information together to replace the old copier, the Hall was used 5 times in December, once in January and will be used 3 times in February. That is why she and Bill took advantage of the last two weeks of January to clean the Community Center. She also reported that one Accounts Receivable was paid off in January and she released the Lien on Lot #49A. Also, Dan Lawson called this morning concerning his overdue balance and told her that he is going to try to go back to his old job and refinance the lots, so he can pay us off.

- **Approval of the Minutes of December 4, 2001** - George Madiar made the motion to accept the Minutes, and Ernie Neumann seconded it. The motion passed by consensus.
- **Approval of the Bills Paid for December 2001 & January 2002** - Tom Erickson said the "Bills Paid" form had an error under Misc. Income, so everyone should have a revised form. It should be \$50.00 under Misc. Income. Tom went through the Income and Expenses for December 2001 and January 2002. Tom said he was surprised that so much had come in already in January. Tom asked why some of the figures had uneven amounts, and Peggy explained that the QBP allocates funds when paid to the oldest bill first, so it might apply a Boat Sticker payment to assessments until all the assessments are paid. Bob Sons made the motion to accept the Dec. & Jan. Bills Paid, and George Madiar seconded it. The motion passed by consensus.

Committee Reports:

- **Aquatic Control & Water Safety** - Bob Sons said he will get information from John Munchalfen, a couple of flags from Peggy, and that #276 Bill Tavernor will help with Lake Patrol.
- **Building & Construction** - Dennis Denney said there were permits given out for a boat dock and a shed in December. There weren't any permits in January.
- **Dam & Grounds** - Ken Volz reported getting a copy of a letter sent by Greene & Bradford to the Illinois Dept. of Natural Resources to get a Dam Permit from the State. He said it states that our dam was originally classified as a Class II Dam, but they are trying to revise that to a Class III because there is only Emerson that would be affected if there was a breach in our dam, no homes.

Ken said he received a complaint about the leaves on lot #49C, Clarke's from #91 Don Starkweather. Ken said it wasn't that bad, and Bill agreed. He also got a note from #173 Sharon Tomazic concerning the junkyard at #212 Secrist's. He reported going over to Secrist's 4 times in the past and got a complaint form to report them to the Sec. of State Police, Wally Horrigh, for operating a junkyard. Ken added that it should never have been allowed to get out of hand in the first place. He also received a complaint about the trucks on #107 Don & Mary Hopper's. Tom Erickson asked what Ken recommended? Ken said we should take care of these. Bob Sons said Secrist had a car fire. Dennis Denney asked if the cars at Secrist's had titles in his name? Ken said probably not on all of them, but the bigger problem is all the oil and antifreeze that has gone into the soil. Dennis Denney said to get J&D to come out and tow them away. Bob sons said to fine Secrist per day until the cars are removed. Bill Hohimer said there are more than just cars there, including tires, lawnmowers, tarps, etc. Bob Sons said again to send a letter with a fine per day until they are removed. Ken said Wally Horrighs, who is a Sec. of State Policeman told Ken some time ago that a stack

of tires is considered a junkyard, and he would be happy to go to Secrist's. Ken agreed that a letter with a fine of \$25.00 should be sent to #212 Larry Secrist, and Ken will sign it. George Madiar said that all letters should be signed by a Board Director, so Peggy doesn't catch all the flack, and that if we are sending a letter to Secrist, then we should also send letters to #231 Charles Wooten for the old limousine, and #107 Don & Mary Hopper for a warning due to improperly licensed vehicles on the lot, and a warning to #157 Jim Davis for an unlicensed vehicle. It was agreed that the Committee Chairman and/or Pres. or V. Pres. should sign these letters.

- Ken informed the Board that he and Bill Hohimer met Andy Miller on Feb. 1, 2002 to look at the work that needs to be done on each side of the spillway, and they will get more estimates or bids from others as well.
- Dennis Denney asked if it is members who are driving through the grass coming off Circle Dr. along North Lake Dr., and Bill Hohimer and Ken & Peggy Volz said they had seen the tire tracks. (The same was done last year until timbers were laid in the way.) Bill Hohimer said he would stop it.
- **Finance** - Tom Erickson said he already went through the finances.
- **Legal & Insurance** - Allan Sharp said he talked to Jim Turner at R.W.Troxel Ins. and the estimated value of our dam is \$1.2 million. He said that if we want insurance, we will have to state if it is for tornado or earthquake damage, etc. Ken Volz asked about liability insurance and fencing. Allan said we are covered by the policies we have with or without a fence. Allan said a fence may or may not deter someone from coming on the property, but we could post a notice of a "fine for trespassing" on the spillway, and word would spread. Ken said courts do not consider "warning signs" enough, and that at minimum we need to have buoys on a rope around the top of the spillway to keep boats and everyone away from the edge of the spillway. Ken told Allan that he would like to have it in writing that "warning signs" are sufficient to cover our liability after what he read in the Dam Safety Book from the State. Allan said a fence doesn't give any better coverage in a lawsuit, but we could insure it for earthquake or tornado damage. Ken said we must develop a maintenance plan to satisfy the State for our Permit. Allan said again that if we fine anyone for trespassing on the spillway, the word would get around.

Allan said he checked into other insurance companies and Bob Brown informed him that his company would not give us insurance, and it could end up costing us \$10-12,000 like before. Bob Brown recommended we stay with the company we have now. Allan said maybe the company would give us a break on insurance if we fenced the spillway off, but fencing won't stop kids from climbing over it. #113 Mike Mauk said if signs were posted, then whoever climbed over couldn't plead ignorance. Bill Hohimer said he could make the signs and told the Board to let him know what they wanted them to say. Tom Erickson asked Ken if the fencing would have to be cyclone fencing? Ken answered yes on both sides of the spillway. Ernie Neumann said Illinois is a contributory State and a percentage of liability would be determined. Bill Hohimer suggested putting 2 spring-loaded cables at the top of the spillway. Tom said we need to know what the costs are going to be on the buoys. Ken said several times that the Directors need to read the Dam Safety book, and added that the old one has been in the office all month after the State sent us a new one, which is identical to the old book.

- **Roads** - George Madiar said the roads are in good shape.
- **Sanitation, Shoreline & Boat Dock** - Rick Whitehead was absent. Ken spoke for Rick after their discussion, that there are 2 aeration systems that never got a mandatory service contract to the office. They are #13 Ken Stroops and #109 John Cheek. The Secretary said there were two letters sent out. The Board decided to send them both a letter with a \$25.00 fine.
- **Water Quality & Conservation** - Ernie Neumann said that Bill took him on a nice 2-hour tour of the lake a couple of weeks ago. Ernie said that Bill showed him what had been done in the

past and they looked at some possible future problems. He recommended that all the Board members load into a van before the next meeting and go for a tour around the lake with Bill to look at everything including roads, shorelines, etc. Ken Volz asked if he planned on doing anything about fish cover this year? Ernie said he didn't know, yet. He said he called the Macoupin Creek Planning Project to see if we were involved in that and we aren't. They referred him to Macoupin Conservation, David Rahe. There is also an Otter Lake Study, which we aren't included in. Ernie asked if there was any expertise, financing or information available from his office we could use and he said yes to all three. Ernie said he will be contacting him at the end of February or the beginning of March. Ernie asked the Director's to let him know if there are any areas of erosion or water problems, so he can find out what can be done from an outside source. On fish cover, Ernie said he knows half the lake members don't want any weeds and the other half want some kind of habitat for the fish. He said he would look into it.

- **OLD BUSINESS:- Date for Special Membership Meeting** – Vice Pres. Tom Erickson said we need to pick a date when the membership is back home from wintering in the south, perhaps in April. He said Bob Sons has brought the Building Code Revision that must be approved by the Board, and should go out in the same mailing to avoid extra costs. Ken Volz pointed out that we normally have a mailing go out in May. Peggy said it goes out by the end of the first week of May to prepare everyone for the summer on the lake. Tom said he wasn't sure how well a summer meeting would be attended. Peggy said the Annual Meeting used to be held in August and it was changed to October. Ken said if we send the notice for the Special Meeting with the May mailing, we wouldn't have to spend the extra money on another mailing this year. George Madiar added that it would be best in June. Ken suggested the first Tuesday in June, the normal meeting date for the Board. It was agreed that on Tuesday, June 4th, 2002 we will have the Special Membership Meeting.

Bob Sons said he would like to see the form titled "When a Permit is Required" in the Rules, plus the handwritten #22 & #23. Bob ^{asked if} ~~said that he talked~~ ^{should} to the attorney ^{to} ~~and we should~~ add to our Rules that in a lawsuit, if we win or lose, the opposition should pay our legal fees. He said Atty. Randy Blue said if given a couple of weeks he could come up with something. Bob asked if that should be implemented on all the Rules or just the Building Permits? It would be added to our lease, as well. #219 Shirley Steller questioned Bob on whether that was legal and Tom agreed. Bob said that it is possible because this is leased land owned by the corporation. Bob said there are members who are concerned about paying legal fees, which this would eliminate. Ernie Neumann said to clarify what Bob said that right now if anyone sues SLA and loses, they must pay our attorney fees, but would change to win or lose, no matter who started the lawsuit, the opposition would be liable for our attorney fees. Bob Sons said we need to know if this would pertain to just Building & Construction, or for anything. Tom said let's see what he comes up with for everything.

Bob Sons said he also brought a "Complaint Form" for consistency and to prevent unnecessary calls to Board members. He also brought copies of his suggestions for an "Application for Permit", "Building Permit" to be posted at the construction site, an "Occupancy Completion Certificate" and an "Inspection Record" sheet, for the Board Directors to look over to be discussed at the next meeting. Bob said if there are any questions, call him or get together with him.

- Tom Erickson informed the Board where we are in the lawsuit. He said that Jim Dorr spoke with Randy Blue and we are still in the discovery process. An "Answer to Interrogatories" was sent to Jim to sign, notarize and mail back to Atty. Randy Blue. Bob Sons said he would like to see it. Tom said fine.
- **NEW BUSINESS:**
- #219 Shirley Steller asked what the **definition of an ATV** was? Ken Volz said it stands for All-Terrain Vehicles. She asked if dirt bikes were in that category. Bob Sons said they are

allowed on one's own lease, but not on common ground or roads. Shirley asked about the noise they make, because they have to listen to 3 of them. Tom Erickson told her to write a letter to the Board. Bob Sons said this is one reason he brought in the "Complaint Form". Shirley said if it interferes with their lives, she will complain. Ed Snell asked if they have to have an operator's license for dirt bikes, and Bob answered not on their own property.

- Bob Sons said John Munchalfen got complaints and whining about everything, but they wouldn't want to do anything about it, so Bob put a "**Complaint Form**" together for members to fill out and sign. It would be brought before the Board, acted on, document what the Board did, who did what, dates, times, etc. Bob said we have to have a paper trail, because what we did tonight he didn't think was right. We have to have a consistent system. We can't just keep making up things back and forth. Shirley Steller asked if there would be any repercussion coming back on them if they complain? Bob said anything is possible. Bob said there is a member who is a chronic complainer, but won't sign anything, who called John Munchalfen. Bob said we need communication on this lake, and maybe this form would get neighbors to talk to each other when there is a problem. Tom Erickson said it should include the Section number of the Rules that is being violated, as Shirley Steller pointed out. Tom said the Board should look over all the forms Bob brought in for the March meeting. Tom said he didn't think anything was done tonight that was inappropriate because we have documentation on file. Tom said it is unfortunate that people can't walk in peace, or get along. Bob Sons said the complaints have not been consistent, so that is why he felt a form was needed.
- Allan Sharp asked if anyone else got a call about a demonstration on rip rap? The Secretary read the flyer: Shoreline Erosion Control Seminar to be held on Thursday, Feb. 14, 2002 at 2:00pm and 7:00pm sponsored by #195 Hank Sutton. She said there is a notice up in the Hall and office. Bob Sons said that he is always parking his boat over across the street and advertises on the side of his boat.

New Copier - The Secretary put a form together that showed each copier and their specs. Peggy said she was told in November that Watts could no longer find parts for our copier, she left messages 3 times and finally got to talk to our representative 2 weeks ago (not impressed). She explained that if we buy a cheaper copier, then we will have to buy cartridges each year that cost as much as the copier, so it's like having to buy a new copier each year. Leasing a better copier would be cheaper in the long run. She said her choice would be the CopiersNow CopyStar CS1510 or CS1810. The Board wanted to know what the buyout would be at the end of 3 years and where the service would come from. The Secretary said she was told it would be serviced from St. Louis or Springfield, and she would ask about the buyout price. Dennis Denney asked her to find out what the major differences are between the CS1510 and the CS1810 are (a \$350 difference). These are the only ones that have a chip counter installed inside the copier to be transferred wirelessly. She was told to decide which would suit our needs and budget best. Bob Sons made the motion for the Secretary to decide which copier to buy, and Dennis Denney seconded the motion. It passed by consensus.

Transfers - #163 James A. & Emma L. Dubois to Emma L. Dubois, Robert L. Dubois, Deborah A. Thompson, Laura L. Dubois & Susan K. Tarr (name change only)

Bob Sons made the motion to accept the transfer, and George Madiar seconded it. It passed by consensus.

- George Madiar made the motion to adjourn, and Ken Volz seconded it. It passed by consensus. The meeting adjourned at 9:10 PM.

Secretary,
Peggy L. Volz

03/01/02

SUNSET LAKE ASSOCIATION
Balance Sheet
As of February 28, 2002

	<u>Feb 28, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	15,308.00
0125 First National Bank- ...	59,162.08
Total Checking/Savings	<u>74,570.08</u>
Total Current Assets	<u>74,570.08</u>
TOTAL ASSETS	<u>74,570.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	14,900.00
Total Other Current Liabilit...	<u>14,900.00</u>
Total Current Liabilities	<u>14,900.00</u>
Total Liabilities	<u>14,900.00</u>
TOTAL LIABILITIES & EQUITY	<u>14,900.00</u>

03/01/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through February 2002

	Jan - Feb '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	54,047.21	78,600.00	-24,552.79	68.8%
0301.2 Special Assmt Repair Dam	10,759.44	15,700.00	-4,940.56	68.5%
0305 Boat Permits	1,021.50	3,600.00	-2,578.50	28.4%
0311 Building Permits	45.00	900.00	-855.00	5.0%
0313 Fines & Penalties	85.69	600.00	-514.31	14.3%
0325 Farm Income	0.00	3,200.00	-3,200.00	0.0%
0335 Interest Income	87.85	1,200.00	-1,112.15	7.3%
0391 Transfer Fees	425.00	6,000.00	-5,575.00	7.1%
0397 Cable Franchise Fee	0.00	1,700.00	-1,700.00	0.0%
0398 Earned by Maint. Man	203.50	1,200.00	-996.50	17.0%
0399 Miscellaneous Income				
Chlorine Tablets	136.00			
Copies	5.20			
Donations	50.00			
Fax	4.00			
Sanitation Permit	10.00			
SLA Hats	30.00			
Sports/Chlorine Bottles	2.00			
0399 Miscellaneous Income - Other	0.15	3,000.00	-2,999.85	0.0%
Total 0399 Miscellaneous Income	237.35	3,000.00	-2,762.65	7.9%
Total Income	66,912.54	115,700.00	-48,787.46	57.8%
Expense				
0406 Professional Fees				
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Total Legal Fees	228.00			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	228.00	7,000.00	-6,772.00	3.3%
0409 Office & Hall Supplies				
Copier Rental	114.00			
Printing	89.99			
0409 Office & Hall Supplies - Other	181.43	4,000.00	-3,818.57	4.5%
Total 0409 Office & Hall Supplies	385.42	4,000.00	-3,614.58	9.6%
0410 R & M -Dam	112.25	7,800.00	-7,687.75	1.4%
0411 R & M- Lake	50.00	1,000.00	-950.00	5.0%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	0.00	500.00	-500.00	0.0%
0414 R & M -Roads	0.00	8,000.00	-8,000.00	0.0%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	104.44	2,000.00	-1,895.56	5.2%
0418 Gas & Oil	0.00	2,500.00	-2,500.00	0.0%
0430 Utilities				
Gas & Electric	1,129.81			
Telephone	103.75			
Water	18.77			

03/01/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through February 2002

	<u>Jan - Feb '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	1,252.33	6,000.00	-4,747.67	20.9%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	30.00	2,400.00	-2,370.00	1.3%
Total 0498 Miscellaneous Expense	1,048.00	2,400.00	-1,352.00	43.7%
Equipment Reserve	0.00	3,840.64	-3,840.64	0.0%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendant	4,833.34	29,000.00	-24,166.66	16.7%
0404 Secretary Salary	3,250.00	19,500.00	-16,250.00	16.7%
0440 Employment Tax Expense	452.94	4,500.00	-4,047.06	10.1%
Total Payroll Expenses	8,536.28	53,000.00	-44,463.72	16.1%
Total Expense	19,696.72	117,540.64	-97,843.92	16.8%
Net Income	47,215.82	-1,840.64	49,056.46	-2,565.2%

SUNSET LAKE ASSOCIATION

AGENDA

March 5, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF FEBRUARY 5, 2002

APPROVAL OF BILLS PAID FOR FEBRUARY 2002

COMMITTEE REPORTS:

- | | |
|--|------------------|
| AQUATIC CONTROL & WATER SAFETY | - BOB SONS |
| BUILDING & CONSTRUCTION COMMITTEE | - DENNIS DENNEY |
| DAM & GROUNDS COMMITTEE | - KEN VOLZ |
| FINANCE COMMITTEE | - TOM ERICKSON |
| LEGAL & INSURANCE COMMITTEE | - ALLAN SHARP |
| ROADS COMMITTEE | - GEORGE MADIAR |
| SANITATION, SHORELINE & BOAT DOCKS COMMITTEE | - RICK WHITEHEAD |
| WATER QUALITY & CONSERVATION | - ERNIE NEUMANN |

OLD BUSINESS - Building Permit
Complaint Form
Where to take dogs picked up on Thur, Fri, Sat., & Sun.

NEW BUSINESS - Donation box in Hall

TRANSFERS - #57 Robert L. & Doris I. Slagle to Jack B. Kirby, Jr. & Wilma L. Kirby

ADJOURNMENT -

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

March 5, 2002

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, March 5, 2002, at the Community Center Hall, 30505 East Lake Dr., Girard. President Jim Dorr called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Jim Dorr, Bob Sons, Dennis Denney, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann.
- **Visitors:** #115,116 George Toepfer, #221 John Munchalfen, and #286 Ed Snell. Jim Dorr asked if there were any comments they wished to make, and there were none at the time.
- **Superintendent's Report** - Bill Hohimer reported cutting a few trees for Lorrie Farrington. He plowed snow only once because the second time it snowed, it turned to ice, and Bill didn't want to plow icy slush across driveways that would freeze. He said we have other dogs running loose around the Community Center. He also put a rack in the storage room for brooms and mops.
- **Secretary's Report** - The Secretary reported holding an orientation and a closing at the Hall. She paid the Cash Rent on the East Side Buffer Strip to Gary Hays and Dale Walk in the amount of \$1500, and Gary & Ron Hays paid their first half of Cash Rent on the SLA farm in the amount of \$1600. She made the preparations for the \$1000 donation to the Girard Rescue Squad, and got everything ready to take to the accountant to do our Corp. Income Tax. Peggy said she called about the RoyalStar copier discussed at the last meeting, but it turned out to be a "bait and switch" deal. They no longer had the copiers they said were available, but they had others that were more expensive. She started calling around again. She found a Gestetner 2430 at Tom Day Business Machines in Springfield. It is over \$5500 new, but is about one year old, and we can buy it for \$1995, plus a Service Contract of \$265 a year or 20,000 copies (one year's usage for SLA). The developer and toner are much less expensive than any others she looked at. Our expenses after this year would be \$650 per year, and it also has an Energy Saving feature on it, so we should notice a decrease in electric usage. We have been paying a total of about \$98.74 a month, and if this one is prorated over 10 years, the average monthly cost will be about \$54.00. If we would have leased, we would have paid \$60.00 per month for 3 years, plus the buyout at the end. Peggy said it sounded like the best deal, and they even delivered it in a blizzard. Watts finally called and said they would pick up the old copier Thursday at 1:00pm.

Bob Sons asked if we "bought" a copier? Peggy said yes. Bob Sons said he thought at the last meeting it was agreed that we were going to lease a copier. Bob Sons said he made a motion to lease a copier and Peggy said he made a motion to let her decide which to buy that best suited our needs. She said if he can find a better deal, please do. She said she has called every company in Springfield and checked on-line, and this was the best deal. Tom Day said we could make payments, and that he would be happy to help us out in any way he could. Bob Sons said that we don't have the money at this time. Peggy told Bob that Tom Erickson told her this is not Office Supplies, but Equipment, and there is money in the Equipment Fund. She said Tom Day will work with us, so he has only billed us for the Maintenance Contract of \$265.00. Bob Sons said we didn't buy fish last year and it is up to the Board. Tom Erickson said we did talk about leasing, but when that didn't work out, Peggy had to begin the hunt all over again. Tom said she called him and it sounded like a good deal. Bob Sons said the Board said to lease it until later on. George Madiar made the motion to buy it, and Tom Erickson seconded it. All voted in favor with the exception of Bob Sons, who voted no. Dennis Denney said he found the motion in the Minutes and it said to buy a copier. Bob Sons said if you listen to the

recording, you will find it is different than what is written in the Minutes. The Secretary told him he was welcome to listen to the Minutes anytime.

- **Approval of the Minutes of December 4, 2001** – Ken Volz said on page 2 under Dam & Grounds, 4th line, it should say “Class III”. Jim Dorr said he presumes that letters were sent out that are mentioned, and Peggy answered yes. Bob Sons said there was quite a bit of stuff that wasn’t like it was said. Bob Sons said that under Old Business (on page 4 half-way down) it says “Bob Sons said he would like to see the form titled “When a Permit is Required” in the Rules, plus the handwritten #22,23”, and he said he never said that. He said he isn’t sure where that came from. Also, Bob said where it says “Bob said that he talked to the attorney and we should add to our Rules that in a lawsuit, if we win or lose, the opposition should pay our legal fees”, Bob said he didn’t say that, but that the Committee asked him to find out. Bob Sons said this puts a lot of stress on him and he never brought this up. He said he was informed by the Board before the Committee to ask the lawyer. It wasn’t his suggestion. George Madiar asked who asked him to do that? Bob said he suggested when he talked to people..... He was asked what people? Jim Dorr asked him if he was saying in the second sentence that “Bob talked to the attorney”? Bob Sons said he talked to the attorney, but he was asked to talk to the attorney by the people on the Committee. Bob said it was not his suggestion. Jim Dorr asked if it was changed to “Bob was asked to talk to the attorney” if that would clear it up. Again, Bob said he never said “Bob Sons said he would like to see the form titled “When a Permit is Required” in the Rules, plus the handwritten #22,23”, whatever that is. He said he didn’t know what that was all about. He said he only agreed that the Building Permits, and the only thing he wanted was the “Complaint Form”. The Secretary pointed out that #22 and #23 were hand written at the end of his revised form “Building Code and Regulations”, and he wanted those moved up to the front of the form. Bob said he didn’t say he wanted to see the form titled “When a Permit is Required” in the rules. It was the whole Building rules and regulations he re-wrote, not just one form. Tom Erickson said she was referring to that form to document the hand-written #22 and #23 to be incorporated into the front of that form, so she was talking about the whole thing. Bob Sons said that it needed to be implemented, just to be gone over. Bob said it isn’t written like he said it. Bob said it doesn’t make sense. The Secretary invited Bob Sons to listen to the tapes of the meeting, again. She wrote what she could hear on the tape. Bob said anyone can listen to it if they want, but they were supposed to look it over and get together to talk about it. Tom Erickson asked how to fix it. Bob said he can’t remember the way he put it exactly, but the way this is written is definitely not the way he suggested. Bob said #22 and #23 needed to be moved to the front part of the rules. He said actually #21,22 & 23 need to be moved to the front. Jim Dorr asked if there was anything else. Bob Sons said yes, there is some other stuff in here. Bob Sons said where it says “Bob Sons said that he is always parking his boat across the street and advertises on the side of his boat” referring to Hank Sutton, Bob said he said it sarcastically. Bob said as you noticed, no where in the Minutes does it say that Ken brought up All Electric and Bob Sons. Bob said that was kind of cute when Ken looked at him and said, “Gee Bob, don’t you own a business and run it on the Lake, like Ken doesn’t know. Bob Sons said that and All Electric wasn’t put in the Minutes, and I know all you guys heard that. I and I’m sure everyone else did, especially the people I talked to. Sarcastically, when we were talking about Hank Sutton, who I like and have no problem with in regards to his boat, I turned to Ken and said the guy that parks his boat across the street, and Peggy said he works with his computer, which is fine. Bob Sons said he doesn’t have any problem with anyone working out of the Lake, but this is not in the context of the way he said it. Peggy said she did not say Hank worked with his computer, and asked if he was rewriting the Minutes. Bob Sons said he listened to the Minutes. He has his own tape recorder out in the truck. Bob Sons said he personally thinks these Minutes need to be re-written. Bob said there is other stuff here, and he denied saying that the Secretary

should buy a copier, rather than lease one. Bob Sons said that is what was discussed because we didn't have the money at the time, and I'm sure everyone remembers. And then, you guys voted to buy it, and we didn't even buy fish last year, but we are buying a copier. Bob Sons said he was wondering what was going on here, that's all. And I know there is other stuff in these Minutes. There was stuff that was voted on when the fine (unintelligible), he did not vote. Bob said he did not agree with that, as you all remember. We need more of a procedure to do this, we need letters and everything's got to bewe are just hodge-podging stuff back and forth. I don't believe people should have been fined at this time. I believe they needed to be fined, but we're not following procedure consistently. Just because a person has a problem with a dog and garbage, it is not the same thing. If it is a problem with a dog, you address the dog, and if it is a problem with garbage, you address the garbage. But you can't combine things, and say well gee, they got a letter, so send them a fine. We're not consistent on this stuff, and we're going to get into some lawsuits. And that is another thing I talked to Jim about that we need in here, is who votes yes and no on this stuff, and how many vote yes and no, trust me. Tom said he didn't recall Bob Sons voting no on anything, but he did remember Bob asking about legalities, and Tom said we have letters in the files. Bob sons said the letters are for different things, and are not consistent. We sent fines to people pertaining to dogs and some for garbage, but they were never really addressed to the same problem every single time. They do need to be fined, but the procedure we took Bob didn't think was appropriate. George Madiar said everything comes under a different category and you can't lump things together, but when he was on Grounds, he had leaves, burning garbage, etc. George said before we had a new Board last year and this year, we didn't have this bickering, and I don't understand why we can't get along and stop being picky. Here we are in the Minutes, picking that apart, why can't we just go ahead and get things done? Bob Sons said he agreed to a point, but we aren't following Roberts Rules and that was one of the things Jim wanted to proceed with and follow through on. This technical stuff has to be right. George Madiar said in other words everyone perceives things a little differently and we have to have rules, but we also have to work together. Bob Sons said if you are going to have Minutes, they should at least have everything in it that people discuss. The Secretary said she has been criticized for having too long a report on Minutes. Tom agreed that there is too much detail. Jim Dorr said a while ago we had a motion to buy the copier and we had a second, and he said all he heard was yes. Jim asked if there were any no's. Bob Sons said he voted no. Jim said to list the yes's and no's. Following is the list of Board Directors and how they voted on buying the Gestetner copier:

Bob Sons	no
Dennis Denney	yes
Ken Volz	yes
Tom Erickson	yes
Allan Sharp	yes
George Madiar	yes
Rick Whitehead	yes
Ernie Neumann	yes
Jim Dorr as President	abstained but was in favor

Jim said concerning the letters sent out, he asked if each letter stated what the fine was for and what the problem was, and had they been warned before. Tom Erickson answered yes. George Madiar said every name should be put down as to how they voted. Jim Dorr said Charles boten's letter addresses an old Timousine. Tom said there was no fine on Wooten. Don & Millie Burgess' letter is on dog's running loose and there was a fine, because they had been warned in a letter. Same with Robert's who was fined because he had been warned before. Jim Dorr read Larry Secrist's letter concerning vehicles and parts in his yard, siting Section 15 A, E, with a

fine. The letters were signed by the Chairman and the Vice President. Jim asked if there was anything else. Bob Sons said he will just stop there, but there's more.

Pres. Jim Dorr asked for a motion to accept the Minutes with the noted corrections. Bob Sons said the part about Hank Sutton should be stricken, or it should be said sarcastically. Tom Erickson asked where it was? Bob Sons said it is on the last page, in the middle where it starts; "Allan Sharp asked". Bob Sons said he would like to see something in there about when Ken mentioned about people running a business on the lake, when he picked on All Electric and him. Ken said that has to do with the same problem that there aren't any real definitions, but he wouldn't pick out one while we are sending out letters to Wooten, and others for the same thing, vehicles. Bob Sons asked what vehicles are we talking about? Ken said Wooten got a letter on a vehicle and John has 4 vans sitting over there. Bob Sons said John's are all licensed, and they all work. John Munchalfen said since his name is being mentioned, he would like to address one Chairman. Jim Dorr gave him the floor. Ken said everybody should be included. John said so if anyone has more than one vehicle, they are going to be fined? Ken said he didn't know, he is only one Board member. John Munchalfen said it has to be across the table on the lake, and every one of his vehicles are insured and licensed. Bob Sons said there is nothing in the rules that states we cannot run a business, and he asked the Board how many full time residents we have on the lake? The Secretary answered 75-80%. Bob said he has over 40 people who run a business from their house, and that is 30-40%. Bob Sons said he has no problem with people running a business from their home, except if they are having people coming to their house constantly, like a beauty salon, or our roads are being used by civilians to where our insurance could go up. Bob Sons said my business doesn't have anyone coming to his home, and he has an office downstairs to make phone calls and use his computer. Ernie Neumann said Ray Reardon's is very well kept up. Ernie agreed that rule needs to be revised. Bob Sons said it needs to be defined and the way it is now everyone has a second job. He said Ken & Peggy have a little business they run on their computer, by printing the flyers for us. Ken said if you have an EIN number, it is a business, but the only thing concerning us is noise pollution, isores, traffic and parking. Bob said none of that pertains to John Munchalfen. Ken said we have Secrist with some licensed and unlicensed vehicles on his lease for over 12 years. Bob said those are abandoned vehicles. Ken said some are and some aren't. John Munchalfen said he will not allow to be harassed by any member of the Board, but if the Board consistently or completely brought it up to his attention, then he would be willing to help out to do what was necessary. As far as one or two individuals trying to harass him, John Munchalfen said he would be glad to handle it on other terms, but he was am not going to tolerate it. John said his business is not run out of his house. Ken said he apologizes if John Munchalfen took it that way, but the Board was talking about trucks sitting around the lake. John asked if anyone else's name come up and Ken said yes, Hopper's, Cheek's, Wooten's, Davis', etc. John asked if they are licensed and said don't classify his like Wooten's. Jim Dorr said he didn't see any real complaints. Ken said the rule doesn't preclude businesses on the lake, only that if you have a business on the lake, you are to come to the Board to get permission, that's all the rule says. Bob Sons said to run a business the way that is meant is like a bar or restaurant, but a home business is not classified in there, and that is one of the problems that Ray Reardon brought up when all this came about because it was so vague the way Bob Hanauer wrote this up. It has nothing to do with somebody running a home business, and it has everything to do with a business that brings customers to the lake, like a tax business, hair salons, and junkyards. George Madiar started to say what the intention was but Bob Sons interrupted him by saying, I know what the intention was, but that is not what it says. That was the problem that Ray brought up. Jim Dorr said we will get into this under New Business when we discuss Ray Reardon's letter to the Board. Jim Dorr said with these changes will someone make a motion to accept the Minutes? George Madiar made the motion to accept the amended Minutes, Dennis Denney seconded. It was passed unanimously.

- **Approval of the Bills Paid for February 2002** – Tom Erickson said we had \$38,717.07 at the end of February and the bills totaled to \$14,133.21. A couple of the bigger items were R.W. Troxell Ins. for \$6467.00, and that is 99.7% of the Insurance Budget, so he assumed we pay it all at once. Allan Sharp said there are some things that have gone up and others went down. Tom said the Girard Rescue Squad received their second year donation of \$1000, and Cash Rent to Gary Hays and Dale Walk on the farm ground. Tom said otherwise it is pretty self-explanatory. The income was \$35,083.72, leaving us with \$59,670.08 in Cash, Checking and the Money Market. Total escrow held is \$14,900.00. On the P&L Budget, Tom said we have collected 68.8% of our assessments. We have \$3840.64 in Equipment Reserve, so we will be paying for the copier out of that account. Rick Whitehead made the motion to accept the Bills Paid, George Madiar seconded it. It passed unanimously.

Allan Sharp asked Tom Erickson if he had found out if we are a not-for-profit corporation yet? The Secretary said we are not-for-profit, but we pay taxes on purchases. Tom Erickson said he has not found an exemption letter and we have been filing an 1120C corporation form. There are some other alternatives, but he hasn't had the time to get with our accountant, yet, and now is a bad time. Tom said he didn't know if we had ever filed for an exemption with the Internal Revenue Service. Jim Dorr said we don't pay taxes do we? Tom said we haven't been paying taxes because of right-off carry-over's from dredging and repairs to the dam. Tom said we will have a loss again. Jim Dorr said until we use up our losses we won't pay corporate taxes. Tom said another homeowner's association uses 1128's. Jim asked if we could write to the IRS to find out if we have one. The Secretary said if we would have a copy, it would be in the Safe Deposit Box, and it isn't.

- **Committee Reports:**

- **Aquatic Control & Water Safety** – Bob Sons said he got a letter from Jeff Pontnack that Peggy sent him. It has to do with shocking the lake. He hasn't shown this to John Munchalfen yet, but he will go over it with him and Ray Reardon. Bob asked Ray to comment. Ray said this survey was similar to the one we had a few years ago, and we get a free fish-stocking survey every 3 years. Jeff Pontnack coordinates it for us. The last two times they were late and shocked 50 ft. deep. Ray said they didn't get a good sampling of crappie last year. Jim Dorr asked if they were from the IL. Dept. of Natural Resources, and was told yes. (Unintelligible) Bob Sons asked if there was any money for fish this year, and he would like to get them ordered. Bill Tavernor wanted to talk about it, and Bob said he wanted to talk to Ray and John. Ken said in the last few years we have put 10,000 fish in this lake, and we need fish cover. Bob said he is learning about all of this. Bob said the letter recommended stocking 3500 Channel Catfish between 8-10 inches every other year and 750 Walleye 8-10 inches every other year. It also said to control vegetation, but don't eradicate it. Bob asked again how much he was budgeted for fish, and the Secretary said \$1000. Bob said it has been \$2000 before. Bob said he would try to have more to report next month. He said he knew people had donated money toward fish stocking before. He said we could solicit funds again to put more fish in the lake. Ken Volz said if we do something about fish cover, we could probably get donations. Bob Sons said he doesn't want to put anything in the lake he doesn't know about. Ken said it doesn't have to be plants. Bill Hohimer said John Munchalfen has a very good brochure from the office. Ernie Neumann said he has calls into an aquatic expert.
- **Building & Construction** – Dennis Denney reported signing a permit for a boat dock, which has already been completed. He said he also has plans for a new home on lot #90, Les Lockwood. Dennis said he talked with Les and explained that Les is the first member to apply for a new home permit while it is being revised. Les called him about clearing the trees and Dennis said he went over and looked at the stakes where the house will be built, the measurements are correct, and it is a stick-built home. He didn't see any reason why it should not be issued, but he wanted to wait to see what the new permit looked like, so he would like to sign and issue the permit tonight.

- **Dam & Grounds** – Ken Volz said after talking with Bill Hohimer, they put together a list of 5 contractors to call or write for bids on the dam project. Allan White in Auburn, John Elrod in Carlinville, Carl Anderson, Roger Thursby, and Andy Miller. Carl Anderson and Andy Miller have already been out to look at the project, but Ken said we haven't received any bids yet.

Ken reported that the IL. Dept. of Natural Resources, Bryan Martindale, provided us with the Operation and Maintenance Plan, which requires an engineer to do a detailed inspection of the dam and spillway. There will be an inspection done in November by an engineer. They have suggested a maintenance plan, such as checking the spillway after a heavy rain, watching for muskrats, cracks, and it even tells you how to plant grass! Also, it includes maintenance vegetation, mulching, and says any eroded areas must be filled. Ken said we haven't received a bill for the permit yet, but he figures it will cost around \$200-\$300. Ken said we are set as far as a permit goes. John Munchalfen asked whether the tower, which has been leaking, is a dry or wet tower? Ken said they asked the engineer and he didn't know. Ken said we could fix it next year, but it isn't necessary. Munchalfen said it was never specified? Ken said if it is a dry tower and we had really heavy ice, it could topple the tower, but the engineer said it didn't make much difference which kind it was. Ken said we should continue to exercise the valves, except for the one that is stuck. It would cost an estimated \$10,000 to fix that one gate valve, but it doesn't have any useful purpose.

- **Finance** – Tom Erickson said he already went through finance under Approval of the Bills.
- **Legal & Insurance** – Allan Sharp said he talked to Jim Turner about earthquake insurance on the dam, but he hasn't gotten an answer on what the premium would be yet. He read the Dam Safety Book and the part about fencing. Allan said he thought it would be a good idea to use spring-loaded buoys around the top of the spillway, like Bill recommended. Jim Dorr said he felt we need something up there to prevent boats from going too close and possibly over the edge. Ken Volz said the Dam Safety Book recommends buoys around the top of the spillway. Allan said it is just like fencing, kids will go where they want. Jim Dorr said to Allan that he should look into putting buoys there. Allan said he will probably have to rely on Bill for help with this.
- **Roads** – George Madiar said we've had snow on the roads and maybe some more coming, but the roads are in good shape. George informed the Board that Bill Hohimer twisted his back and George has been trying to get him to go to the chiropractor.
- **Sanitation, Shoreline & Boat Dock** – Rick Whitehead said he wasn't here last month, so Ken brought up that Cheek's and Stroops don't have Aeration Service Contracts on file, yet. He talked to Peggy who had sent them a letter, but found out that they do have contracts; only they never gave a copy to the office. The Secretary said one contractor called her to inform us that Stroops have a contract. Allan Sharp asked if a decision has been made concerning a system that fails, whether it will come back on us, or what. Allan said we are making these people get a contract, but does the contractor do a good job or not. He said Central Concrete Products would wait until he wasn't there, and didn't do what they were supposed to do. Allan asked who is qualified and does a good job. Ken Volz asked Allan if he remembered how bad Robert's system was when Rick Maguire opened it up? Ken said it was really bad. Jim Dorr asked if the contractors were certified. Ken said Central Concrete Products and Ingram are certified. The Secretary said she has received calls from members who were dissatisfied with their service and she gave them several other names to call. Ernie Neumann said the company is liable for service and if anything goes wrong they have to have insurance for that. Jim Dorr said he recommends sending these two members another letter with 10 days to get the contract into the office, or a fine will be levied. Rick Whitehead asked about the \$25.00 fine that was placed against them. Jim Dorr said we still don't have a copy yet, and until we do, then the fine stays in place. Rick Whitehead asked if the homeowner is the one who is responsible for getting a copy on file, and Jim Dorr said yes. Ken Volz made the motion that a letter be sent for a copy of the Aeration Service Contract to be in the office

in 10 days, or they will receive a \$25.00 fine. Tom Erickson seconded it. Rick Whitehead asked if the old \$25.00 fine should be rescinded, or wait to see if they get the contract into the office? Allan Sharp said this goes back to what Bob Sons said earlier that we need a uniform way of handling these things? Jim Dorr said that is what we are doing. Allan said these forms Bob Sons has come up with are a pretty good idea. He thinks we should really give them our consideration. Ken Volz said anyone can write a complaint on a paper. Pres. Jim Dorr asked for a vote and the vote was unanimously in favor of the motion.

- **Water Quality & Conservation** – Ernie Neumann said that Ray Reardon sat down with him over the weekend and gave him background information, which Ernie said he was very grateful for. Bill Hohimer said we have our Goose Egg Dipping Permit ready, and they are pairing up.
- **OLD BUSINESS:- Building Permit** – Bob Sons asked if anyone had any corrections, ideas or thoughts? Ernie Neumann said he had a couple of ideas. Jim Dorr suggested going through the Definitions first. Jim said there are definitions here that are mentioned in parts of the permit itself. Jim Dorr read each definition to the Board and they were discussed. On “Garage, Private”, the following was added; “If over 900 sq. ft., it must have approval of the whole Board. A definition for “Modular Homes” is to be added from the IL. Dept. of Public Health, Regulation of Factory Built Structures in Illinois.

On the “Building Code and Regulations”, 1.b) “for a nominal fee” was added to the end of the sentence on Silt Fence. Jim Dorr asked when the point of stabilization is regarding Silt fence? Ken Volz said concerning the silt fence that it isn’t good in the wind or on a steep slope, and the “point of stabilization” is when there is enough grass to stop erosion into the lake. #1.c) “a minimum of 10 (ten) days” was stricken from the sentence. Ernie Neumann pointed out that there were several places with different fines; triple the permit fees, \$200, etc. It was agreed that #1.d) “in the amount of triple the permit fee” be stricken from the last sentence. There was discussion of the “Occupancy Permit” pertaining to sanitation. Tom Erickson read #5, which takes care of that question by defining a dwelling. Under #2. add “b” as follows; “Any extension of time must be approved by the Building Committee.” George Madiar brought up members living in a camper until their work is completed and it was agreed that was fine. On #6 Ken Volz pointed out that we already have one member who has an apartment over their garage and Jim Dorr said it would have to be grand-fathered. At the end of #7 the following was added to the last sentence; “,unless otherwise approved by the Board of Directors.” #8 Footings: “From” was stricken. #8.a) “unattached” was added by Bob Sons before garages. Under #9 “a minimum of” was added before the final grade. #10, second sentence after pole barn metal “and galvanized metal” was added. On #17 Ernie Neumann pointed out that there are other kinds of floating docks, like at the Ozarks, so the second sentence was reworded to say; “No floating docks are allowed.” Bob Sons said in a storm, it could float away. On #19 Bob Sons said this goes back to the manufactured home when this guy said to him that he already paid for it, so we had to put it in, so this says it is their loss not ours if they buy the wrong materials. Under #20, it was changed to say; “Any lessee who violates, disobeys, omits, neglects or refuses to comply with the provisions *may* be fined..”. Dennis Denney asked if on new homes, all the Committee members must sign it, and it was agreed that all Building Committee members must sign on new homes. Ken asked who is to bring the Building Permit and specs into the office? He was told that the Chairman of the Building Committee was to bring in the signed permit with all the specs.

On the “Building Permit Inspection Record”, Dennis Denney asked if it would be his responsibility to do all the various inspections? Bob Sons answered that was the way it was before. Dennis said we didn’t have a form like this before, and Bob Sons said this just gives us a paper trail, but we did have to go back to check the footings. On the “Application for Permit” Dennis Denney said he didn’t feel that we have the right to ask who the contractor is because that is a personal choice? Bob Sons said it gives us information in case there is a stop-work order and it goes on file for future reference. Dennis Denney said he still didn’t

think it is our business, and since he works a 40-hour per week job, he didn't want to hold up someone because he is in Quincy working and can't be here. Bob Sons said that is when you call someone else on the Committee, and he didn't want the Lake Patrol job, but that's the way it goes.

Jim Dorr said we have a lot to go through. Bob Sons said we can discuss the rest at the next meeting. It was agreed, so the "Complaint Form", etc. will be discussed at the April meeting.

- **Where to take dogs picked up on Thur., Fri., Sat., & Sun.** - The Secretary explained that at last month's meeting, no decision was made as to what Bill Hohimer was supposed to do with dogs if picked up on Thur., Fri, Sat., Sun., because the Pound is closed. Tom Erickson said Lou Long offered his pen, but Peggy said he has a small pen. Allan Sharp said it is a lot more involved. He said his dog would dig out of a pen if it isn't on concrete, and it has to have proper drainage, and kept clean. John Munchalfen asked if he is hearing this right and said that if Bill tried to pick up Allan's dog and got bit, who is responsible, Allan, Bill or the Board? Peggy explained that Bill has an extension pole catcher, so he doesn't have to get real close. Bob Sons said Work Comp would cover it. Ray Reardon said something unintelligible. Peggy explained again that the Carlinville Pound takes all animals to St. Louis Thursday morning to be killed, so there is no one there Thursday through Monday morning. What is Bill supposed to do with any animals he picks up on those days. Jim Dorr said if we buy a pen, we have regulations to follow. Allan Sharp said there's more to it than just a pen. Ken said a pen on concrete (unintelligible). Allan said he has two pens, but it's more problems than you think. Bob Sons said he didn't think we should get involved with kenneling, but we can pick them up or fine them. Bob Sons said hopefully those letters will take care of the problem. Tom asked Peggy if one fine was paid and she replied yes. Peggy said one day the Steller's called was on Thursday and another time it was on Friday. Jim Dorr said hopefully this can be taken care of the first part of the week.

- **NEW BUSINESS: Donation Box in Hall** - Peggy explained that Bill Hohimer had made the suggestion to put a Donation/Suggestion Box in the Hall, because we do incur expenses cleaning and repairing things in the Hall. Steller's had made the suggestion to charge for the Hall at the last meeting. Jim Dorr said his family used the Hall for a Pot-Luck Dinner and he was asked about donations for the use of the Hall. Peggy said even if we don't get much, it could pay for paper towels, cleaning materials, etc.
- **Ray Reardon's Letter concerning Businesses on the Lake** - Ray Reardon said several years ago, the Board re-wrote all the rules. (Most of what he said was unintelligible) Ray said the rules were over simplified, and on businesses on the lake subjectively applied. He felt it is not the Association's business unless there are problems. Jim Dorr read the last paragraph of Ray's letter and asked Ray to Chair an Ad Hoc Committee to rewrite the rule pertaining to businesses on the lake. Jim said if there are others on the lake that would like to work on this, ask them to be on the committee.
- **Letters sent last month** - Tom Erickson asked if there shouldn't be a follow up on the warning and fine letters sent out last month? Jim agreed. Tom said there were 2 dog nuisance letters and Robert's paid their fine. There was no response from Burgess's. Tom said he signed the dog nuisance letters, and the others were signed by Chairman Ken Volz and Vice Pres. Tom Erickson. Peggy said Bill has been checking that area and hasn't seen dogs running loose, and we have another one running loose around the Community Center from across Emerson. Tom Erickson said to check on these before letters go out. Tom said #231 Charles Wooten talked to Peggy and then called him to find out how much time he has to get rid of the limousine. Tom said he told him the Board meets the first Tuesday of each month and Tom hoped he would be at the meeting tonight. Tom said it would be nice if Wooten had made some progress before tonight. Jim Dorr said since the Board has seen no action, give him 10 days to have it removed. Jim said he heard it didn't have a motor in it. Tom said Wooten

couldn't put it in the garage because the garage is full. Tom said we sent a \$25.00 fine to Secrist's about the junkyard, and Peggy said she has not heard anything from them. Tom said according to the rules, the 2nd fine is \$50.00. #157 Jim Davis did not respond to his warning letter, either. Bob Sons said fine him every single month. Bob said he could get fined \$600-\$1000 a year, and he thought we should follow through on these. Bob Sons said we could end up taking their homes. Tom asked if we need a vote on these. Ken Volz said concerning Secrist, numerous letters and fines have been sent for years, he cleans it up a little, then goes back to the way it was. Ken said he didn't think a fine would do any good. The Secretary informed the Board that the only time Secrist really listened is when Ken Volz got a complaint form from the Sec. of State Police, and threatened him with that. She added if we follow up on that, do we want the EPA out here? George Madiar said no. Bob Sons said we should fine them every month. Ken Volz asked Ray Reardon what happened in the past, and Ray said we would send a letter, he would clean it up a little, then go on back to the way it was. Peggy said he had reserved the Hall, too. Bob Sons said to suspend his lake privileges and the use of anything. Bob asked why we are worried about the EPA? George Madiar said because there is oil and antifreeze in the ground over there. Bob said it wouldn't be our responsibility. Jim Dorr said if we are left with the whole mess, we would get it cleaned up and have a lien against it. Bob Sons said we can sell it, clean it up, dig out a hole 20' X 20', or 50" X 50", or whatever and haul the dirt off and sell the place. Tom said we still have #107 Don & Mary Hopper for an unlicensed vehicle. Ken said there is only a camper there, now. Bob Sons said we shouldn't have fined him for a first warning letter. The Secretary said it is only a first warning letter, not a fine. Peggy asked what to do about Secrist's? Bob Sons said it should be explained that we will just keep fining them until the forced sale of the property. Tom Erickson and Dennis Denney said that Secrist's should receive a second letter with a \$50.00 fine.

- **Transfers** - #57 Robert L. & Doris I. Slagle to Jack B. Kirby, Jr. & Wilma L. Kirby

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

- Ernie Neumann made the motion to adjourn, and Bob Sons seconded it. It passed by consensus. The meeting adjourned at 9:45 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Monthly Board Meeting
March 5, 2002

Cash on Hand as of 01/31/02	\$	100.00
Checking Account Balance as of 01/31/02	\$	408.00
Money Market Account Balance as of 01/31/02	\$	38,209.07
	\$	38,717.07
Add 1 check back in from June 2001 never cashed	\$	250

Minus Bills Paid 12/31/01 through 01/31/02:

Rural Electric	311.83
PowerNet Global	2.27
Verizon	33.48
Verizon Wireless (one month free-programmed on wrong node)	-0-
Watts Copy	57.00
Nilwood Water	10.22
Greene & Bradford, Inc.	112.25
Girard Chamber of Commerce	30.00
Gary Hays (Cash rent 6 acres East side)	900.00
Dale Walk (Cash rent 4 acres East side)	600.00
Intuit (500 checks)	89.99
Cherry's	7.94
Walmart (bleach)	1.03
True Value (clamps to fix tables)	1.83
RW Troxell & Company (insurance)	6467.00
M & M Service (LP)	189.75
Quill (Bulletin Board, Self-Stick Notes, 2 boxes of blue Double-pocket Folders)	81.53
Girard Rescue Squad (2 nd yr. donation)	1000.00
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	1967.78
Total Paid -	\$14,133.21

Plus Income from 02/01/02 through 02/28/02

Assessments	\$ 28,161.35
Spec. Assessm'ts	5,632.27
Boat Stickers	360.50
Building Permit	20.00
Fines & Penalties	75.00
Interest Income	34.80
Transfer Fees	425.00
Earned by Maintenance Man	192.50
Miscellaneous	182.30
Total Income +\$	35,083.72

Total Cash, Checking, and Money Market as of 02/28/02 \$ 59,670.08

(Total Escrow held as of 01/31/02 \$14,900.00)

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, March 5, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 P.M.**

SUNSET LAKE ASSOCIATION

AGENDA

April 2, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MARCH 5, 2002

APPROVAL OF BILLS PAID FOR MARCH 2002

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- KEN VOLZ
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - Building Permit & related forms
Complaint Form

NEW BUSINESS - Ray Reardon's Ad Hoc Committee revision of Rule on Businesses on the Lake

TRANSFERS - #36 David P. & Ruth L. Beck to Jeffrey Rhodes & Christie Patterson
#239 J. Michael & Karen M. Riegler to First Midwest Savings (mortgage in default)

ADJOURNMENT -

Sunset Lake Association

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, April , 2, 2002 at the Community Center Hall, 30505 East Lake Drive, Girard. President Jim Dorr called the meeting to order at 7:00pm.

Roll call: Present were Jim Dorr, Bob Sons, Dennis Denney, Tom Erickson, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann. Absent were Ken Volz and Secretary Peg Volz.

Visitors:#62, John and Carol Schwandner; #64 Joe and Donna Dinora; #91, Don and Alice Starkweather; #115, George Toepfer; #105, Bill Harris; #286, Ed Snell

Secretary's Report President Dorr provided the following comments on notes left for the Board from a file provided by the Secretary. Cable Franchise Fee late; Secretary Peg Volz has completed corporate tax work; worked on May mailing; conducted orientation reference lots #36 & 36a; Riegor foreclosure in process, \$738.73; Lawson may have a buyer; 3-29-02 talked to Kirk Vidra on #49-lost in HUD system, had been working with Dan Diefer at Golden Feather Realty, but he quit; James A. Lesnaik Title Comp. has HUD on Lot 7 & Riley on lot 8-has left dozens of messages; 3-20-02, Charles Wooten has buyer for limo., but can't come to pick up yet. His buyer has a new job and cannot take off work but will get rid of it ASAP; Bill Woodrum, lot 47 leaving 12-27-01 and be back in March. Property line with He and #46, Edwards. Bob Sons said he will take care of it before the next meeting.; Note from Jim E. (Purch) stating he will get rid of the old car but requesting more time (30 days) since he is living in St. Louis. He plans to sell his property this summer.

Superintendent's Report - Bill Hohimer stated he has painted the lake boat, attached decals and prepared the boat for the summer work; picked up several containers of trash; cut trees, received black patch and is patching holes. President Dorr thanked Bill for constructing and installing the suggestion/donation box.

A motion was made by Tom Erickson to accept the minutes of the March 5, 2002 meeting. Motion seconded by Dennis Denney. Motion passed unanimously.

The March, 2002 bill list was approved as presented.

Committee Reports

Aquatic Control and Water Safety-Bob Sons. The January 15, 2002 report from the Illinois Department of Natural Resources addressing the April 26, 2001 lake survey with recommendations for lake stocking was discussed. Bob Sons will contact some people and then make a recommendation to the board on fish stocking for 2002. The question was asked if the lake enforcement officer keeps a log of verbal warnings issued to boaters. It was the consensus of the Board that a log of enforcement actions including verbal warnings should be maintained in the future. Dennis Denney asked if we are going to enforce the display of boat stickers this year. It was the consensus of the board that a sticker must be displayed before the boat is allowed to operate on the lake.

Building and Construction Committee-Dennis Denney. Dennis has OK'd a boat dock permit, a request from Scott Roberts to blacktop a portion of his drive and a request for a change order from Les Lockwood, lot 90. A motion was made by Dennis Denney and seconded by Bob Sons to allow the construction of a dog run by Patterson, lot 36. The motion passed unanimously.

Dam and Grounds Committee-Ken Volz. No report,

Finance Committee-Tom Erickson. Tom Erickson stated there appears to be no financial problems at present.

Legal and Insurance Committee-Allan Sharp. Allan stated that on 3-6-02 he met with Bill Hohimer to discuss the construction of a cable across the spillway as approved by the board. On 3-7-02 Allan was advised by Ken Volz that Ken had talked to Engineer Greg Humphrey who stated a cable across the spillway was not a good idea since it may collect debris and endanger the spillway. It was the consensus of the board to place buoys 20 to 25 feet in front of the spillway posted to prohibit trespass beyond this point.

Roads Committee-George Madair. George Madair commented on the road work Bill Hohimer has been completing at this time. Bill Hohimer stated the township road rock will not be delivered until mid-May.

Sanitation, Shoreline and Boat Docks Committee-Rick Whitehead. No report at this time.

Water Quality and Conservation-Ernie Neumann. Neumann requested the Board's direction on whether to proceed with introducing aquatic plant life into the lake for fish habitat as has been recommended by some individuals. Joel Cross a lake lot owner and employee of the Illinois Department of Natural Resources has offered to work with us if we want to proceed. There was a discussion on the pros and cons and no consensus to proceed. President Dorr advised Ernie Neumann to use his best judgment.

Old Business

Building Permit & related forms. Complaint Form. The draft Complaint form, Application for Permit, Occupancy Completion Certificate, Building Permit and Inspection Record were reviewed by the Board. The recommendation was made to include the rule violated on the Complaint Form. Bob Sons will submit the forms at the next meeting for final approval.

New Business

Ray Reardon's Ad Hoc Committee Revision of Business on the Lake rules. Ray Redrawn could not attend tonight's meeting, he will attend the next meeting.

Transfers-A motion was made by Dennis Denney and seconded by Tom Erickson to accept the transfer of lot #36 from David P.&Ruth L. Beck to Jeffrey Rhodes&Christie Patterson and to table the transfer of lot#239 from J. Michael & Karen M. Riegler to First Midwest Savings pending completion of paperwork. The motion passed unanimously.

Adjournment The meeting was adjourned by President Jim Dorr at 8:17pm.

SUNSET LAKE ASSOCIATION

Monthly Board Meeting
April 2, 2002

Cash on Hand as of 02/28/02	\$ 100.00
Checking Account Balance as of 02/28/02	\$ 408.00
Money Market Account Balance as of 02/28/02	\$ 59,162.08
	<u>\$ 59,670.08</u>

Minus Bills Paid

Rural Electric	308.89
PowerNet Global	4.81
Verizon	32.50
Verizon Wireless (one month free-programmed on wrong node)	34.32
Nilwood Water	8.55
Tom Day Business Machines (Gestetner 2430 + supplies)	2,351.14
Tom Day Business Machines (Service Contract 2-26-02 to 5-26-03)	265.00
Nelson Oil (chlorine tablets)	250.14
IL Dept. of Nat. Resources (SLA boat registration)	20.00
Quill (2 Ink jet cartridges & 2 Fax thermal refills)	104.47
IL Lake Management Association (renewal)	20.00
Wheeler & Ross (LP)	157.78
US Postal Service	389.20
Overton's (boat paddle, etc.)	57.95
True Value (tool rack, paint, batteries, stud finder)	23.08
Gregory M. Bierman, CPA (2001 Corp. Taxes)	635.00
Burgess & Son Ace Hardware (paint supplies)	13.14
Walmart (mints)	3.01
Burgess & Son Ace Hardware (hinge & lock for Donation box)	9.11
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	1967.78
	<u>Total Paid - \$ 8,925.18</u>

Plus Income

Assessments	\$ 14,281.74
Spec. Assessm'ts	2,856.13
Boat Stickers	344.00
Building Permit	100.00
Farm Income	1600.00
Interest Income	186.76
Earned by Maintenance Man	70.00
Miscellaneous	73.00

Total Income +\$ 19,511.63

Total Cash, Checking, and Money Market as of 03/31/02

~~\$ 70,160.55~~

(Total Escrow held \$14,900.00)

\$ 70,256.53

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, April 2, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 P.M.**

03/29/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of March 31, 2002

	<u>Mar 31, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	15,308.00
0125 First National Bank- ...	69,748.53
Total Checking/Savings	<u>85,156.53</u>
Total Current Assets	<u>85,156.53</u>
TOTAL ASSETS	<u>85,156.53</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	14,900.00
Total Other Current Liabilit...	<u>14,900.00</u>
Total Current Liabilities	<u>14,900.00</u>
Total Liabilities	<u>14,900.00</u>
TOTAL LIABILITIES & EQUITY	<u>14,900.00</u>

03/29/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through March 2002

	Jan - Mar '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	68,428.95	78,600.00	-10,171.05	87.1%
0301.2 Special Assmt Repair Dam	13,665.57	15,700.00	-2,034.43	87.0%
0305 Boat Permits	1,365.50 ✓	3,600.00	-2,234.50	37.9%
0311 Building Permits	145.00 ✓	900.00	-755.00	16.1%
0313 Fines & Penalties	85.69 ✓	600.00	-514.31	14.3%
0325 Farm Income	1,600.00 ✓	3,200.00	-1,600.00	50.0%
0335 Interest Income	274.91 ✓	1,200.00	-925.09	22.9%
0391 Transfer Fees	425.00 ✓	6,000.00	-5,575.00	7.1%
0397 Cable Franchise Fee	0.00	1,700.00	-1,700.00	0.0%
0398 Earned by Maint. Man	273.50 ✓	1,200.00	-926.50	22.8%
0399 Miscellaneous Income				
Chlorine Tablets	192.00			
Copies	5.20			
Donations	50.00			
Fax	4.00			
Sanitation Permit	10.00			
SLA Hats	45.00			
Sports/Chlorine Bottles	4.00			
0399 Miscellaneous Income - Other	0.15	3,000.00	-2,999.85	0.0%
Total 0399 Miscellaneous Income	<u>310.35</u>	<u>3,000.00</u>	<u>-2,689.65</u>	<u>10.3%</u>
Total Income	86,574.47	115,700.00	-29,125.53	74.8%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Total Legal Fees	228.00 ✓			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	<u>863.00</u>	<u>7,000.00</u>	<u>-6,137.00</u>	<u>12.3%</u>
0409 Office & Hall Supplies				
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00 ✓			
Paper Supplies	49.20			
Postage	340.00			
Printing	89.99			
0409 Office & Hall Supplies - Other	308.99	4,000.00	-3,691.01	7.7%
Total 0409 Office & Hall Supplies	<u>1,378.68</u>	<u>4,000.00</u>	<u>-2,621.32</u>	<u>34.5%</u>
0410 R & M -Dam	112.25	7,800.00	-7,687.75	1.4%
0411 R & M- Lake	130.95	1,000.00	-869.05	13.1%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	0.00	500.00	-500.00	0.0%
0414 R & M -Roads	0.00	8,000.00	-8,000.00	0.0%
0415.5 Conservation & Watershed	1,500.00 ✓	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	126.69	2,000.00	-1,873.31	6.3%

03/29/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through March 2002

	Jan - Mar '02	Budget	\$ Over Bud...	% of Budget
0418 Gas & Oil	0.00	2,500.00	-2,500.00	0.0%
0430 Utilities				
Gas & Electric	1,596.48			
Telephone	175.38			
Water	27.32			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	1,799.18 ✓	6,000.00	-4,200.82	30.0%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	300.14	2,400.00	-2,099.86	12.5%
Total 0498 Miscellaneous Expense	1,318.14 ✓	2,400.00	-1,081.86	54.9%
Equipment Reserve	2,139.64 ✓	3,840.64	-1,701.00	55.7%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendent	7,250.00	29,000.00	-21,750.00	25.0%
0404 Secretary Salary	4,875.00	19,500.00	-14,625.00	25.0%
0440 Employment Tax Expense	452.94	4,500.00	-4,047.06	10.1%
Total Payroll Expenses	12,577.94	53,000.00	-40,422.06	23.7%
Total Expense	28,426.47	117,540.64	-89,114.17	24.2%
Net Income	<u>58,148.00</u>	<u>-1,840.64</u>	<u>59,988.64</u>	<u>-3,159.1%</u>

04/30/02

SUNSET LAKE ASSOCIATION
Balance Sheet
As of April 30, 2002

	<u>Apr 30, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	19,208.00
0125 First National Bank- ...	75,560.77
Total Checking/Savings	<u>94,868.77</u>
Total Current Assets	<u>94,868.77</u>
TOTAL ASSETS	<u>94,868.77</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	18,800.00
Total Other Current Liabilit...	<u>18,800.00</u>
Total Current Liabilities	<u>18,800.00</u>
Total Liabilities	<u>18,800.00</u>
TOTAL LIABILITIES & EQUITY	<u>18,800.00</u>

04/30/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through April 2002

	Jan - Apr '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	75,634.35	78,600.00	-2,965.65	96.2%
0301.2 Special Assmt Repair Dam	15,096.64	15,700.00	-603.36	96.2%
0305 Boat Permits	2,099.00	3,600.00	-1,501.00	58.3%
0311 Building Permits	175.00	900.00	-725.00	19.4%
0313 Fines & Penalties	415.69	600.00	-184.31	69.3%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	378.82	1,200.00	-821.18	31.6%
0391 Transfer Fees	1,250.00	6,000.00	-4,750.00	20.8%
0397 Cable Franchise Fee	1,621.95	1,700.00	-78.05	95.4%
0398 Earned by Maint. Man	291.00	1,200.00	-909.00	24.3%
0399 Miscellaneous Income				
Chlorine Tablets	320.00			
Copies	17.00			
Donations	50.00			
Fax	4.00			
Sanitation Permit	20.00			
SLA Hats	50.00			
Sports/Chlorine Bottles	8.00			
0399 Miscellaneous Income - Other	35.15	3,000.00	-2,964.85	1.2%
Total 0399 Miscellaneous Income	504.15	3,000.00	-2,495.85	16.8%
Total Income	99,066.60	115,700.00	-16,633.40	85.6%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	433.40			
Total Legal Fees	661.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,296.40	7,000.00	-5,703.60	18.5%
0409 Office & Hall Supplies				
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	340.00			
Printing	89.99			
0409 Office & Hall Supplies - Other	358.28	4,000.00	-3,641.72	9.0%
Total 0409 Office & Hall Supplies	1,427.97	4,000.00	-2,572.03	35.7%
0410 R & M -Dam	500.00	7,800.00	-7,300.00	6.4%
0411 R & M- Lake	202.51	1,000.00	-797.49	20.3%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	0.00	500.00	-500.00	0.0%
0414 R & M -Roads	131.96	8,000.00	-7,868.04	1.6%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%

04/30/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through April 2002

	Jan - Apr '02	Budget	\$ Over Bud...	% of Budget
0416 R & M Equipment	149.08	2,000.00	-1,850.92	7.5%
0418 Gas & Oil	441.02	2,500.00	-2,058.98	17.6%
0430 Utilities				
Gas & Electric	1,901.13			
Telephone	246.08			
Water	35.87			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	2,183.08	6,000.00	-3,816.92	36.4%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	396.14	2,400.00	-2,003.86	16.5%
Total 0498 Miscellaneous Expense	1,414.14	2,400.00	-985.86	58.9%
Equipment Reserve	2,139.64	3,840.64	-1,701.00	55.7%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendent	9,666.66	29,000.00	-19,333.34	33.3%
0404 Secretary Salary	6,500.00	19,500.00	-13,000.00	33.3%
0440 Employment Tax Expense	452.94	4,500.00	-4,047.06	10.1%
Total Payroll Expenses	16,619.60	53,000.00	-36,380.40	31.4%
Total Expense	34,485.40	117,540.64	-83,055.24	29.3%
Net Income	64,581.20	-1,840.64	66,421.84	-3,508.6%

SUNSET LAKE ASSOCIATION

AGENDA

May 7, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF APRIL 2, 2002

APPROVAL OF BILLS PAID FOR APRIL 2002

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- KEN VOLZ
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - Building Permit & related forms - Definition of Modular Homes
Complaint Form passed with changes or not

NEW BUSINESS - Ray Reardon's Ad Hoc Committee revision of Rule on Businesses on the Lake

TRANSFERS - #16 Lester J. & Jodie M. Seman to Lester J. Seman (name change only)
#108 Mary A. Dopp to Sidney & Candice Colbrook
#157 James E. Davis to Larry & Delores Harter
#239 J. Michael & Karen M. Riegler to First Midwest Savings (mortgage in default)
#215 Robert D. & Judy L. Meeker to Darryl Taylor

ADJOURNMENT -

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

May 7, 2002

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, May 7, 2002, at the Community Center Hall, 30505 East Lake Dr., Girard. President Jim Dorr called the meeting to order at 7:00 P.M.

- **Roll Call:** Present were Jim Dorr, Bob Sons, Dennis Denney, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann.
- **Visitors:** #115,116 George Toepfer, #283 Shirley Owens, #281 Barb Johnson, #223 Lou Long, #62 John & Carol Schwandner, #101,101A Ed Burg, #105,106 Bill Harris, #64 Joe & Donna Dinora, #197 Mel Lomelino, #237 Ron Rice, #256A,257 Ray Reardon and #286 Ed Snell. Jim Dorr asked if there were any comments.
- #223 Lou Long said we need to address Lake Patrol that isn't being done. Bob Sons answered that Bill Tavernor has been out patrolling.
- #62 John Schwandner said the problem with Lake Patrol is that no one lives on the main part of the lake to see what is going on. Bob Sons said we don't have anyone 24 hours a day to patrol. Ken Volz said Pete McCoy patrolled 4-5 times a day and he had help. Carol Schwandner said we need to see the flag on the patrol boat to slow boaters down.
- #237 Ron Rice said he is getting washed out on West Lake Dr. from the 8-10 acres of field runoff across to our ground. The 8" culvert has been running full and his shoreline is being washed out. Ernie Neumann said he will be discussing that in his Conservation report later.
- #283 Shirley Owens and #281 Barb Johnson came to ask permission to use the Hall again for their Craft Fair on Nov. 16, 2002. The Secretary said that day is open. Ken Volz made the motion to have the Craft Fair on Nov. 16, 2002, and George Madiar seconded. It passed unanimously. Pres. Jim Dorr made the suggestion that home canned food and uncovered pans of food be restricted this time. Shirley Owens agreed and said she would check with Craig Bussman at the Health Dept.
- Barbara Newhouse came to the meeting to ask permission to move a house to a lot on Coultas Dr., Sunset Lake from Palmyra. She said it is a Cape Cod stick-built house, 1100 sq. ft. on 1st floor, and 550 sq. ft. on the second floor. She passed pictures around for the Board to look at. Dennis Denney said he would go over and look at the house, but it sounded like there wouldn't be any problem.
- **Superintendent's Report** - Bill Hohimer reported mowing grass in between rain down pours. He mowed last Saturday because rain was forecasted. He said on April 15th, he took care of the goose eggs. There were 15 nests on the island and 15 others around the lake. Bill said he checked on them again today and the eggs are bad. He also reported that he and Ken Volz checked on the dam due to all the rain. Bill said that Ernie Neumann followed him around Sunday before last in the rain to observed how full the culverts were, especially on the west side. Bill said he has delivered mulch and rock to several members. Jim Dorr asked him about the tree trimmers, and Bill explained that they were hired by Rural Electric to trim branches and trees away from power lines. He said he got 3 calls the first morning they were cutting trees, to do private jobs, so he asked Ken Volz to go ahead of the trimmers to approve or disapprove which trees were to be cut.
- **Secretary's Report** - The Secretary reported sending out the 10% penalty invoices in early April and the interest invoices in May. She worked on the Sunset News.Net for the May mailing, which went out early. She held 3 orientations and one closing at the Hall. Peggy asked the Board how much to pay Joe Ludek for bringing his buffer and new pads, and buffing the floors 4-5 times. George Madiar made the motion to pay him \$150 and Ken Volz seconded

it. It passed unanimously. Bill Hohimer said he found out that a used buffer will cost \$300-600.

- Jim Dorr informed the Board that #231 Wooten's Limousine and #157 Davis' old car are gone. Ken Volz said he should go over to talk to Larry Secrist, but is waiting for Larry's health to recover from a lung transplant on 3-21-02. Ken said Larry's son has been cleaning up, but mostly just stacking things up, and there are 3-5 unlicensed cars there. Jim Dorr said he will go over with Ken to talk to Larry Secrist.
- The Secretary asked Bob Sons if the railroad ties on Woodrum's had been moved over, and Bob said it would be embarrassing to ask because they are only 1 inch over the line.
- **Approval of the Minutes of April 2, 2002** - Ken made the motion to accept the Minutes, Tom Erickson seconded. It was passed unanimously.
- **Approval of the Bills Paid for April 2002** - Tom Erickson went through the Financial Report. George Madiar made the motion to accept the Bills Paid, Ernie Neumann seconded it. It passed unanimously.
- **Committee Reports:**
- **Aquatic Control & Water Safety** - Bob Sons said he talked to John Munchalfen concerning the letter from DNR, and he decided to order 8-10" Walleye this year. Bob said we should still take out all the stunted, small fish. Ken Volz said he heard that Otter Lake was having the same problem with stunted fish due to lack of cover. Bob Sons said the lake weeds are coming back. Ernie said the consensus was not to introduce water weeds into the lake.
- **Building & Construction** - Dennis Denney reported getting a request for a porch replacement at #122-123 that he will look at. #118 Richard Mauk is requesting a 28' X 40' garage, which is over 900 sq. ft. Dennis said it is 1120 sq. ft. Ron Rice asked if there was going to be a bathroom in it, and Dennis said no. He said Richard Mauk has 4 vehicles, plus some in storage. Dennis Denney made the motion to pass the garage, and Bob Sons seconded it. It passed unanimously. Dennis also said he checked on #103 Broadway's footings, foundation, and the framing that is going up, and everything looks good.
- **Dam & Grounds** - Ken Volz said he hasn't received an estimate to repair the dam from Miller as promised, and Anderson and the others haven't responded yet either. Ken said it looks like we won't get any work done on the sidewalls before July or August. Also, on Sunset Dr. there are some trees out into the road that need to be cut and a retaining wall of railroad ties that are rotten and need to be replaced.
- **Finance** - Tom Erickson went through the Budget vs. Actual Report and reported that 96.2% of the assessments are in. He said that 3 of the largest A/R's make up 73% of the Accounts Receivables. The Secretary said that the Riegor/First Midwest transfer finally went through, so we should be receiving all the papers and checks this week, and that Dan Lawson's mailing came back "undeliverable". Tom said the Budget looks good. Ken Volz asked why we don't put part of the funds in a 90-day CD to get a little more interest. Tom agreed to look into it.
- **Legal & Insurance** - Allan Sharp said he talked to Jim Turner who told him he couldn't find earthquake insurance for the dam. Allan said he received a call concerning whether or not we would allow a boat motor over 50HP on the lake if only a trolling motor was used. He said it was a 150HP inboard motor. Ray Reardon said in the past we allowed members to keep the motors, but only use a trolling motor. In the case of an inboard motor, that isn't possible. George Madiar said he believed there were motors over 50HP on the lake, but they had different covers. Carol Schwandner said to ask for proof of insurance, but Allan said they could lie about it on their insurance, too.
- **Roads** - George Madiar thanked Ernie Neumann for going out with Bill that Sunday when it rained so hard. George said Bill has been busy keeping the culverts open and free of debris. He said Bill has also been hauling rock and road patch.

- **Sanitation, Shoreline & Boat Dock** – Rick Whitehead said he has been waiting for it to dry up so Rick Maguire can get started on #263 Snodgrass' Sand Filter installation. It has been too wet.

Water Quality & Conservation – Ernie Neumann said he will start checking water clarity, which won't be very good due to all the runoff from the heavy rains. Ernie informed the Board that the runoff from the farm ground west of West Lake Dr. is the worst problem we have. He talked to the land owner just west of SLA ground and he is willing to work with us. Ernie talked with the Dept. of Conservation, who might pay 90% of the project. He said there are 2 alternatives: do the silt prevention work ourselves with the land owner or cash rent filter strips at \$150/acre for 2-3 acres. Ray Reardon said to talk to John Earley about it. Ken Volz asked if the land owner would sell the necessary ground to us? Ernie said it would cost around \$3000 to do the work and he will see if Conservation will pay for 90%. Bob Sons said we would have to buy a minimum of 5 acres. Jim Dorr told Ernie to have Conservation look at Union Chapel Road where it washes from the field over to Sunset Lake ground, when they come down. Ken Volz made the motion to spend up to \$450 on eliminating the silt problem, and George Madiar seconded it. It passed unanimously. Ron Rice said we'll have cleaner water, but he will still be getting washed out. Ernie said we are a part of the surrounding water shed. Ray Reardon asked if we could survey a ditch through the timber down along Emerson and drain the water to Otter Creek? Ernie said he would look into it as an option. Jim Dorr said a filter strip of grass would help. Ron Rice asked if it was possible to put another culvert there? Ernie said that wouldn't solve the runoff problem. Bill Hohimer said there used to be one culvert by #239 the log cabin, and he has put in 2 more culverts, but he could increase the size of the culverts. Ron Rice said we need a culvert around the area of lot #247. Ernie said he will investigate our options.

OLD BUSINESS:- Building Permit & related forms – Definition of Modular Homes – done. The Secretary asked if we need a check-off on Sanitation on these forms, since we have our own Sanitation Permit, plus we get a copy of the Macoupin County Permit. She also asked what numbering system to use as Permit numbers: 1,2,3, etc., or lot numbers? Dennis Denney said our lot numbers should be used and Bob Sons agreed.

- **Complaint form passed with changes** – done
- **NEW BUSINESS: Ray Reardon's Ad Hoc Committee revision of the Rule on Businesses on the Lake** – Ray Reardon gave each Board Director a copy of the "Suggested Wording For SLA Rule Regarding Businesses" and "Suggestions/Input From Ad Hoc Committee". Pres. Jim Dorr suggested that all the Board Directors review this suggested addition to the rules until the next Board meeting. Ray Reardon said the Ad Hoc Committee consisted of himself, Ernie Neumann, John Earley, Ed Snell, Bob Sons and John Munchalfer.
- **Transfers** – #16 Lester J. & Jodie M. Seman to Lester J. Seman (name change only)
#108 Mary A. Dopp to Sidney & Candice Colbrook
#157 James E. Davis to Larry & Delores Harter
#239 J. Michael & Karen M. Riegler to First Midwest Savings (mortgage in default)
#215 Robert D. & Judy L. Meeker to Daryl Taylor

George Madiar made the motion to accept the transfers, and Tom Erickson seconded it. It passed by consensus.

- **Adjournment** – George Madiar made the motion to adjourn, and Ken Volz seconded it. It passed by consensus. The meeting adjourned at 8:35 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Monthly Financial Report May 7, 2002

Cash on Hand as of 03/31/02	\$ 100.00
Checking Account Balance as of 03/31/02	\$ 408.00
Money Market Account Balance as of 03/31/02	\$ 69,748.53
	\$ 70,256.53

Minus Bills Paid

Rural Electric	304.65
PowerNet Global	3.03
Verizon	33.35
Verizon Wireless (one month free-programmed on wrong node)	34.32
Nilwood Water	8.55
Greene & Bradford Engineers	387.75
Louis Marsch (chip mix)	131.96
Polsinelli, Shalton & Welte (#49 bankruptcy)	433.40
D & D Service (oil, lube, battery)	93.95
Quill (paper)	42.39
M & M Service (fuel)	441.02
Sec. of State (truck & trailer license renewal)	96.00
Walmart (Handiwipes, TP)	9.29
IL Dept. of Revenue (quarterly withholding)	341.28
IL Dept. of Employment Security	72.75
Burgess & Son Ace Hardware (hinge & lock for Donation box)	9.11
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	1967.78

Total Expenses - \$ 6,679.89

Plus Income

Assessments	\$ 7205.40
Spec. Assessm'ts	1431.07
Boat Stickers	733.50
Building Permit	30.00
Fines & Penalties	330.00
Interest Income	103.91
Transfer Fees	825.00
Cable Franchise Fee	1621.95
Earned by Maintenance Man	17.50
Miscellaneous	193.80

Total Income +\$ 12,492.13

Total Cash, Checking, and Money Market as of 04/30/02 \$ 76,068.77

(Total Escrow held \$18,800.00)

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, May 7, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 PM**.

SUNSET LAKE ASSOCIATION

AGENDA

June 4, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF MAY 7, 2002

APPROVAL OF BILLS PAID FOR MAY

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- KEN VOLZ
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - Ray Reardon's Ad Hoc Committee revision of Rule on Businesses on the Lake

NEW BUSINESS -

TRANSFERS - #16 Lester J. & Jodie M. Seman to Lester J. Seman (name change only) Les would not sign Sanitation Rider to the Lease - rescind transfer

ADJOURNMENT -

Sunset Lake Association

SPECIAL MEETING MINUTES

June 4, 2002

The Sunset Lake Association Board of Director's held a special meeting on Tuesday, June 4, 2002 at the Community Center Hall, 30505 East Lake Dr., Girard. President Jim Dorr called the meeting to order at 7:00 P.M.

- **Present were:** Jim Dorr, Dennis Denney, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, Ernie Neumann, and Bob Sons.
- **Determination of Quorum:** Pres. Jim Dorr informed the members that there were 54 present and 27 proxies, which constitutes a quorum.
- President Jim Dorr informed the members that an amendment was passed by the Board for the member's consideration. It is an addition to Section 7, Removal of a Director. He read the proposed amendment and the definitions of malfeasance, misfeasance, and nonfeasance. He called for a motion to accept this Bylaw Amendment. #62 John Schwandner made the motion to accept the Bylaw amendment, and Lou Long seconded it. Jim Dorr asked if there was any discussion.

Ray Reardon asked if this is initiated by a. or b., then the actual removal would be by a two thirds (2/3) vote at an Annual or Special Meeting? Jim Dorr said that is correct. #267,268 Joe Clevenger said the wordage isn't clear. Pres. Jim Dorr said the wordage has been shown to our attorney and we are not changing any wording as passed by the Board. #269,270 Ken Boyd asked what the definition of "conflict of interest" is? Jim Dorr said that the Board will make that determination. #221 John Munchalfen asked where the definitions came from because he looked these up and could only find two that were similar. Jim Dorr said from a Legal Dictionary. Ken Boyd asked if conflict of interest was in the dictionary and Jim answered he didn't know. #276 Bill Tavernor said if someone runs for a certain position on the Board, but he is put on another committee, he is doomed to failure. Bill Tavernor said if people run for a certain position, they know the obligations of that position and if they get that job, then you hold them responsible for that job, not some job the Board wants them to do. Jim Dorr answered that it has never been done that way, and after the last Annual Meeting in Executive Session, each Director picked the Committee they wanted to Chair, but unfortunately Bob Sons did not attend that meeting, so he was assigned a position. Bill Tavernor said he ran for Lake Patrol because he isn't qualified to run for anything else, and if he hadn't gotten Lake Patrol, he would probably resign from the Board. John Munchalfen asked if the Secretary's position applies to this amendment? Jim Dorr said that position is hired and fired by the Board. #8 Jeanette Earley asked why we need this amendment since we have not needed it in the past? Jim Dorr told her that it was brought up to the Board and he read Article IV, Section 7 as it is. Jeanette Earley asked if this is such a serious issue that it couldn't wait until the Annual meeting. Jim Dorr answered yes, and he asked for a vote on Ballot 1 for a yes to approve the amendment or a no vote against passing it.

- After counting the votes, the President said the vote was 54 yes and 27 no, which is exactly 2/3's vote to approve the new amendment to the Bylaws. The motion passed. The meeting was adjourned at 7:25pm.

Secretary,
Peggy L. Volz

paying somebody to do it. He didn't witness any real problems and everybody was having fun, going fast during fast times. Bob said he will probably order the fish this week and they will be 8-10" walleye. He said there are quite a few members who don't have their boat stickers on yet, and he didn't either, but at the last meeting we discussed this and it was decided that they didn't have to have stickers on the boats until after Memorial Day. Jim Dorr said that is not correct, it was in the newsletter that everyone was to have their stickers on by May 25th. Bob said he misunderstood what was said at the last meeting. Jim Dorr said it was the consensus at the last meeting and came out in the newsletter that boat stickers had to be on by May 25th. Jim said you can pay for it when you pay your assessments or through the mail. You know you have a boat and are going to put it in the lake, so you should know that you have to have a sticker. There is no excuse. #62 John Schwandner asked why the fish have to be ordered so far in advance? Jim Dorr said we asked to be the last delivery, but we need to get them ordered.

- Ray Reardon said that in the past if you told a Board Director, particularly the Chairman of Aquatic, that you were picking up a boat on a weekend, then it was OK to go to the office for the sticker the following week. Pres. Jim Dorr said his recommendation is that you have a boat and you know you have to get a sticker before it goes in the water, or get it when you pay your assessments. #267,268 Joe Clevenger asked Bob Sons if it was his responsibility to take care of missing signs on the lake, particularly one that is gone on the northwest side? Bob answered he wasn't really sure, but he would like to get some of the signs out of the lake because they are dangerous. Ken Volz said kids drag them off.
- **Building & Construction** – Dennis Denney reported issuing 3 permits for boat docks, and one porch. He went over and checked #90's footings and foundation for a new house. He said there is one boat dock that has to be determined how far out into the cove it can go, which he will resolve.

Dennis said he was out on the lake this weekend, too, being second chair on that committee, and there are lots of boats with no current stickers on them. He said we really need to take action. He agreed that it is time to fine some boaters, rather than warn them. Ray Reardon said he picked up a new boat Saturday, called the chairman to let him know, and got his stickers on Monday. Dennis said it is not etched in stone, and if someone stopped him to tell him they were getting their stickers Monday, that is fine. He said he stopped a pontoon with several young children on it without their life jackets on, and that cannot be tolerated. They had jackets and put them on. He stopped one other boat that was anchored on the northwest end in the main body of the lake, and the man and his wife and baby were swimming. Dennis had them go back to their own shoreline. He said he had people stop him and apologize for not having their stickers yet. Dennis said what Pete McCoy always took into consideration was attitude. Dennis said he wished he would have gotten a call about the pontoon on the east end with the kids, because he would have taken care of the problem. #62 John Schwandner said he thinks people not from the lake are putting their boats in here on weekends because he can see the boat landing from his home. Jim Dorr said that they must have an Illinois sticker and a SLA sticker. Ken Volz agreed with John Schwandner that someone should sit at the landing and watch the boats with no SLA stickers on them go into the lake. Dennis Denney said he can see boats he has never seen before coming into the lake on weekends. He added that one boat he tried to find had a Missouri license, but he couldn't find it. #24 Carl Mayes asked if a warning sign could be put at the boat launch? Dennis Denney said that would be better than nothing. Jim Dorr asked Peggy if we have any ticket booklets, and was told no. Dennis Denney said we need them. #221 John Munchalfen asked how the tickets would be handled; hand it to them, mail it or what? Jim Dorr said that it is up to the patrolman, but he assumed it would be handed to them, and it could be a warning and/or a fine, and if there is a history, then a \$50.00 fine, or for a 3rd offense it would be a \$100 fine and loss of privileges for the rest of the year. John Munchalfen asked if you will allow it to be mailed? Dennis Denney answered that if they are out on the lake, you

don't want to get the ticket wet, but they would be told what they had done to warrant a ticket and mail it. Jim Dorr said you can give them a ticket and/or mail it. Ken Volz asked if the Board will decide if there is a fine or does the Chairman decide? Ken added that he caught a lot of flack when he was on Sanitation for sending out fines and he would like this clarified. Jim Dorr answered if you see a flagrant violation, then send them a fine. #221 John Munchalfen said the reason he asked about fines is because the person who had Lake Patrol prior to him went through that exact scenario and it was very crude, and let's leave it at that. John Munchalfen said that if he were speeding and being reckless, and was issued a ticket in person that would be proper, but he didn't think it would be proper to get a ticket 2-3 days later in the mail without being informed. Jim Dorr answered that they would be told on the lake that a ticket was going to be in the mail. Dennis Denney said no blind tickets will be sent, but if the violator was spoken to on the lake and 2-3 days later they get a ticket in the mail, that is fine. Jim Dorr said that not everyone will have a ticket booklet, so they should notify Bill Tavernor.

- **Dam & Grounds** - Ken Volz said he put buoys around the spillway that came out of Bill Hohimer's inventory. He said he liked Ernie Neumann's suggestion of using white paint on the spillway wall saying "Stay back" or "Warning". He had 4 mowing letters sent out. Andy Miller is going to give us an estimate for time and material to finish the work on the walls of the dam, but it is still too wet. It must be dry or the work can't be done. He said he has received a complaint on burning garbage and plastics, which he will take care of.
- **Finance** - Tom Erickson said he had nothing further to report.
- **Legal & Insurance** - Allan Sharp said he still hasn't had any luck on earthquake insurance. He was asked to take care of a nest of 8 Cotton Mouths from a neighbor, which he did. They had moccasin markings.
- **Roads** - George Madiar said we have always used Louis Marsch to do our roads, but this might be the last year they will do driveways. They can't make as much money taking a whole day doing driveways here as they can doing straight roads. George said Bill Hohimer has talked with Marsch and will be doing black patching to get the roads ready before July 4th. But, it depends on the weather, mowing grass, cutting trees and other jobs Bill does around the lake. George informed the Board that Bill saved us \$55.00 per hour at Konneker Brown by fixing the hydraulic hose himself. George said that even though Marsch doesn't want to do driveways, they will do them this year. The price is \$1.50/running ft, but this may be the last year for driveways.
- **Sanitation, Shoreline & Boat Dock** - Rick Whitehead was absent, so Ken Volz addressed the list of #154,154A George Robson's violations from 10-19-00. The burn pile and rip rap have not been taken care of. Ed Smith went over the first time and Ken went over a second time. He already received a fine. George Madiar said we have given him two years, so send him a second fine of \$50.00. Ken suggested that George go over with him to let Robson know that he has 30 days to do the work, or we should have it done and bill him for it. There is no reason he shouldn't rip rap like everybody else. Ken added that there are a number of leases that have little or no rip rap. Jim Dorr said it should be done. Bob Sons said he read the letter and agrees that Robson should rip rap, but the letter is 2 years old, so he should have been notified last year. Ken said we could give him 45 days. Bob Sons said we should go over and talk to him, but Ken said they won't answer the door even when they are sitting right there watching TV. Peggy added that they have refused to pay the fine. Ken Volz asked Ray Reardon if there is a one year deadline on rip rapping, like he found out on Sanitation. Ray answered that it should be rip rapped. Jim Dorr read Section 32 on Fines. Ray said this is an on-going non-compliance. Jim Dorr said he should receive a second fine of \$50.00 and 30 days to rip rap, or there will be a third fine with suspension of all privileges. Ernie Neumann said this is an on-going problem that was not resolved. Jim Dorr said this is a second offense with a \$50.00 fine and 30 days to comply, and should be sent "return receipt

requested". Jim said there are others who need rip rap as well, and some boat docks that need to be looked at.

Water Quality & Conservation – Ernie Neumann said we are still working with the land owner and Conservation on the west side of the lake. #89 Paul & Shirley Erley are still taking water quality tests. The first test done on May 14th, the water clarity was only 4 inches due to the flooding we have had. Last week it had cleared up to 16 inches. The water quality has been much worse than it has ever been. Due to the flooding our lake water looked like brown dirt. They think by the next test the clarity should be better, unless it pours again. Bob Sons said he looked at diverting water to the County ditch. Ernie informed the Board that we can't divert water to the County ditch. Ernie explained that our water goes under the road, and water flows naturally toward the County ditch anyway, but that volume of water can't. Ernie said it is the State law and there are no exceptions. Bob Sons said it looked like a good idea. Ray Reardon brought up parasitic round worms that you can see as red strings in the eyes, but the fish can be eaten with no problems. Ernie said that he has seen bass that were caught, thrown back and then they die and wash up on the rip rap. And he said he has seen small fish thrown up on rip rap to get rid of them, but they should be buried. Dennis Denney said he has caught some fish with a red jelly in them, and Ray Reardon said that is what he was referring to and it is not harmful.

- **OLD BUSINESS:-** : **Ray Reardon's Ad Hoc Committee revision of the Rule on Businesses** – Jim Dorr said you heard what Carol Schwandner read to us before. He read the suggested revision. Bob Sons said this addresses on-site business and he has a list of 55 businesses on the lake. Ken Volz said it doesn't extend beyond their house. George Madiar said Dave Beck came to the Board and asked permission for his business and was going to store his equipment in town, but he didn't and we got complaints from neighbors. Dave had promised Bob Hanauer that he would move his equipment out, but didn't. Bob Sons said he was at that meeting and Dave Beck did not promise to store his machinery in town, but George Madiar disagreed. Ray Reardon said Dave said he could get most of his equipment inside his garages, because at the time he had small equipment. Bob Sons said that the Board agreed to let Beck run his business, and a lot of people drive their company vehicle home. Ray Reardon said we don't restrict the number of vehicles a member has. Ken Volz said there is a difference between personal and commercial vehicles. Ernie Neumann said we can't have a traffic problem. Ken Volz said we cannot allow advertising on vehicles, because once it gets started, it will proliferate. Bob sons said there are already 55 businesses on the lake, and asked where it says you can't have signs in the rules? Ray Reardon said it is in the Rules (Section 29). Bob Sons said these aren't signs we are talking about. Jim Dorr asked about the 55 businesses? Bob Sons said he didn't have the list with him now, but he can give the names of those running home offices on the lake, and there are a bunch of kids that work on the lake. #62 Carol Schwandner said that is covered in her letter to the Board, that if you can walk down the street and can't see someone operating a business, that is fine. Bob Sons said then kids can't mow for their neighbors. Carol said what goes on inside your house is your business, but if there are commercial vehicles or materials, wiring, trucks with advertising, then it is obvious that there is a business there. There is a distinction. Ray Reardon said that would apply to any business in the home and the Board can be selective. Carol said that is why we elect a Board to make these decisions, and according to the Bylaws, it says recreational and residential. Ken Volz asked what the lot size has to do with anything? Ray Reardon answered that the committee wanted the Board to be aware of the difference in lot size and location when considering whether to allow a business. Tom Erickson said if you can't tell someone has a home business, how would you enforce it. Bob Sons said when he drives home, they can see my truck and will know I have a business. Ken Volz said but it is gone the next morning. Jim Dorr said the size of the lot makes no difference and he could not see much difference between our present rule and the suggested rule change. He added that you have the right to

elect a new Board the next time, if the members don't like what the Board has done. Ray Reardon said that there is no definition or clarity on what is a business on the lake. Bob Sons asked if he has to ask for permission to have a business or wait until someone complains. Carol Schwandner said according to the way it is now, Bob Sons should have asked permission first. Bob Sons said what are you going to do with the other 54 people who have businesses. Ken Volz said the Bylaw is clear when it says residential or recreational, which means no advertisement (signs) or business equipment. #221 John Munchalfen asked if there are 2 commercial vehicles parked overnight and the next day, are they in violation? George Madiar made the motion to leave the rule on businesses the way it is written, and Ken Volz seconded it. Ernie Neumann asked if we are going to enforce this or not, and there is a lot of ambiguity. Ernie said he felt we are a long way from resolving this problem. #68 Ike Hines asked what the problem was with a hobby and is that a business? Jim Dorr said if they sell out of their house or they take their crafts elsewhere to sell, is the difference. Ken Volz said we have a motion to vote on, or we could be here all night, so let's table it and move on or vote. Pres. Jim Dorr called for a vote. The vote was 7 yes and Bob Sons voted no. The motion passed to leave the rule the way it is. Bob Sons asked again if he needed Board approval to run a business. Jim Dorr answered yes. Ed Snell asked as well, and he was told yes. Jim Dorr said just don't bring all 20 trucks home.

- Pres. Jim Dorr told the Board we received a letter from M & M Service Company today. It concerned different payment programs for propane, but no prices were in the letter. The Secretary explained that the year before last, we prepaid and saved money, but last year we paid more by prepaying due to the mild winter. She was told to get prices.

- **NEW BUSINESS: None**

- **Transfers** - #16 Lester J. & Jodie M. Seman to Lester J. Seman (name change only) Les would not sign the Sanitation Rider to the Lease - rescind transfer

The Secretary explained that she had made 3 attempts to get Les Seman to return the signed Sanitation Rider with no response. Lester and Jodie are divorced, and have been for quite some time. Ken Volz made the motion to rescind the transfer, Tom Erickson seconded. It passed by consensus.

- **Adjournment** - George Madiar made the motion to adjourn, and Tom Erickson seconded it. It passed by consensus. The meeting adjourned at 9:00 PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Monthly Financial Report June 4, 2002

Cash on Hand as of 04/31/02	\$	10000
Checking Account Balance as of 04/31/02	\$	40800
Money Market Account Balance as of 04/31/02	\$	45,560.77
3-Month CD at 2.35% as of 05/08/02	\$	30,000.00
	\$	<u>76,068.77</u>

Minus Bills Paid

Rural Electric	301.13
PowerNet Global	2.25
Verizon	34.70
Verizon Wireless	34.32
Nilwood Water	8.55
Twin C Trucking (rock delivered)	179.32
Joe Ludek (for buffing floor)	150.00
Sec. of State (Not for Profit Corp. Report)	5.00
Rural King (trees & supplies)	148.77
Burgess & Son Hardware (locks, spray paint, compost)	44.87
Walmart (Ant Killer, TP)	9.63
Cherry's (Cremora)	2.00
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	1967.78

Total Expenses - \$ 5,157.63

Plus Income

Assessments	\$ 1,000.00
Spec. Assessm'ts	150.00
Boat Stickers	749.50
Building Permit	110.00
Fines & Penalties	115.00
Interest Income	173.76
Transfer Fees	1,200.00
Earned by Maintenance Man	124.00
Miscellaneous	119.00

Total Income + \$ 3,741.26

Total Cash, Checking, and Money Market as of 05/31/02 \$ 74,652.40

(Total Escrow held \$35,150.00)

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, June 4, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 PM**

05/31/02

SUNSET LAKE ASSOCIATION

Budget vs. Actual

January through May 2002

	Jan - May '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	76,648.93	78,600.00	-1,951.07	97.5%
0301.2 Special Assmt Repair Dam	15,249.56	15,700.00	-450.44	97.1%
0305 Boat Permits	2,828.50	3,600.00	-771.50	78.6%
0311 Building Permits	285.00	900.00	-615.00	31.7%
0313 Fines & Penalties	530.69	600.00	-69.31	88.4%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	554.45	1,200.00	-645.55	46.2%
0391 Transfer Fees	2,450.00	6,000.00	-3,550.00	40.8%
0397 Cable Franchise Fee	1,621.95	1,700.00	-78.05	95.4%
0398 Earned by Maint. Man	415.00	1,200.00	-785.00	34.6%
0399 Miscellaneous Income				
Chlorine Tablets	408.00			
Copies	16.40			
Donations	70.00			
Fax	10.00			
Sanitation Permit	20.00			
SLA Hats	45.00			
Sports/Chlorine Bottles	8.00			
0399 Miscellaneous Income - Other	35.15	3,000.00	-2,964.85	1.2%
Total 0399 Miscellaneous Income	612.55	3,000.00	-2,387.45	20.4%
Total Income	102,796.63	115,700.00	-12,903.37	88.8%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	433.40			
Total Legal Fees	661.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,296.40	7,000.00	-5,703.60	18.5%
0409 Office & Hall Supplies				
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	340.00			
Printing	89.99			
0409 Office & Hall Supplies - Other	519.91	4,000.00	-3,480.09	13.0%
Total 0409 Office & Hall Supplies	1,589.60	4,000.00	-2,410.40	39.7%
0410 R & M -Dam	500.00	7,800.00	-7,300.00	6.4%
0411 R & M- Lake	214.19	1,000.00	-785.81	21.4%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	99.28	500.00	-400.72	19.9%
0414 R & M -Roads	311.28	8,000.00	-7,688.72	3.9%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	231.76	2,000.00	-1,768.24	11.6%
0418 Gas & Oil	441.02	2,500.00	-2,058.98	17.6%

05/31/02

SUNSET LAKE ASSOCIATION

Budget vs. Actual

January through May 2002

	<u>Jan - May '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
0430 Utilities				
Gas & Electric	2,202.26			
Telephone	317.35			
Water	44.42			
0430 Utilities - Other	<u>0.00</u>	<u>6,000.00</u>	<u>-6,000.00</u>	<u>0.0%</u>
Total 0430 Utilities	<u>2,564.03</u>	<u>6,000.00</u>	<u>-3,435.97</u>	<u>42.7%</u>
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	<u>0.00</u>	<u>6,500.00</u>	<u>-6,500.00</u>	<u>0.0%</u>
Total 0434 Insurance	<u>6,480.00</u>	<u>6,500.00</u>	<u>-20.00</u>	<u>99.7%</u>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	<u>401.14</u>	<u>2,400.00</u>	<u>-1,998.86</u>	<u>16.7%</u>
Total 0498 Miscellaneous Expense	<u>1,419.14</u>	<u>2,400.00</u>	<u>-980.86</u>	<u>59.1%</u>
Equipment Reserve	2,139.64	3,840.64	-1,701.00	55.7%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendant	12,083.32	29,000.00	-16,916.68	41.7%
0404 Secretary Salary	8,125.00	19,500.00	-11,375.00	41.7%
0440 Employment Tax Expense	452.94	4,500.00	-4,047.06	10.1%
Total Payroll Expenses	<u>20,661.26</u>	<u>53,000.00</u>	<u>-32,338.74</u>	<u>39.0%</u>
Total Expense	<u>39,447.60</u>	<u>117,540.64</u>	<u>-78,093.04</u>	<u>33.6%</u>
Net Income	<u>63,349.03</u>	<u>-1,840.64</u>	<u>65,189.67</u>	<u>-3,441.7%</u>

05/31/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of May 31, 2002

	<u>May 31, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	35,558.00
0125 First National Bank- ...	44,144.40
0131 FNB-CD	30,000.00
Total Checking/Savings	<u>109,802.40</u>
Total Current Assets	<u>109,802.40</u>
TOTAL ASSETS	<u>109,802.40</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	35,150.00
Total Other Current Liabilit...	<u>35,150.00</u>
Total Current Liabilities	<u>35,150.00</u>
Total Liabilities	<u>35,150.00</u>
TOTAL LIABILITIES & EQUITY	<u>35,150.00</u>

SUNSET LAKE ASSOCIATION

AGENDA

July 2, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF JUNE 2, 2002

APPROVAL OF BILLS PAID FOR JUNE

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- KEN VOLZ
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - #154, 154A George & Patty Robson's burn pile & rip rap to be done by July 14, 2002

NEW BUSINESS - Fund Raiser for Girard Rescue Squad

TRANSFERS - #132 Randall H. & Mary P. Jones to Joel & Kathleen Cross
#239 First Midwest to Neil M. Brown

ADJOURNMENT -

Sunset Lake Association

MINUTES OF THE MONTHLY MEETING

July 2, 2002

The Sunset Lake Association Board of Director's monthly meeting was held on Tuesday, July 2, 2002, at the Community Center Hall, 30505 East Lake Dr., Girard. President Jim Dorr called the meeting to order at 7:00pm.

- **Roll Call:** Present were Jim Dorr, Bob Sons, Dennis Denney, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann.
- **Visitors:** #62 John & Carol Schwandner, #168 Lucille Pharris, #164 Mildred Ramsey, #64 Joe & Donna Dinora, #155 Maxine Hohimer, #154,154A George & Patty Robson, #165 Mike & Debbie King, #49B Pat Clarke, #256A,257 Ray Reardon, #7 Clarke Steigerwald and #286 Ed Snell.
- #62 Carol Schwandner commended the Board Directors for patrolling the lake. She said that 6 of the 9 went out to patrol.
- #165 Mike King, who received a rip rap letter, said he saw the guys who came over and they didn't get out of the boat to measure anything, and he only has 2 feet that needs rip rap. His neighbors received letters, also. He said his hillside eroded over the rip rap, and that the cove doesn't get much wave action and is very steep. He asked if you guys ever talk to anyone before sending a threatening letter? He said rip rap will not fix the problem, and he felt that his neighbors who received letters are being harassed. Jim Dorr said the members of that Committee should meet with him. Ken Volz said that we have had lots of rain, which mostly came in from the back of slews that need to be protected, and we have 300 to check. Mike said give people a chance before you send them a letter threatening to fine them. Mike then read the rule quoted in the letter. Jim Dorr said that is the rule. Ken Volz and Dennis Denney said they would go over, but Dennis said that the letter was not sent as a threat, but instead tried to help make members aware of a problem.
- #154,154A George & Patty Robson complained about the fines they have received for polluting the lake with runoff from the dog's cage, burn pile, lack of rip rap and rotten railroad ties. George Robson said he put blocks on each side of the burn pile, and he took care of the dog problem. He said he was blamed for a bad septic, which Ken pointed out was coming from the neighbor's vent pipe. Patty said the rip rap was done 10 years ago and was fine then, so how can it be deficient now? Ken pointed out that all rip rap must be constantly maintained because it rolls into the lake as time passes. Jim Dorr said the Committee will meet with you at your convenience. Rick Whitehead said he would talk with them after the meeting.
- **Superintendent's Report** - Bill Hohimer reported mowing a lot of grass. He said the black-patching crew will be here tomorrow to work on North Circle Dr. and West Lake Dr. Bill said there are 17 driveways to do when the oilers come on July 11, 2002.
- **Secretary's Report** - The Secretary said she called M & M Service and they recommended not prepaying propane this year. She got the Special Mailing out, updated the web site, sent out 14 rip rap letters and interest invoices. She thanked Carol Schwandner, who found a "Baby Changing Table" for \$10.00, and it was used the very first day it was here. #249,250 Larry Royer has a new house on #249 which he is selling to build another new house on #250, but wants to move the lot line 10-15 ft. to allow for more room on #250. He also wanted to know if it is alright if he and his wife live in a motor home while the new house is under construction. She said we already have one couple living in a motor home on #103. Ken Volz said sanitation must be taken care of, and #103 Broadway had a septic system put in before they were living here. Jim Dorr said the Committee should look into this, and he asked if

moving lot lines had been done in the past and was told yes. Dennis Denney asked if he would have it surveyed, and was told yes.

Approval of the Minutes of June 2, 2002 – Jim Dorr said he wanted to clarify that on page one, line 16, it should read “and Bill Tavernor was out on his pontoon, and in the next sentence, Jim stopped a speeder on May 29th, and #130 Peggy Smith was talking about an incident on June 2, 2002. George Madiar asked if Bill Tavernor is patrolling or not, and Jim Dorr said he did not accept the position, but Jim is going to talk to him. Right now, Jim said all Board Directors will need to patrol. Jim Dorr said on page 3, it should not say Bill Tavernor will patrol, but Bob Sons, Dennis Denney and Allan Sharp are on the Committee.

Bob Sons asked if the Board gave him permission to run a business, and Jim Dorr said it was not voted on. He read from page 5 in the Minutes where it said, “Bob Sons asked again if he needed Board approval to run a business. Jim Dorr answered yes.” Bob Sons said he asked for permission and everybody said yes, and then Ed Snell asked. Jim Dorr said no vote was taken, but if you are asking for permission now, we can vote on it. Bob Sons asked for permission to run his business on the lake. Ken Volz asked if he would bring home a lot of equipment. Bob Sons said he would “never say no” because anything is possible. Jim Dorr said the dump truck and the bob cat aren’t there all the time, and Bob Sons said they could be if in use. Ken said that his business takes him wherever the job is. The President asked if there was any objection from the Board, and the Board voted to allow Bob Sons’ business.

Tom Erickson made the motion to accept the Minutes, and Ernie Neumann seconded it. It passed with the above changes unanimously.

- **Approval of the Bills Paid for June 2002** – George Madiar made the motion to accept the Bills Paid, and Tom Erickson seconded it. It passed unanimously.

- **Committee Reports:**

Aquatic Control & Water Safety – Bob Sons said he got a call from #204 Frank Zoller asking to pull a tuber behind a pontoon boat because #276 Tavernor’s son was, which is against the rules. He said he got it straightened out with both. Bob said he spoke to a man related to #148 Mary Crawford who was fishing by the dam and asked him to move over to Crawford’s to fish where it is safer. He ordered 500 fish at \$2.00 each, and to call on Oct. 1st. He stopped a new boat with no sticker. He is getting a list together of those who don’t have their stickers, but some are not in the water. He said he is about 1/3 done. There was a discussion on boats that are not in the water and it was agreed that those do not need stickers. He said he is trying to catch a speeder, and he knows who it is, but hasn’t been able to catch him yet.

- **Building & Construction** – Dennis Denney reported issuing 6 permits, mostly for decks, boat docks, extensions of boat docks and covered boat docks. He said he just received a request for a 65’ split rail fence along the property on the west side for #182 Tom Mottershaw. He will look at it, but fences are against the rules. Ken Volz informed him that Tom asked for one a few years ago and was refused, but some have 8’-10’ of that kind of fence for decoration. Dennis Denney said the Committee should look at it, and Jim Dorr said to come back to the Board with it or do a phone poll. Dennis said he stopped a new boat this weekend belonging to #183, Juan Medina, who said he would get his stickers, and Peggy added that he did. Dennis said he gave permission for a new inboard to unload at the ramp to try out the motor, but they took it up and down the lake, so he went over and told them to remove it.
- **Dam & Grounds** – Ken Volz said he visited 4 ladies concerning their rip rap, sent out some mowing letters and patrolled the lake. On the work to be done on the walls of the dam, Ken said there is still too much moisture for Andy Miller to come out yet, and he is over in Champaign on a job. He said we will have the tiling done on the east side. Bob Sons asked if anything can be done about the stink at the bottom of the spillway. Ray Reardon suggested getting a vacuum truck and cleaning out the pool at the bottom to get rid of the rotting fish and dump it locally for fertilizer. Ken Volz said he would talk to Rick Maguire. Ray

Reardon said that we might have some liability if we pump it down stream, and there are companies that specialize in this kind of work. Ken asked for names and phone numbers from Ray. Ken said we haven't had this much rain in 30 years.

Finance – Tom Erickson said at the end of May we had \$74,652.50, minus expenses in the amount of \$5282.67, plus income in the amount of \$2174.73, leaving a balance at the end of June of \$71,544.56. We also have \$24,950.00 in escrow. On the Budget, Tom said we have collected \$77,023.93 out of \$78,600.00 in Assessments, and on the Special Assessment we have \$15,324.56 out of \$15,700.00. Tom explained the odd amounts are due to the way the accounting program splits the income if someone has not paid in full. Tom talked about the Accounts Receivables report and informed the Board of the largest accounts, #49 (bankruptcy) is \$4000.00, Dan Lawson is \$3900, James Williams is \$1500, and the rest are for smaller amounts. Tom said of the \$1576 unpaid assessments, you can't tell how many haven't paid from this list or if they are paying on time. Peggy explained that some paid their assessments late, but did not pay the penalty or interest yet. Tom said that there are 6-7 on the list who have not paid all their assessments. Tom said the Budget looks pretty good, but we need to start working out a budget for next year, so it can be approved at the Sept. meeting for the Annual Meeting. Tom said he will get together with his Committee, and asked the Chairman to be prepared to discuss their budget needs at the next meeting.

- Jim Dorr asked Bob Sons before he left for a copy of the list of 55 businesses on the lake. Bob Sons said he didn't have it with him, but would take it over to Jim's house this week. Tom Erickson asked Bob if he still had playground equipment that he would be willing to donate? Tom said he was at a party and the kids had nothing to do but climb on the rock pile. Bob said we live on a lake and have liability coverage, and he still had the equipment. Ken Volz said we have talked about baseball diamonds, tennis courts, etc., but nothing has ever been done. Jim Dorr said there is liability involved with those kids climbing the rock pile or playing along the road. Tom said he would like to pursue this. Bob said he was busy right now, but would be willing to donate the equipment. Ray Reardon said his kids have outgrown their equipment and he would be willing to donate some. (Bob Sons and Dennis Denney had to leave the meeting early.)
- **Legal & Insurance** – Allan Sharp said he didn't have anything to report on legal or insurance. He did report that #7 Clarke & Kate Stiegerwald had a snake along their shoreline in the water. It was similar to the ones he had disposed of. He called the Conservation Dept. but they refused to come down to look at it. They said he had to take it to Carlinville, which he did. It looks very similar to cottonmouths, but no fangs. They assured him that there are no poisonous snakes this far north, but they won't come look. Jim Dorr said he saw it and it is a North American Water Snake, and it was pretty good size.
- **Roads** – George Madiar said Bill has been mowing, starting way before 8:00am and stopping around 11:30am due to the heat. George said Bill was out in this heat doing black patch on the roads, and will be oiling and rocking on July 11th.
- **Sanitation, Shorelines & Boat Docks** – Rick Whitehead said concerning the letters that went out, that he is the Committee Chairman and he signed them first, but he did not go out with the other two. He said he didn't think the letters were that harsh, but he was reading them from his perspective. He didn't mean them to be as harsh as it was taken. He said we are all very busy and maybe we should have spoken to them personally. He said he would be happy to meet with anyone, but this is about the best we can do.
- **Water Quality & Conservation** – Ernie Neumann said there have been several enquiries about the stuff floating around the lake right now. They are Asiatic clams that have died and are decomposing, and will sink to the bottom. They are here every year, but some years are worse than others. They are not a hazard. It is a normal part of the ecology of a lake. Ernie said 7-8 years ago, he had about 50 family guests at his home for the 4th of July and had to put up with the smell. He said the water clarity is clearing up.

- George Madiar said that we have a holiday weekend of Wednesday through Sunday, and all the Board members should be out patrolling the lake. No one should have to try to do it by themselves. Jim Dorr said it is hard to get out there all the time, and he agreed.
OLD BUSINESS:- #154,154A George & Patty Robson's burn pile & rip rap to be done by July 14, 2002 – already covered.
- Jim Dorr said #212 Larry Secrist has cleaned up his lot very well. All the shingles are gone and the tires are almost gone. Ken Volz said Larry cleaned out 6 loads on the lake side. Jim Dorr said Larry realizes that he can't repair vehicles anymore due to his health, and it looks 100% better.
- Pres. Jim Dorr informed the Board that after calling Atty. Randy Blue about 8 times in the last 2 weeks, he finally called back this afternoon. Three months ago, Randy told Jim that he should have answers back from the other side in 10 days to 2 weeks, but he still hasn't heard from the other attorney in the lawsuit. He is in the process of filing a Contempt Citation to get the Judge to throw the thing out or get them into court to resolve this, one way or the other. Apparently, if the Judge throws it out, the trailer would have to be removed, but Jim didn't think that would happen. Randy Blue had asked for information on piers, foundations, titles, etc. from the other side. Jim said he signed an Interrogatory on January 22, 2002 and hand delivered it to the office the next day. Since then, he has had 2 short conversations with Randy.
- **NEW BUSINESS: Fund Raiser for Girard Rescue Squad** – Jim said we had one Fund Raiser last year. Ken Volz asked George Madiar if we didn't agree to donate \$1000 a year for 3 years, plus have a fund raiser each year as well? Allan sharp said we were going to have one this year and next, but it was up to us if we wanted to do it. Allan said Bob Sons contacted him a couple of months ago, as well as Carl Mayes, to see if they were interested in repeating it. Allan talked to Carl Mayes not too long ago and Carl said it is too late to start making any plans for this year. Allan said Bob Sons is very busy and he is busy making trips to St. Louis every day because his wife is in the hospital. Jim Dorr said we are having the Craft Market on Nov. 16th. Allan Sharp said that his understanding was that we only committed to donating \$1000 each over 3 years, and Bob Sons would like to do something, but he doesn't have the time right now. Allan said if someone else on the Board would like to take it over, he would provide the information from last year. Jim Dorr asked if anyone would want to take over that responsibility. Allan said there is a lot more to it, going around and getting donations, calling the newspaper to find out when all other events are scheduled for, etc. You need to plan a year ahead. Tom Erickson asked how much was donated last year, and Allan said between \$400-\$600. Ken Volz said it is late but we could have a "No Dinner" Fund Raiser. Allan said Carl Mayes suggested a dinner as a good money-maker. Ken Volz asked if the Budget would take another \$500 donation, and said to table this until next month. Tom asked if we make anything from the Craft Market, and Jim said no.
- **Ray Reardon** suggested putting up a **"No Parking" sign at the boat launch**. He saw a truck and trailer park in the way of others after unloading their boat.
- **#7 Clarke Steigerwald** wanted to thank us for moving the buoy back that was by their lot. He also said there is a **sign that is hard to read between #286 and #20**. It needs to be repainted to read "Turn Around". He said he feels sorry for the people who live in that area due to the traffic on the lake. He also asked if all 3 Committee members have to sign a Building Permit now, and Ken Volz told him only for new houses.
- **#49B Pat Clarke** complained that when the septic system was replaced before he bought #49B, the job was done very poorly. He said the yard wasn't finished. Ken Volz said the contractor will be back to finish the yard. Jim Dorr asked who the contractor was and was told Dave Beck. Peggy Volz told Pat Clarke that the son of the previous lessee took care of everything before the auction. Rick Whitehead told him that a neighbor had Beck put in a

septic system and he put the rock in the front yard. Rick told them to call and have Dave Beck come back and finish the job cleaning up, or hire it done and bill Beck Excavation.

- **Transfers** - #132 Randall H. & Mary P. Jones to Joel & Kathleen Cross
#239 First Midwest to Neil M. Brown

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

- **Adjournment** - George Madiar made the motion to adjourn, and Allan Sharp seconded it. It passed by consensus. The meeting adjourned at 8:25PM.

Secretary,
Peggy L. Volz

SUNSET LAKE ASSOCIATION

Monthly Financial Report July 2, 2002

Cash on Hand as of 05/31/02	\$	100.10
Checking Account Balance as of 05/31/02	\$	408.00
Money Market Account Balance as of 05/31/02	\$	44,144.40
3-Month CD at 2.35% as of 05/08/02	\$	30,000.00
	\$	<u>74,652.50</u>

Minus Bills Paid

Rural Electric	303.32
PowerNet Global	2.25
Verizon	34.57
Verizon Wireless	34.32
Nikwood Water	9.22
M & M Service (Fuel)	397.63
Gold Nugget (Garage Sale Ad)	56.00
Postmaster	106.60
Carol Schwandner (Baby Changing Table)	10.00
Farm Plan (Hydraulic hose, etc.)	61.86
Quill (2 ink jet cartridges)	23.46
Walmart (Paper Towels)	6.35
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	<u>1967.78</u>

Total Expenses - \$ 5282.67

Plus Income

Assessments	\$	375.00
Spec. Assessm'ts		75.00
Boat Stickers		378.50
Building Permit		230.00
Fines & Penalties		2.70
Interest Income		62.11
Cable Franchise Fee		392.37
Transfer Fees		400.00
Earned by Maintenance Man		121.00
Miscellaneous		<u>138.05</u>

Total Income + \$ 2174.73

Total Cash, Checking, CD and Money Market as of 06/30/02 \$ 71,544.56

(Total Escrow held \$24,950.00)

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, July 2, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 PM**

06/27/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of June 30, 2002

	<u>Jun 30, '02</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.10
0120 Checking Acct.	25,358.00
0125 First National Bank- ...	41,036.36
0131 FNB-CD	<u>30,000.00</u>
Total Checking/Savings	<u>96,494.46</u>
Total Current Assets	<u>96,494.46</u>
TOTAL ASSETS	<u>96,494.46</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	<u>24,950.00</u>
Total Other Current Liabilit...	<u>24,950.00</u>
Total Current Liabilities	<u>24,950.00</u>
Total Liabilities	<u>24,950.00</u>
TOTAL LIABILITIES & EQUITY	<u>24,950.00</u>

06/27/02

SUNSET LAKE ASSOCIATION

Budget vs. Actual

January through June 2002

	Jan - Jun '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	77,023.93	78,600.00	-1,576.07	98.0%
0301.2 Special Assmt Repair Dam	15,324.56	15,700.00	-375.44	97.6%
0305 Boat Permits	3,207.00	3,600.00	-393.00	89.1%
0311 Building Permits	515.00	900.00	-385.00	57.2%
0313 Fines & Penalties	533.39	600.00	-66.61	88.9%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	616.56	1,200.00	-583.44	51.4%
0391 Transfer Fees	2,850.00	6,000.00	-3,150.00	47.5%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	536.00	1,200.00	-664.00	44.7%
0399 Miscellaneous Income				
Chlorine Tablets	528.00			
Copies	20.10			
Donations	73.00			
Fax	14.00			
Sanitation Permit	20.00			
SLA Hats	65.00			
Sports/Chlorine Bottles	8.00			
0399 Miscellaneous Income - Other	35.50	3,000.00	-2,964.50	1.2%
Total 0399 Miscellaneous Income	763.60	3,000.00	-2,236.40	25.5%
Total Income	104,984.36	115,700.00	-10,715.64	90.7%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	433.40			
Total Legal Fees	661.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,296.40	7,000.00	-5,703.60	18.5%
0409 Office & Hall Supplies				
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	446.60			
Printing	89.99			
0409 Office & Hall Supplies - Other	559.72	4,000.00	-3,440.28	14.0%
Total 0409 Office & Hall Supplies	1,736.01	4,000.00	-2,263.99	43.4%
0410 R & M -Dam	500.00	7,800.00	-7,300.00	6.4%
0411 R & M- Lake	214.19	1,000.00	-785.81	21.4%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	99.28	500.00	-400.72	19.9%
0414 R & M -Roads	311.28	8,000.00	-7,688.72	3.9%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	293.62	2,000.00	-1,706.38	14.7%
0418 Gas & Oil	838.65	2,500.00	-1,661.35	33.5%

06/28/02

SUNSET LAKE ASSOCIATION

Budget vs. Actual

January through June 2002

	<u>Jan - Jun '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
0430 Utilities				
Gas & Electric	2,505.58			
Telephone	388.49			
Water	53.64			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	<u>2,947.71</u>	<u>6,000.00</u>	<u>-3,052.29</u>	<u>49.1%</u>
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	<u>6,480.00</u>	<u>6,500.00</u>	<u>-20.00</u>	<u>99.7%</u>
0442 Property Tax	0.00	4,800.00	-4,800.00	0.0%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Ot...	457.14	2,400.00	-1,942.86	19.0%
Total 0498 Miscellaneous Expense	<u>1,475.14</u>	<u>2,400.00</u>	<u>-924.86</u>	<u>61.5%</u>
Equipment Reserve	2,139.64	3,840.64	-1,701.00	55.7%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendent	14,499.98	29,000.00	-14,500.02	50.0%
0404 Secretary Salary	9,750.00	19,500.00	-9,750.00	50.0%
0440 Employment Tax Expense				
0439 Illinois Unemployment Tax	36.38			
0441 FUTA	48.50			
0440 Employment Tax Expens...	452.94	4,500.00	-4,047.06	10.1%
Total 0440 Employment Tax Exp...	<u>537.82</u>	<u>4,500.00</u>	<u>-3,962.18</u>	<u>12.0%</u>
Total Payroll Expenses	<u>24,787.80</u>	<u>53,000.00</u>	<u>-28,212.20</u>	<u>46.8%</u>
Total Expense	<u>44,619.72</u>	<u>117,540.64</u>	<u>-72,920.92</u>	<u>38.0%</u>
Net Income	<u><u>60,364.64</u></u>	<u><u>-1,840.64</u></u>	<u><u>62,205.28</u></u>	<u><u>-3,279.5%</u></u>

SUNSET LAKE ASSOCIATION

AGENDA

August 6, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF JULY 2, 2002

APPROVAL OF BILLS PAID FOR JULY

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- KEN VOLZ
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - #154, 154A George & Patty Robson's burn pile & rip rap to be done by July 14, 2002

NEW BUSINESS - 2003 Proposed Budget

- Buff Floors - Joe Ludek will do for \$40.00 per month (includes buffer, labor, wax, pads)

TRANSFERS - #20 Gerald & Judith K. Knudson to Dr. Sharon Smith

ADJOURNMENT -

SUNSET LAKE ASSOCIATION

Monthly Financial Report August 6, 2002

Cash on Hand as of 06/30/02	\$ 100.00
Checking Account Balance as of 06/30/02	\$ 408.00
Money Market Account Balance as of 06/30/02	\$ 41,036.46
3-Month CD at 2.35% as of 05/08/02	\$ 30,000.00
	<u>\$ 71,544.56</u>

Minus Bills Paid

Rural Electric	325.22
PowerNet Global	4.69
Verizon	37.03
Verizon Wireless	34.32
Nilwood Water	9.89
Walmart (coffee, sugar, paper towels)	18.47
M & M Service (LP)	223.13
Polsinelli, Shalton & Welte (#49)	39.00
Postmaster	3.00
Louis Marsch (chip mix, oil & rock, labor on roads & driveways)	9,869.38
Bill Hohimer (Boat Motor Oil, Mulch, Boat Seat from Walmart)	62.88
Cherry's (Road crew lunch, garbage bags)	58.17
Chris Campbell (cut down 3 trees & 1 stump)	400.00
IL Dept. of Revenue *withholding	341.28
IL Director of Employment Security	35.25
Macoupin County Collector (first 1/2 Property taxes)	1661.09
Employers Tax & Withholding	872.39
Peggy Volz - net salary	1396.92
William Hohimer - net salary	1967.79

Total Expenses - \$ 17,359.90

Plus Income

Boat Stickers	321.00
Building Permit	20.00
Interest Income	58.58
Transfer Fees	800.00
Earned by Maintenance Man	121.50
Miscellaneous	3,384.86

Total Income + \$ 4,705.94

Total Cash, Checking, CD and Money Market as of 07/31/02 \$ 58,890.60

(Total Escrow held \$36,250.00)

- To the Board of Directors from the Secretary:
Please plan to attend the Directors' Meeting on **Tuesday, August 6, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Dr. at **7:00 P.M.**

08/01/02

SUNSET LAKE ASSOCIATION
Balance Sheet
As of July 31, 2002

	<u>Jul 31, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	100.00
0120 Checking Acct.	36,658.00
0125 First National Bank- ...	28,382.60
0131 FNB-CD	30,000.00
Total Checking/Savings	<u>95,140.60</u>
Total Current Assets	<u>95,140.60</u>
TOTAL ASSETS	<u>95,140.60</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	36,250.00
Total Other Current Liabilit...	<u>36,250.00</u>
Total Current Liabilities	<u>36,250.00</u>
Total Liabilities	<u>36,250.00</u>
TOTAL LIABILITIES & EQUITY	<u>36,250.00</u>

08/01/02

SUNSET LAKE ASSOCIATION

Budget vs. Actual

January through July 2002

	Jan - Jul '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	77,023.93	78,600.00	-1,576.07	98.0%
0301.2 Special Assmt Repair Dam	15,324.56	15,700.00	-375.44	97.6%
0305 Boat Permits	3,528.00	3,600.00	-72.00	98.0%
0311 Building Permits	535.00	900.00	-365.00	59.4%
0313 Fines & Penalties	533.39	600.00	-66.61	88.9%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	675.14	1,200.00	-524.86	56.3%
0391 Transfer Fees	3,650.00	6,000.00	-2,350.00	60.8%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	657.50	1,200.00	-542.50	54.8%
0399 Miscellaneous Income				
Chlorine Tablets	576.00			
Copies	21.30			
Donations	74.01			
Driveway Income	3,277.65			
Fax	16.00			
Sanitation Permit	20.00			
SLA Hats	120.00			
Sports/Chlorine Bottles	8.00			
0399 Miscellaneous Income - Ot...	35.15	3,000.00	-2,964.85	1.2%
Total 0399 Miscellaneous Income	4,148.11	3,000.00	1,148.11	138.3%
Total Income	109,689.95	115,700.00	-6,010.05	94.8%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	472.40			
Total Legal Fees	700.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,335.40	7,000.00	-5,664.60	19.1%
0409 Office & Hall Supplies				
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	450.20			
Printing	89.99			
0409 Office & Hall Supplies - Ot...	580.34	4,000.00	-3,419.66	14.5%
Total 0409 Office & Hall Supplies	1,760.23	4,000.00	-2,239.77	44.0%
0410 R & M -Dam	500.00	7,800.00	-7,300.00	6.4%
0411 R & M- Lake	269.07	1,000.00	-730.93	26.9%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	507.28	500.00	7.28	101.5%
0414 R & M -Roads	10,180.66	8,000.00	2,180.66	127.3%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	293.62	2,000.00	-1,706.38	14.7%

08/01/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through July 2002

	<u>Jan - Jul '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
0418 Gas & Oil	1,061.78	2,500.00	-1,438.22	42.5%
0430 Utilities				
Gas & Electric	2,830.80			
Telephone	464.53			
Water	63.53			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	3,358.86	6,000.00	-2,641.14	56.0%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	1,661.09	4,800.00	-3,138.91	34.6%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - ...	515.31	2,400.00	-1,884.69	21.5%
Total 0498 Miscellaneous Expense	1,533.31	2,400.00	-866.69	63.9%
Equipment Reserve	2,139.64	3,840.64	-1,701.00	55.7%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendent	16,916.65	29,000.00	-12,083.35	58.3%
0404 Secretary Salary	11,375.00	19,500.00	-8,125.00	58.3%
0440 Employment Tax Expense				
0439 Illinois Unemployment ...	108.00			
0441 FUTA	112.00			
0440 Employment Tax Expen...	1,952.38	4,500.00	-2,547.62	43.4%
Total 0440 Employment Tax Ex...	2,172.38	4,500.00	-2,327.62	48.3%
Total Payroll Expenses	30,464.03	53,000.00	-22,535.97	57.5%
Total Expense	63,044.97	117,540.64	-54,495.67	53.6%
Net Income	46,644.98	-1,840.64	48,485.62	-2,534.2%

Proposed 2003 Budget

Income:

General Assessments-314 Class A X \$250.00	\$78,500.00
Special Assessment -314 Class A X \$ 50.00	\$15,700.00
Class B Assessments	100.00
Boat Permits	3600.00
Building Permits	900.00
Fines & Penalties	800.00
Farm	3200.00
Interest	1400.00
Transfer Fees	6400.00
Cable Franchise Fee	1700.00
Earned by Maintenance Man	1200.00
Misc. Income	<u>3900.00</u>
Total Revenue	\$117,400.00

Expenditures:

Professional Fees	4000.00
Office & Hall Expense	4000.00
Lake	500.00
Fish Stocking	1000.00
Grounds	500.00
Roads	5000.00
Conservation	3000.00
Equipment Expense/Supplies	2000.00
Gas & Oil	2500.00
Utilities	6000.00
Insurance	6500.00
Property Taxes	4800.00
Miscellaneous Expense	2400.00
Equipment Reserve	2000.00
Reserve Fund	18,000.00
Lake Superintendent Salary	30,500.00
Secretary Salary	20,500.00
Employment Taxes	<u>4200.00</u>
Total Expenditures	\$117,400.00

SUNSET LAKE ASSOCIATION

AGENDA

September 3, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

SECRETARY'S REPORT

APPROVAL OF THE MINUTES OF AUGUST 6, 2002 AND
SPECIAL BOARD MEETING AUGUST 21, 2002

APPROVAL OF BILLS PAID FOR AUGUST

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- JOE DINORA
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - #154, 154A George & Patty Robson's burn pile & rip rap to be done by July 14, 2002
- Buff Floors - Joe Ludek will do for \$40.00 per month (includes buffer, labor, wax, pads)

NEW BUSINESS - 2003 Proposed Budget

TRANSFERS - #198 Robert Boyle & Anthony Zummo to Rita Amett

ADJOURNMENT -

Sunset Lake Association

30505 East Lake Dr, Girard, IL 62640

Fax/Phone 217-627-3339

E-Mail at sunset@royell.net

To the Board of Directors and Superintendent Bill Hohimer:

Please plan to attend the Directors' Meeting on **Tuesday September 3, 2002** at Hanauer Hall in the Community Center at 30505 East Lake Drive at **7:00 P.M.**

Thank you!

**SUNSET LAKE ASSOCIATION
MINUTES OF THE MONTHLY MEETING
AUGUST 6, 2002**

CALL TO ORDER: President Jim Dorr called the meeting to order at 7:04 p.m. Also present for the meeting were Bob Sons, Ken Volz, Tom Erickson, Allan Sharp, George Madiar, Ernie Neumann and Superintendent Bill Hohimer. Absent were Dennis Denney, Rick Whitehead and Secretary Peggy Volz.

VISITORS: #62 John Schwander, # 64 Joe and Donna Dinora, # 101, 101A Ed Burg, # 105-6 Bill Harris, #113 Michael Mauk, #115 George Toepfer, #118 Richard Mauk, #223 Lou Long and #286 Ed Snell.

SUPERINTENDENT'S REPORT-BILL HOHIMER: Bill reported that during July he applied black patch on North Road and North Lake Road entrance from "Jones-land" to the bus turn-around. He said that with the Township's help they oiled and chipped North Road, Circle Drive, from the ponds on North Lake Drive to the bus turn-around, all of West Lake Drive, Sycamore Lane and Beach view. He also reported that 17 members' driveways were oiled and chipped. In addition to the usual mowing, some 35 acres, he mowed the dam twice and sprayed the dam. He hired Chris Campbell to take down three large trees and remove one stump for a total cost of \$400. The trees were too big for Bill to take down from the ground. He also mentioned replacing several buoys only to have them disappear several hours later. He said he has some ideas how to add some pipe to them to make them harder to destroy or move. He also said that he repainted the no-ski turnaround sign.

SECRETARY'S REPORT: In Peggy Volz's absence Jim Dorr reported that during the month she had completed an orientation of new members of Lot 20, billed members of the 17 driveways which were oiled and chipped, received (48) new chairs complete with cushioned seats for the same price as the metal card chairs she had ordered, prepared 10 new membership books, and began work on the Annual Meeting. He also reported that the leaseholder of lots 97 and 98 was refinancing and would soon be paying some \$3,900, which he owes the Association.

APPROVAL OF MINUTES: George Madiar moved that the minutes of the July 2, 2002 meeting be approved and Tom Erickson seconded the motion. During discussion Jim Dorr said he would like to clarify what type business was approved for Bob Sons to be run from his home. It was agreed that it was for his construction business. The motion as amended was approved by unanimous vote of the Board members.

APPROVAL OF BILLS PAID FOR JULY: Tom Erickson said that except for three rather large expenditures the bills paid were the usual monthly expenses. The unusual items were the chip mix, oil & rock, labor on roads and driveways \$9,869.38, cutting down three trees and 1 stump removal \$400.00 and the first installment of our real

estate taxes of \$1,661.09. Upon a motion by George Madiar and seconded by Ernie Neumann, the Board voted unanimously to approve the bills paid.

AQUATIC CONTROL & WATER SAFETY-BOB SONS: Bob said the 4th of July went off without any significant incidents. Several incidents which occurred during the month were discussed which involved dangerous practices in the operation of boats on the lake. Jim Dorr issued a \$25 fine, for one such practice, because of the young person's complete disrespect for authority and abusive language. Jim was looking out for the well being of this particular person and the members of the Association generally. He said the members who owned the boat wanted the letter, which transmitted a copy of the citation, rewritten but would pay the fine. The Board agreed Jim acted properly and supported his efforts.

BUILDING & CONSTRUCTION COMMITTEE: Jim Dorr reported in the absence of Dennis Denney that the only thing pending was consideration of a request from #182 Tom Mottershaw for a 65' split rail fence along the properties' West side. After some discussion George Madiar moved that the request be denied. The motion was seconded by Bob Sons and unanimously approved.

DAM & GROUNDS COMMITTEE-KEN VOLZ: Ken said that a permit for the dam is going to be issued by the State of Illinois. He thought this might result in lower insurance premiums. Allan Sharp noted, however, that we have been unable to get any insurance on the dam.

Ken reported further on the work yet to be completed on the Spillway-Wall. He said the work on the East Side would be started in a week or so. The West-Side tiling is a problem as Andy Miller has declined to do the work for fear the Wall may collapse under pressure of a backhoe or other heavy vibrating equipment. He mentioned talking with Greg Humphrey, our engineer about alternatives that included doing the work manually with picks and shovels. After further discussion it appeared we didn't really have the project scoped out so that we could get bids from others to do the work and furthermore we were not sure we needed to do anything. The State will be back in November to inspect the dam again and perhaps we should just wait until then before doing anything on the West side. It was agreed to proceed on that basis and also contact Greg Humphries to develop some specs so the work if necessary could be bid.

Ken also reported that #216 Scott & Tamra Roberts have a go-cart track and a hill-climb, which is eroding. There is also an old car frame left by a previous owner and a cooler, which need to be removed. There was a dog on a chain, which also cause erosion from the dog going round and round. This erosion is on Sunset Lake Property and will need to be fixed. He has spoken with Roberts and they are no longer using the track or hill-climb.

FINANCE COMMITTEE-TOM ERICKSON: Tom reviewed the 2003 budget proposal, which was mailed with the meeting notice to all Board members. He said that Peggy and Bill prepared the first draft of the 2003 budget then he met with his

committee and Jim Dorr and George Madiar to arrive at the version, which was mailed. This budget includes the special assessment of \$50, which was approved last year. This allows approximately \$18,000 for a new equipment shed. The budget is balanced in that the projected revenues equal the projected expenditures. He noted several expenditure accounts, which were reduced from the 2002 budget, such as Professional fees from \$7,000 to \$4,000, Roads from \$8,000 to \$5,000 and R & M Dam from \$7,800 to -0-. Tom said the additional \$50 would hopefully allow us to build the equipment shed and build up our cash reserves. He said we spent \$26,641 in 2001 on the dam when we had nothing in the budget for it. He also noted that at the start of this year we had approximately \$10,000 cash. Jim Dorr asked if this took into account the liability for outstanding bonds, which the Association might have. Tom said that the Tax Return shows \$2,140 but that he isn't sure how accurate that might be. He said whatever the amount of outstanding bonds it would have to come out of that cash balance.

There was considerable discussion about the various budget items and Tom asked all the Chairman of the various committees to look the budget over so that a proposed budget could be approved at the September Board meeting. He said the proposed budget would be sent out with the notice of the annual meeting held the third Thursday in October. Several members asked about interest rates and borrowing money to build the equipment shed as opposed to imposing the special assessment. Bob Sons noted he just received a commercial loan at 7.5%. Jim Dorr asked Tom to get some rates for the next meeting. Jim noted however that despite the lower interest rates you still would be paying double for the building if financed over 10 years.

LEGAL & INSURANCE COMMITTEE-ALLAN SHARP: Allan didn't have anything to report, however, several visitors inquired about attorney fees and asked if we were going to continue to pay \$4,000 per year for legal fees. Jim Dorr noted that we have not spent anything on legal fees this year on the mobile home case. He said he was having difficulty getting hold of our attorney Randy Blue but would try to make a visit this month in an effort to get things moving on that case.

ROADS COMMITTEE-GEORGE MADIAR: George said Bill Hohimer covered his report but commended the Superintendent for his hard work in keeping our roads in good shape.

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE: Rick Whitehead was absent and no one had anything to report for Rick.

WATER QUALITY & CONSERVATION-ERNIE NEUMANN: Ernie reported that water clarity tests at three different locations during July were 36, 32 and 28 feet. He said that he and Bill took water samples to Madison County yesterday and also took a semi-clear silicone like substance that has been appearing around the lake. The early report says that it appears to be a bi-product of something alive, but they are continuing to conduct further tests. They do not believe it dangerous to our lake.

OLD BUSINESS: #154, 154a George & Patty Robson's burn pile & rip rap to be done by July 14, 2002. Ken Volz reported that due to his bad ankle he has been unable to get over there and check on this. He said he would get someone on his committee to check it out.

NEW BUSINESS: Joe Ludek will buff the Hall floor for \$40 per month, which includes buffer, labor, wax and pads. There was considerable discussion on why we need every month service for no more use than we have. It was finally agreed to see if he would do it four times a year for \$40 per time.

Discussion was held regarding an annual fundraiser for the Gerard Rescue Squad. Upon motion by Bob Sons and seconded by Allan Sharp it was agreed that we would take up a collection at the annual meeting. Notice would be sent out with the annual meeting mailing and note the donation would be tax deductible. The Board unanimously approved the motion.

Jim Dorr reported that Girard Rescue Squad has asked if they could possibly store one of their small trucks in our equipment shed while Emmerson Airline is closed. They have several members who live at the lake and it would be helpful in the event of an emergency. Bill Hohimer was able to move equipment to accommodate the truck. Upon motion by Ken Volz second by Bob Sons, the Board voted unanimously to store the truck while the road is closed.

Jim next discussed boat stickers. He said he felt they should be applied before the boat is placed in the water. After some discussion it was agreed to require this and to send out a bill for boat stickers with the annual dues mailing. Upon motion by Bob Sons second by Ken Volz, the Board voted unanimously in favor of requiring stickers be placed on boats before they are placed in the water and that billing be done in connection with the annual dues in those cases where members had boats registered the prior year.

Jim Dorr said he received a verbal resignation from Dennis Denney. He said Dennis had some personal family problems and stress from certain members on the lake and he just didn't feel he could devote the time needed. After some discussion George Madiar moved that Dennis Denney's resignation be accepted and Tom Erickson seconded it. The Board voted unanimously to accept the motion.

Jim Dorr said he had made several phone calls and several other Board members have talked to a few people and he recommended Joe Dinora be appointed to take Denney's place on the Board. Upon motion by Ken Volz, second by George Madiar, the Board voted unanimously to appoint Joe to fill Dennis Denney's position.

TRANSFERS: Upon motion by Ken Volz, second by George Madiar, the Board voted unanimously to accept the transfer of #20 Gerald & Judith Knudson to Dr. Sharon Smith.

EXECUTIVE SESSION: Upon motion by Ken Volz, second by George Madiar, the Board agreed by consensus to go into executive session to discuss personnel.

ADJOURNMENT: Upon motion by Ernie Neumann, second by Tom Erickson, the Board agreed again by consensus to adjourn. The meeting adjourned at approximately 9 p.m.

**SUNSET LAKE ASSOCIATION
MINUTES OF THE SPECIAL BOARD MEETING
AUGUST 21, 2002**

CALL TO ORDER: President Jim Dorr called the meeting to order at 7:03 p.m. Also present for the meeting were Bob Sons, Tom Erickson, Allan Sharp, George Madiar, Ernie Neumann, Joe Dinora, Rick Whitehead and Superintendent Bill Hohimer.

VISITORS: #120 Dennis Denney and #286 Ed Snell.

PURPOSE: Jim Dorr explained that a number of things have occurred since our last Board meeting and he did not want to wait to discuss them until the September meeting. He also said Tom Erickson would be out of town for the September meeting and he wanted to go over the Budget for 2003. He thanked everyone for coming on short notice.

RESIGNATIONS: First Jim reported that after our Board meeting on August 6, 2002 Ken Volz followed him into the Office and announced his resignation from the Board effective immediately. The next morning Peggy Volz submitted her resignation. She apparently came over to the Office very early, before 7 a.m., and left a post-it-note on her desk which said, "I quit 8/7/02" and was signed Peggy Volz.

Jim said that in the meantime he had spoken with Dennis Denney about coming back on the Board. Dennis said that he had gotten his problems in order and was willing to come back on the Board. After some discussion, all in support of Dennis, George Madiar moved to appoint Dennis Denney to fill the unexpired term of Ken Volz. The motion was seconded by Ernie Neuman and unanimously approved by the Board. Jim said Dennis would go back as Chairman of the Building and Construction Committee and named Joe Dinora to chair the Dam and Grounds Committee.

OFFICE MANAGER POSITION: Jim said that help wanted ad was placed in the Girard Gazette and several posters placed in the grocery stores in Virden and Girard for an office manager. He said they received resumes from 14 applicants and interviewed six of them for the position. He asked Tom Erickson to review the results of that effort. Tom explained that he, Jim and George Madiar interviewed the six applicants who they felt best fit our needs. He said the six included the office manager who served before Peggy. After the interviews, he said the three agreed that Kyla Tanner was best qualified to fill the position.

Tom noted that Kyla worked for Horace Mann Insurance Company as a System Analyst for the past 16 years. He said she was presently on maternity leave and would be unable to work for pay until September 4, 2002. He said she volunteered to work free until that time on an as needed basis. She informed Horace Mann she was not coming back

because now with two little children she did not want to continue the drive back and forth to Springfield every day. Kyla and her husband live in Girard. He also noted that her sister, who also lives in Girard, would be baby sitting her kids as she is a stay at home mom with several older children. Tom moved that Kyla be hired effective September 4, 2002 at a starting salary of \$18,000. Joe Dinora seconded the motion. During discussion, it was agreed that she would get two weeks vacation and some sick time. Certainly nothing, like one sick day each month but something more reasonable such as two or three days a year. She also would have the holidays we now close for which are generally the federal holidays. The motion was unanimously approved.

ANNUAL MEETING: Comments were made in connection with planning for the Annual Meeting to be held in October. Ernie Neuman suggested we rent or borrow a microphone and speakers. He said it would even be good to have several microphones in the audience. Perhaps this would eliminate members shouting out etc. Jim Dorr said there would be new ground rules this year.

Jim asked George Madiar and Rick Whitehead if they plan to run again for their Board seats. They both indicated their intentions to run again. We will have three seats open for three-year terms and one seat open for a two-year term. Joe Dinora and Dennis Denney are also planning to run for their seats.

BUDGET: Jim Dorr asked if anyone had any further budget suggestions, amendments etc. Bob Sons said he would like to see more for fish. In the prior year, we had \$2,000 and only \$1,000 in the proposed budget. The Board agreed to add another \$1,000. Jim Dorr noted that since we hired Kyla for \$18,000 we could lower that from \$20,500 to \$18,000. After some discussion, it was agreed to place the balance in the Reserve Fund. Tom Erickson suggested that terminology, Reserve Fund, was confusing and suggested it be changed to Capital Improvements. The Board seemed in agreement with those changes as well as in asking the membership to continue the Special Assessment.

MOBILE HOME COURT CASE: Jim reported finally getting to talk with Randy Blue, our attorney, as to the status of the case. He said Randy talked with the opposing attorneys and they said they had never received our answers to their discovery questions. A second copy was sent so we should be moving ahead.

DAM SPILLWAY: Allan Sharp asked about the work on the dam. Bill Hohimer reported that Andy Miller is scheduled to meet with him on August 31, 2002 to line out the work on the East side. The work is scheduled for September 14, 2002. As far as the work on the West side that was undecided. Allan Sharp passed around some pictures of some work he observed on Route 127 just South of Raymond Illinois which he felt might be what is needed for the West side of our dam. Bill Hohimer agreed to look into this further and perhaps get with our engineer or others to come up with a plan.

WEST NILE VIRUS: Jim Dorr asked the Board members if anyone has had any problems with mosquitoes. No one indicated any problems. He then proceeded to read a letter from Ken and Peggy Volz of some such problems from a ditch between their lot and their next-door neighbor. This would be between lots 9B and 10. Jim Dorr reported that he went over to see the property in question but neither the Volz's nor the Wilkins came out while he was there. He saw no standing water or anything to indicate an urgent problem. The Board looked at several surveys from our files and did not see any common ground between these lots. It would appear then that either or both of these members lease the ditch. Therefore, it was agreed to send the Volz's a letter advising them if any problems it would be the leaseholder's responsibility not the Association's.

BUILDING & CONSTRUCTION COMMITTEE: Dennis Denney reported that he had received a call from Mark and Barb Neuhouse who are interested in moving their house to a lot on Coultas Drive. Ed Snell said he was not certain which lot they were interested in buying or if they were buying one. Dennis asked Bob Sons to inspect their house now to make certain it is a stick built house and meets our building code requirements.

LABOR DAY BOATING: Jim Dorr asked Bob Sons if he would be needing help patrolling the lake over the Labor Day weekend. Bob said he would be available and Joe Dinora also agreed to help. Several members felt as though it would not be that busy.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m. upon motion by George Madiar and seconded by Bob Sons. The members agreed by consensus.

SUNSET LAKE ASSOCIATION

Monthly Financial Report August 31, 2002

Cash on Hand as of 07/31/02	\$	100.00
Checking Account Balance as of 07/31/02	\$	408.00
Money Market Account Balance as of 07/31/02	\$	28,382.60
3-Month CD at 2.35% as of 07/31/02	\$	30,000.00
	\$	<u>58,890.60</u>

Minus Bills Paid

Rural Electric	346.55
PowerNet Global	1.44
Verizon	38.31
Verizon Wireless	34.32
Nitwood Water	9.89
M & M Service (LP)	391.07
Nelson Oil	667.04 *
D&D Service	43.50 *
Burgess & Son	60.96
Quill	147.95
Virden Recorder	28.00
Recording Fee	18.00
Macoupin County Collector (2 nd installment property tax)	1661.09
Employers Tax & Withholding	872.39
Peggy Volz - net salary	698.46
William Hohimer - net salary	<u>1967.80</u>

Total Expenses - \$ 6986.77

Plus Income

Boat Stickers	25.00
Building Permit	45.00
Fines	25.00
Interest Income	178.05
Transfer Fees	400.00
All Others	<u>574.30</u>

Total Income + \$ 1,247.35

Cash on Hand as of 08/31/02	\$	102.00
Checking Account Balance as of 08/31/02	\$	408.00
Money Market Account Balance as of 08/31/02	\$	22,463.13
3-Month CD at 2.35% as of 08/31/02	\$	<u>30,178.05</u>
	\$	53,151.18

* Includes duplicate payment of \$333.52 to Nelson Oil and \$21.75 to D&D Service which will be refunded.

09/04/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through August 2002

	Jan - Aug '02	Budget	\$ Over Bud...	% of Budget
Income				
0301 Annual Assessment	77,023.93	78,600.00	-1,576.07	98.0%
0301.2 Special Assmt Repair Dam	15,324.56	15,700.00	-375.44	97.6%
0305 Boat Permits	3,553.00	3,600.00	-47.00	98.7%
0311 Building Permits	675.00	900.00	-225.00	75.0%
0313 Fines & Penalties	558.39	600.00	-41.61	93.1%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	854.55	1,200.00	-345.45	71.2%
0391 Transfer Fees	4,050.00	6,000.00	-1,950.00	67.5%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	732.50	1,200.00	-467.50	61.0%
0399 Miscellaneous Income				
Chlorine Tablets	608.00			
Copies	22.90			
Donations	74.01			
Driveway Income	3,610.99			
Fax	16.00			
Sanitation Permit	20.00			
SLA Hats	120.00			
Sports/Chlorine Bottles	16.00			
0399 Miscellaneous Income - Other	45.15	3,000.00	-2,954.85	1.5%
Total 0399 Miscellaneous Income	4,533.05	3,000.00	1,533.05	151.1%
Total Income	110,919.30	115,700.00	-4,780.70	95.9%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	472.40			
Total Legal Fees	700.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,335.40	7,000.00	-5,664.60	19.1%
0409 Office & Hall Supplies				
Help Wanted Ad	0.00			
Copier Supplies	211.50			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	450.20			
Printing	89.99			
0409 Office & Hall Supplies - Other	756.29	4,000.00	-3,243.71	18.9%
Total 0409 Office & Hall Supplies	1,936.18	4,000.00	-2,063.82	48.4%
0410 R & M -Dam	531.40	7,800.00	-7,268.60	6.8%
0411 R & M- Lake	330.03	1,000.00	-669.97	33.0%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	507.28	500.00	7.28	101.5%
0414 R & M -Roads	10,180.66	8,000.00	2,180.66	127.3%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%

08/29/02

SUNSET LAKE ASSOCIATION
Balance Sheet
As of August 31, 2002

	<u>Aug 31, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	102.00
0120 Checking Acct.	37,158.00 *
0125 First National Bank- ...	22,463.13
0131 FNB-CD	30,178.05
Total Checking/Savings	<u>89,901.18</u>
Total Current Assets	<u>89,901.18</u>
TOTAL ASSETS	<u><u>89,901.18</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	36,750.00
Total Other Current Liabilit...	<u>36,750.00</u>
Total Current Liabilities	<u>36,750.00</u>
Total Liabilities	<u>36,750.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>36,750.00</u></u>

* INCLUDES ESCROW FUNDS OF \$36,750.00

Sunset Lake Association

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

MEMORANDUM

TO: Board of Directors and Superintendent, Bill Hohimer

FROM: Kyla Tanner

SUBJECT: October Monthly Board Meeting

DATE: September 27, 2002

Please plan to attend the Directors' Meeting on Tuesday, October 1, 2002 at 7:00 P.M.
The meeting will be held at the Community Center, Hanauer Hall, 30505 East Lake Drive.

Thank you!

SUNSET LAKE ASSOCIATION

AGENDA

October 1, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

APPROVAL OF THE MINUTES OF SEPTEMBER 3, 2002

APPROVAL OF BILLS PAID FOR SEPTEMBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- JOE DINORA
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - #154, 154A George & Patty Robson's burn pile & rip rap to be done by July 14, 2002
- Joe Ludek does not have enough time to buff the floors for our Community Center.

NEW BUSINESS - 2003 Boat Stickers
- Final plans for Annual Meeting (Plaques, Microphones, Cookies and Coffee)

ADJOURNMENT -

**SUNSET LAKE ASSOCIATION
MINUTES OF THE MONTHLY MEETING
SEPTEMBER 3, 2002**

CALL TO ORDER: President Jim Dorr called the meeting to order at 7:00 p.m. Board members Dennis Denney, Joe Dinora, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann were present. Tom Erickson and Bob Sons were absent.

VISITORS: William & Suzanne Gray #226, Donna J. Dinora #64, Shirley & Robert Steller #219, George Torfer #115, Mel Lomileno #197, John & Carol Schwandner #62, Bill Harris #105, Carl Mayes #24, Ed Snell #286 and Ray Reardon #256A, 257.

INFORMATION: President Dorr stated a special meeting was held on August 21, 2002 to discuss the proposed 2003 budget since Tom Erickson was going to be absent tonight. Dennis Denney was reappointed to the board to replace Ken Volz who had resigned following the August 6th meeting. The hiring of Kyla Tanner as Office Manager to replace Peggy Volz who had resigned was also discussed at the August 21st meeting.

VISITOR'S COMMENTS: Suzanne Gray read a letter regarding a life threatening incident occurring when the backup ambulance from Farmersville had to wait for an escort from the county sheriff's office. The ambulance driver was unaware of the detour route around the closed bridge on Emmerson Airline and the county did not post a detour route. A copy of the letter is attached.

Robert Steller asked what areas of the lake are included in the main portion of the lake. He said he observed people swimming from a boat in the no wake area between the island and the dam which is in violation of the lake rules. Ray Reardon stated a former board had authorized swimming in this area since some people living in the coves do not have an adequate swimming area by their lots. President Dorr stated this issue would be researched. Shirley Steller reported an incident where a boat pulling a tuber at fast speeds came dangerously close to other boats.

Carol Schwandner asked if the board could do anything about the webworms. President Dorr stated they are everywhere this year and there is nothing the board can do about them.

SUPERINTENDENT'S REPORT: Bill Hohimer stated most of the month had been dedicated to mowing and trimming. The meeting and discussions with a contractor regarding dam repairs will be deferred to the Dam & Grounds Committee report.

APPROVAL OF MINUTES: A motion to approve the minutes of the August 6th regular meeting and the August 21st special meeting was made by Dennis Denney and seconded by Allan Sharp. Motion passed unanimously.

APPROVAL OF BILLS PAID FOR AUGUST: A motion was made by George Madiar and seconded by Allan Sharp to accept the bills paid for August. Motion passed unanimously.

COMMITTEE REPORTS;

AQUATIC CONTROL AND WATER SAFETY: President Dorr read a memo from Bob Sons. Sons thanked John Munchalfen, Dinora and others who helped patrol the lake over the holiday.

Sons memo also described his conversations with Robert and Shirley Steller regarding people swimming from a boat in the no wake area by the dam and the boat pulling a tuber near other boats. There was also a complaint of kids hitting golf balls at fishermen. The kids were from Lot 215A. Sons will talk to the involved people about these incidents when returns.

BUILDING AND CONTRUCTION COMMITTEE: Dennis Denney reported requests for construction permits have slowed down with one room addition, one boat dock extension and one permit to enclose a porch issued this month. Denney met with the Newhouse family and looked at the house they want to move to the lake. They are still in the exploratory stage looking at options at present. Denney OK'd the house construction providing all steps in the permit process are complied with.

DAM & GROUNDS COMMITTEE: Joe Dinora stated several people are in the process of rip rapping their shorelines. Dinora stated he was provided a large quantity of material Bill Hohimer received from Ken Volz today detailing work, which must be completed on the dam and spillway in the near future. Dinora will research and provide a report to the board.

FINANCE COMMITTEE: President Dorr stated he sees no major problem areas with the budget at the present time.

LEGAL & INSURANCE COMMITTEE: Allan Sharp reported there is no new information to report regarding insurance at the present time. President Dorr reported he has made contact with our attorney and we are still proceeding with the suit. The other side was slow in responding to our inquiries, claiming they did not receive our correspondence. We have incurred costs in the 250-300 dollar range at this time.

ROADS COMMITTEE: George Madiar reported the superintendent has done a fine job with the roads this year and there is nothing new to report.

SANITATION SHORELINE & BOAT DOCKS COMMITTEE: Rick Whitehead stated a few people have called regarding riprapping. Lots 252 and 260 will riprap the spots where needed. Lots 21 and 22 will work on riprap and boat dock.

WATER QUALITY & CONSERVATION: Ernie Neumann reported the samples tested by the Madison County Environmental Lab for fecal and fecal strep content were within acceptable limits. The laboratory director also reported the substance we submitted for testing was algae generated by the hot weather we were experiencing. Cooler weather should eliminate the problem. The only steps we can take are to remove large accumulations of the material and place on the shore where it will dissolve. This substance does consume large quantities of oxygen but is of no other danger to the lake.

OLD BUSINESS: #154 & 154A George and Patty Robson's burn pile and riprap to be done by July 14, 2002. Rick Whitehead has tried unsuccessfully several times to set up an appointment with them. Joe Dinora will contact them this week. President Dorr will meet with Joe Ludek this Thursday to discuss buffing the floor.

NEW BUSINESS: A motion was made by George Madair and seconded by Allan Sharp to submit the proposed 2003 budget to the membership at the annual meeting. Motion passed unanimously.

President Dorr announced the request for donations to the emergency squad in lieu of a fundraiser will go out in the mailing for the annual meeting.

A craft market is scheduled at the community hall November 16th.

We will need to decide the color for boat stickers in the near future. Boat stickers will have to be displayed before a boat is put in the water.

President Dorr, Joe Dinora and Bill Hohimer met with Andy Miller of John Miller & Sons to discuss the proposed work to the east side of the spillway. Miller provided an estimate of \$3,100.00 for labor and materials to complete this part of the project to include the tiling, catch basin work and sloping the dirt work. Miller is still studying the work required on the west side of the spillway. Rick Whitehead made a motion to accept the estimate of \$3,100.00 for labor and materials for the east side work. George Madair seconded the motion. Motion passed unanimously.

Bill Hohimer stated he needs a board member to look at the need for riprap between Lots 166 & 166A and the corner of East Lake, Lots 137 & 138 where water comes under the road. The boat ramp also needs riprap on the north side shoreline for approximately 100 feet. The railroad ties on Sunset Drive where the tree was removed need replaced.

President Dorr will follow up on the status of the playground equipment.

There will be four openings on the board next year. Four incumbents have expressed interest in running.

TRANSFERS: The transfer of Lot #198 from Robert Boyle & Anthony Zummo to Rita Arnett was approved on a motion by George Madiar, seconded by Rick Whitehead and was a unanimous vote of the board.

ADJOURNMENT: The board adjourned following a motion by George Madiar, seconded by Rick Whitehead.

SUNSET LAKE ASSOCIATION

Monthly Financial Report September 30, 2002

Cash on Hand as of 08/31/02	\$ 10200
Checking Account Balance as of 08/31/02	\$ 40800
Money Market Account Balance as of 08/31/02	\$ 22,463.13
3-Month CD at 2.35% as of 08/31/02	\$ 30,178.05
	<u>\$ 53,151.18</u>

Minus Bills Paid

Rural Electric	336.64
Verizon	32.07
Verizon Wireless	34.88
Power Net Global	1.83
Nilwood Water	9.54
Farm Plan - Konneker-Brown	53.90
Tom Day Business - (Toner for Copier)	89.34
Midwest Construction	202.70
Madison County Environmental Control Dept.	198.00
Rural King	311.70
Quill Corp. - (Chairs)	423.29
Quill Corp. - (Hand Truck)	59.17
The Scale People, Inc.	6.95
William Hohimer - Straw, Cultivator, Tow Strap	63.96
Name Plate and Key	9.00
Twin C Trucking, Inc.	828.87
Employers Tax & Withholding	718.08
Kyla Tanner - net salary	1273.24
William Hohimer - net salary	1967.80
Total Expenses	\$6,620.96

Plus Income

Boat Stickers	28.00
Building Permit	120.00
Sanitation Permit	20.00
Driveway	384.00
Interest Income	53.14
Refund from Nelson Oil	333.52
All Others	73.40
Total Income	\$1,012.06

Cash on Hand as of 09/30/02	\$ 10200
Checking Account Balance as of 09/30/02	\$ 40800
Money Market Account Balance as of 09/30/02	\$ 16,854.23
3-Month CD at 2.35% as of 09/30/02	\$ 30,178.05
	<u>\$ 47,542.28</u>

09/26/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of September 30, 2002

	<u>Sep 30, '02</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	102.00
0120 Checking Acct.	36,858.00 *
0125 First National Bank- ...	16,854.23
0131 FNB-CD	30,178.05
Total Checking/Savings	<u>83,992.28</u>
Total Current Assets	<u>83,992.28</u>
TOTAL ASSETS	<u>83,992.28</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	36,450.00
Total Other Current Liabilit...	<u>36,450.00</u>
Total Current Liabilities	<u>36,450.00</u>
Total Liabilities	<u>36,450.00</u>
TOTAL LIABILITIES & EQUITY	<u>36,450.00</u>

* INCLUDES ESCROW FUNDS OF \$36,450.00

09/26/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through September 2002

	<u>Jan - Sep '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	77,023.93	78,600.00	-1,576.07	98.0%
0301.2 Special Assmt Repair Dam	15,324.56	15,700.00	-375.44	97.6%
0305 Boat Permits	3,581.00	3,600.00	-19.00	99.5%
0311 Building Permits	795.00	900.00	-105.00	88.3%
0313 Fines & Penalties	558.39	600.00	-41.61	93.1%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	907.69	1,200.00	-292.31	75.6%
0391 Transfer Fees	4,050.00	6,000.00	-1,950.00	67.5%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	732.50	1,200.00	-467.50	61.0%
0399 Miscellaneous Income				
Chlorine Tablets	640.00			
Copies	23.30			
Donations	79.01			
Driveway Income	4,016.99			
Fax	20.00			
Sanitation Permit	50.00			
SLA Hats	120.00			
Sports/Chlorine Bottles	16.00			
0399 Miscellaneous Income - Other	45.15	3,000.00	-2,954.85	1.5%
Total 0399 Miscellaneous Income	<u>5,010.45</u>	<u>3,000.00</u>	<u>2,010.45</u>	<u>167.0%</u>
Total Income	111,597.84	115,700.00	-4,102.16	96.5%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	472.40			
Total Legal Fees	700.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	<u>1,335.40</u>	<u>7,000.00</u>	<u>-5,664.60</u>	<u>19.1%</u>
0409 Office & Hall Supplies				
Help Wanted Ad	0.00			
Copier Supplies	300.84			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	457.15			
Printing	89.99			
0409 Office & Hall Supplies - Other	1,278.71	4,000.00	-2,721.29	32.0%
Total 0409 Office & Hall Supplies	<u>2,554.89</u>	<u>4,000.00</u>	<u>-1,445.11</u>	<u>63.9%</u>
0410 R & M -Dam	812.87	7,800.00	-6,987.13	10.4%
0411 R & M- Lake	528.03	1,000.00	-471.97	52.8%
0411.1 Fish Stocking	0.00	1,000.00	-1,000.00	0.0%
0412 R & M -Grounds	507.28	500.00	7.28	101.5%
0414 R & M -Roads	11,009.53	8,000.00	3,009.53	137.6%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%

09/26/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through September 2002

	Jan - Sep '02	Budget	\$ Over Bud...	% of Budget
0416 R & M Equipment	391.02	2,000.00	-1,608.98	19.6%
0418 Gas & Oil	1,421.45	2,500.00	-1,078.55	56.9%
0430 Utilities				
Gas & Electric	3,513.99			
Telephone	607.38			
Water	82.96			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	4,204.33	6,000.00	-1,795.67	70.1%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	3,322.18	4,800.00	-1,477.82	69.2%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	848.83	2,400.00	-1,551.17	35.4%
Total 0498 Miscellaneous Expense	1,866.83	2,400.00	-533.17	77.8%
Equipment Reserve	2,405.57	3,840.64	-1,435.07	62.6%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendant	21,750.01	29,000.00	-7,249.99	75.0%
0404 Secretary Salary	13,687.50	19,500.00	-5,812.50	70.2%
0440 Employment Tax Expense				
0439 Illinois Unemployment Tax	108.00			
0441 FUTA	112.00			
0440 Employment Tax Expense - Other	2,905.42	4,500.00	-1,594.58	64.6%
Total 0440 Employment Tax Expense	3,125.42	4,500.00	-1,374.58	69.5%
Total Payroll Expenses	38,562.93	53,000.00	-14,437.07	72.8%
Total Expense	76,902.31	117,540.64	-40,638.33	65.4%
Net Income	34,695.53	-1,840.64	36,536.17	-1,885.0%

**SUNSET LAKE ASSOCIATION
MINUTES OF THE MONTHLY MEETING
SEPTEMBER 4, 2002**

CALL TO ORDER: President Jim Doer called the meeting to order at 7:00 p.m. Board members Dennis Denney, Joe Dinora, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann were present. Tom Erickson and Bob Sons were absent.

VISITORS: William & Suzanne Gray #226, Donna J. Dinora #64, Shirley & Robert Steller #219, George Torfer #115, Mel Lomileno #197, John & Carol Schwandner #62, Bill Harris #105, Carl Mayes #24, Ed Snell #286 and Ray Reardon #256A, 257

INFORMATION: President Doer stated a special meeting was held on August 26, 2002 to discuss the proposed 2003 budget since Tom Erickson was going to be absent tonight. Dennis Denney was reappointed to the board to replace Ken Voltz who had resigned following the August 6th meeting. The hiring of Kyla Tanner as Office Manager to replace Peggy Voltz who had resigned was also discussed at the August 6th Meeting.

VISITOR'S COMMENTS: Suzanne Gray read a letter regarding a life threatening incident occurring when the back up ambulance from Farmersville had to wait for an escort from the county sheriff's office. The ambulance driver was unaware of the detour route around the closed bridge on Emmerson Airline and the county did not post a detour route. A copy of the letter is attached.

Robert Steller asked what areas of the lake are included in the main portion of the lake. He said he observed people swimming from a boat in the no wake area between the island and the dam which is in violation of the lake rules. Ray Reardon stated a former board had authorized swimming in this area since some people living in the coves do not have an adequate swimming area by their lots. President Doer stated this issue would be researched. Shirley Steller reported an incident where a boat pulling a tuber at fast speeds came dangerously close to other boats.

Carol Schwandner asked if the board could do anything about the webworms. President Doer stated they are everywhere this year and there is nothing the board can do about them.

SUPERINTENDENT'S REPORT- Bill Hohimer stated most of the month had been dedicated to mowing and trimming. The meeting and discussions with a contractor regarding dam repairs will be deferred to the Dam & Grounds Committee report.

APPROVAL OF MINUTES; A motion to approve the minutes of the August 6th regular meeting and the August 21st special meeting was made by Dennis Denney and seconded by Allan Sharp. Motion passed unanimously.

APPROVAL OF BILLS PAID FOR AUGUST; A motion was made by George Madiar and seconded by Allan Sharp to accept the bills paid for August. Motion passed unanimously.

COMMITTEE REPORTS;

AQUATIC CONTROL AND WATER SAFETY: President Doer read a memo from Bob Sons. Sons thanked John Munchalfen, Dinora and others who helped patrol the lake over the holiday.

Sons memo also described his conversations with Robert and Shirley Stiller regarding people swimming from a boat in the no wake area by the dam and the boat pulling a tuber near other boats. There was also a complaint of kids hitting golf balls at fishermen. The kids were from lot 215a. Sons will talk to the involved people about these incidents when he returns.

BUILDING AND CONSTRUCTION COMMITTEE: Dennis Denney reported requests for construction permits has slowed down with one room addition, one boat dock extension and one permit to enclose a porch issued this month. Denney met with the Newhouse family and looked at the house they want to move to the lake. They are still in the exploratory stage looking at options at present. Denney OK'd the house construction providing all steps in the permit process are complied with.

DAM & GROUNDS COMMITTEE; Joe Dinora stated several people are in the process of rip rapping their shorelines. Dinora stated he was provided a large quantity of material Bill Hohimer received from Ken Voltz today detailing work, which must be completed on the dam and spillway in the near future. Denora will research and provide a report to the board.

FINANCE COMMITTEE; Jim Doer stated he sees no major problem areas with the budget at the present time.

LEGAL & INSURANCE COMMITTEE; Allan Sharp reported there is no new information to report regarding insurance at the present time. Jim Doer reported he has made contact with our attorney and we are still proceeding with the suit. The other side was slow in responding to our inquiries, claiming they did not receive our correspondence. We have incurred costs in the 250-300 dollar range at this time.

ROADS COMMITTEE; George Madiar reported the superintendent has done a fine job with the roads this year and there is nothing new to report.

SANITATION SHORELINE & BOAT DOCKS COMMITTEE; Rick Whitehead stated a few people have called regarding rip rapping. Lots 252 and 260 will riprap the spots where needed. Lots 21 & 22 will work on riprap and boat dock.

WATER QUALITY & CONSERVATION; Ernie Neumann reported the samples tested by the Madison County Environmental Lab for fecal and fecal strep content were within acceptable limits. The laboratory director also reported the substance we submitted for testing was algae generated by the hot weather we were experiencing. Cooler weather should eliminate the problem. The only steps we can take are to remove large accumulations of the material and place on the shore where it will dissolve. This substance does consume large quantities of oxygen but is of no other danger to the lake.

OLD BUSINESS: #154 & 154A George and Patty Robson's burn pile & riprap to be done by July 14, 2002. Rick Whitehead has tried unsuccessfully several times to set up an appointment with them. Joe Dinora will contact them this week.
Jim Doer will meet with Joe Ludek this Thursday to discuss buffing the floor.

NEW BUSINESS; A motion was made by George Madair and seconded by Allan Sharp to submit the proposed 2003 budget to the membership at the annual meeting. Motion passed unanimously.

President Doer announced the request for donations to the emergency squad in lieu of a fundraiser will go out in the mailing for the annual meeting.

A craft market is scheduled at the community hall November 16th.

We will need to decide the color for boat stickers in the near future. Boat stickers will have to be displayed before a boat is put in the water.

Jim Doer, Joe Dinora and Bill Hohimer met with Andy Miller of John Miller & Sons to discuss the proposed work to the east side of the spillway. Miller provided an estimate of \$3100.00 for labor and materials to complete this part of the project to include the tiling, catch basin work and sloping the dirt work. Miller is still studying the work required on the west side of the spillway. Rick Whitehead made a motion to accept the estimate of \$3100.00 for labor and materials for the east side work. George Madair seconded the motion. Motion passed unanimously.

Bill Hohimer stated he needs a board member to look at the need for riprap between lots 166 & 166A and the corner of East Lake, lots 137 & 138 where water comes under the road. The boat ramp also needs riprap on the north side shoreline for approximately 100 feet. The railroad ties on Sunset Drive where the tree was removed need replaced.

President Doer will follow up on the status of the playground equipment.

There will be four openings on the board next year. Four incumbents have expressed an interest in running.

TRANSFERS; The transfer of lot #198 from Robert Boyle & Anthony Zummo to Rita Arnett was approved on a motion by George Madair, second by Rick Whitehead and unanimous vote of the board.

ADJOURNMENT; The board adjourned following a motion by George Madair, seconded by Rick Whitehead.

Sunset Lake Association

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

MEMORANDUM

TO: Board of Directors and Bill Hohimer, Superintendent

FROM: Kyla Tanner

SUBJECT: November Monthly Board Meeting

DATE: November 1, 2002

Please plan to attend the Directors' Meeting on Tuesday, November 5, 2002 at 7:00 P.M.
The meeting will be held at the Community Center, Hanauer Hall, 30505 East Lake Drive.

Thank you!

SUNSET LAKE ASSOCIATION

AGENDA

November 5, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT

APPROVAL OF THE MINUTES OF OCTOBER 1, 2002

APPROVAL OF BILLS PAID FOR OCTOBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY

- BOB SONS

BUILDING & CONSTRUCTION COMMITTEE

- DENNIS DENNEY

DAM & GROUNDS COMMITTEE

- JOE DINORA

FINANCE COMMITTEE

- TOM ERICKSON

LEGAL & INSURANCE COMMITTEE

- ALLAN SHARP

ROADS COMMITTEE

- GEORGE MADIAR

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE

- RICK WHITEHEAD

WATER QUALITY & CONSERVATION

- ERNIE NEUMANN

OLD BUSINESS - #154,154A George & Patty Robson's burn pile & rip rap
2003 Boat Stickers

NEW BUSINESS - Donations for Girard Rescue Squad - \$376.00

ADJOURNMENT -

**SUNSET LAKE ASSOCIATION
MINUTES OF THE MONTHLY MEETING
OCTOBER 1, 2002**

CALL TO ORDER: President Jim Dorr called the meeting to order at 7:04 p.m. Also present for the meeting were Bob Sons, Dennis Denney, Joe Dinora, Tom Erickson, Allan Sharp, George Madiar, Rick Whitehead and Superintendent Bill Hohimer. Absent was Ernie Neumann.

VISITORS: #62 John and Carol Schwandner, # 64 Donna Dinora, # 101, 101A Ed Burg, # 105-6 Bill Harris, #154, 154A George Robson and #286 Ed Snell.

VISITOR'S COMMENTS: George Robson addressed the Board in regards to his shorelines not having rip rap in compliance with SLA Rules and Regulations. He believes he is in compliance. After some discussion, it was agreed that Joe Dinora and Rick Whitehead would visit him soon and attempt to resolve the conflict.

SUPERINTENDENT'S REPORT-BILL HOHIMER: Bill reported that during September the work on the East side of the spillway was completed with the installation of tile, fertilizer and grass seed etc. He said several nice rains have helped the grass start to grow and he was very pleased. He also reported adding rip rap to the shorelines around the boat ramp, around a draw at lots 166 & 166A, and on both sides of the road around a culvert between lots 134 & 135. He said he also worked on a driveway for Lot 182 Tom Mottershaw. In addition, he still cuts lots of grass and delivers rock and dirt to various members. As soon as the grass cutting slows, he plans to complete some work on Sunset Drive. He noted it would take about 100 railroad ties and rock.

APPROVAL OF MINUTES: Tom Erickson noted several minor revisions to the minutes of the September 3, 2002 meeting. He then moved their adoption as revised and Bob Sons seconded the motion. The motion was approved by unanimous vote of the Board members.

President Dorr commented on several items from the September meeting. First, he said in follow up to Gray's letter he had spoken with Tim Reinhardt, County Road Commissioner and Betty Lou Parker, Supervisor of the 911 Service. He said the Commissioner said it was his decision not to post a detour route because to do so would have caused the detour to be placed at the Route 4 intersection and route the traffic around the Carlinville cutoff road. He said Ms. Parker of the 911 service will post that Palmyra be designated the second response in the event Virden cannot answer.

Second, in regards Steller's question about swimming between the island and the dam, he said he spent several hours reviewing past Board minutes and could find nothing indicating any Board approval. Therefore, we would follow our current rules, which do not allowing swimming except within 30 feet of a member's leasehold.

mentioned that several members had not renewed contracts with him on their aeration systems. Rick said he would be following up on these in the near future.

WATER QUALITY & CONSERVATION-ERNIE NEUMANN: Ernie was absent and no one had anything to report.

George Madiar moved that the committee reports be approved. The motion was seconded by Rick Whitehead and unanimously carried.

OLD BUSINESS: #154, 154a George & Patty Robson's rip rap will be checked out Wednesday. Joe Ludek said he does not have enough time to buff the floors for our Community Center. Bill Hohimer said he could rent the buffer needed for \$23 and do the floors.

NEW BUSINESS: After some discussion about boat stickers it was agreed to purchase bright green stickers for 2003 with a space for writing in the member's lot number.

With regards the annual meeting, the Board agreed upon motion by Dennis Denney seconded by Tom Erickson and with unanimous agreement of those present to not award plaques to resigning Board members or Officers. Jim Dorr also reported having found a microphone system including one stand-alone and two hand held mikes for the annual meeting. The Board agreed to again provide coffee and cookies for the annual meeting. Donna Dinora and Carol Schwandner agreed to help Kyla get the cookies and coffee ready.

President Dorr read a letter addressed to the Board that he received after the last Board meeting from Peggy Volz. The letter detailed Peggy's reasons for resigning her position. No further action was considered necessary.

Jim asked Bob Sons about the status of the playground equipment. Bob said he was too busy now to work with the equipment but promised to get something done by spring.

President Dorr reminded the Board members the annual craft day would be held November 16, 2002.

President Dorr also reported having received several complaints concerning solicitation of black topping by some contractor doing work for Richard Mauk. He said he and several others visited with the workers and that he later asked the contractor to discontinue any further solicitation and if anyone else contracted with them, to stop by our office and provide their names and addresses and the members they would be working for. Otherwise, he said he did not expect to see them in the area again.

ADJOURNMENT: Upon motion by Dennis Denney, seconded by Tom Erickson, the Board agreed again by consensus to adjourn. The meeting adjourned at 8:40pm.

SUNSET LAKE ASSOCIATION

Monthly Financial Report October 31, 2002

Cash on Hand as of 09/30/02	\$ 10200
Checking Account Balance as of 09/30/02	\$ 40800
Money Market Account Balance as of 09/30/02	\$ 16,854.23
3-Month CD at 2.35% as of 09/30/02	\$ 30,178.05
	<u>\$ 47,542.28</u>

Minus Bills Paid

Rural Electric	304.63
Verizon	33.87
Verizon Wireless	34.32
Power Net Global	2.44
Nilwood Water	8.88
John Miller & Sons	2,475.00
M&M Services	451.46
Opel's Fish Hatchery	1,000.00
Quill Corp. - (Ink Cartridge and Laser Labels)	86.97
Postmaster (Annual Meeting/Certified Letter to Mr. Blue)	253.00
Midwest Office Supply - (Envelopes for Annual Meeting)	26.29
Cookies, Coffee, etc. - (Annual Meeting)	25.83
IL Dept. of Revenue	315.64
IL Director of Employment Security	9.00
Employers Tax & Withholding	865.22
Kyla Tanner - Net Salary	1273.24
William Hohimer - Net Salary	1,967.79
Total Expenses	\$ 9,133.58

Plus Income

Building Permit	80.00
Sanitation Permit	10.00
Driveway	110.00
Earned By Maintenance Man	185.00
Accounts Receivable	4,141.80
Interest Income	118.64
All Others	196.90
Total Income	\$4,842.34

Cash on Hand as of 10/31/02	\$ 10200
Checking Account Balance as of 10/31/02	\$ 40800
Money Market Account Balance as of 10/31/02	\$ 12,444.35
3-Month CD at 2.35% as of 10/31/02	\$ 30,296.69
	<u>\$ 43,251.04</u>

10/31/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of October 31, 2002

	<u>Oct 31, '02</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	102.00
0120 Checking Acct.	22,408.00 *
0125 First National Bank- ...	12,444.35
0131 FNB-CD	30,296.69
Total Checking/Savings	<u>65,251.04</u>
Total Current Assets	<u>65,251.04</u>
TOTAL ASSETS	<u><u>65,251.04</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
0200 Escrow	22,000.00
Total Other Current Liabilit...	<u>22,000.00</u>
Total Current Liabilities	<u>22,000.00</u>
Total Liabilities	<u>22,000.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>22,000.00</u></u>

* INCLUDES ESCROW FUNDS OF \$22,000.00

10/31/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through October 2002

	<u>Jan - Oct '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	78,523.93	78,600.00	-76.07	99.9%
0301.2 Special Assmt Repair Dam	15,424.56	15,700.00	-275.44	98.2%
0301.7 Silt Assessment	240.00			
0305 Boat Permits	3,581.00	3,600.00	-19.00	99.5%
0311 Building Permits	875.00	900.00	-25.00	97.2%
0313 Fines & Penalties	769.89	600.00	169.89	128.3%
0325 Farm Income	1,600.00	3,200.00	-1,600.00	50.0%
0335 Interest Income	2,245.51	1,200.00	1,045.51	187.1%
0391 Transfer Fees	4,050.00	6,000.00	-1,950.00	67.5%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	1,788.50	1,200.00	588.50	149.0%
0399 Miscellaneous Income				
Chlorine Tablets	816.00			
Copies	24.20			
Donations	79.01			
Driveway Income	4,126.99			
Fax	22.00			
Sanitation Permit	60.00			
SLA Hats	120.00			
Sports/Chlorine Bottles	20.00			
0399 Miscellaneous Income - Other	59.15	3,000.00	-2,940.85	2.0%
Total 0399 Miscellaneous Income	5,327.35	3,000.00	2,327.35	177.6%
Total Income	116,440.06	115,700.00	740.06	100.6%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	228.00			
Bankruptcy - Kirk Vidra	472.40			
Total Legal Fees	700.40			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	1,335.40	7,000.00	-5,664.60	19.1%
0409 Office & Hall Supplies				
Help Wanted Ad	0.00			
Copier Supplies	300.84			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	710.15			
Printing	89.99			
0409 Office & Hall Supplies - Other	1,417.80	4,000.00	-2,582.20	35.4%
Total 0409 Office & Hall Supplies	2,946.98	4,000.00	-1,053.02	73.7%
0410 R & M -Dam	3,367.37	7,800.00	-4,432.63	43.2%
0411 R & M- Lake	528.03	1,000.00	-471.97	52.8%
0411.1 Fish Stocking	1,000.00	1,000.00	0.00	100.0%

10/31/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through October 2002

	Jan - Oct '02	Budget	\$ Over Bud...	% of Budget
0412 R & M -Grounds	507.28	500.00	7.28	101.5%
0414 R & M -Roads	11,009.53	8,000.00	3,009.53	137.6%
0415.5 Conservation & Watershed	1,500.00	3,000.00	-1,500.00	50.0%
0416 R & M Equipment	391.02	2,000.00	-1,608.98	19.6%
0418 Gas & Oil	1,793.41	2,500.00	-706.59	71.7%
0430 Utilities				
Gas & Electric	3,818.62			
Telephone	678.01			
Water	91.84			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	4,588.47	6,000.00	-1,411.53	76.5%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	3,322.18	4,800.00	-1,477.82	69.2%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	848.83	2,400.00	-1,551.17	35.4%
Total 0498 Miscellaneous Expense	1,866.83	2,400.00	-533.17	77.8%
Equipment Reserve	2,405.57	3,840.64	-1,435.07	62.6%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendant	24,166.68	29,000.00	-4,833.32	83.3%
0404 Secretary Salary	15,187.50	19,500.00	-4,312.50	77.9%
0440 Employment Tax Expense				
0439 Illinois Unemployment Tax	117.00			
0441 FUTA	112.00			
0440 Employment Tax Expense - Other	3,205.03	4,500.00	-1,294.97	71.2%
Total 0440 Employment Tax Expense	3,434.03	4,500.00	-1,065.97	76.3%
Total Payroll Expenses	42,788.21	53,000.00	-10,211.79	80.7%
Total Expense	85,830.28	117,540.64	-31,710.36	73.0%
Net Income	30,609.78	-1,840.64	32,450.42	-1,663.0%

Sunset Lake Association

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

MEMORANDUM

TO: Board of Directors and Bill Hohimer, Superintendent
FROM: Kyla Tanner
SUBJECT: December Monthly Board Meeting
DATE: November 27, 2002

Please plan to attend the Directors' Meeting on Tuesday, December 3, 2002 at 7:00 P.M.
The meeting will be held at the Community Center, Hanauer Hall, 30505 East Lake Drive.

Thank you!

SUNSET LAKE ASSOCIATION

AGENDA

December 3, 2002 7:00PM

CALL TO ORDER

ROLL CALL

VISITORS

SUPERINTENDANT'S REPORT - Equipment Shed

OFFICE MANAGER'S REPORT

APPROVAL OF THE MINUTES OF NOVEMBER 5, 2002

APPROVAL OF BILLS PAID FOR NOVEMBER

COMMITTEE REPORTS:

AQUATIC CONTROL & WATER SAFETY	- BOB SONS
BUILDING & CONSTRUCTION COMMITTEE	- DENNIS DENNEY
DAM & GROUNDS COMMITTEE	- JOE DINORA
FINANCE COMMITTEE	- TOM ERICKSON
LEGAL & INSURANCE COMMITTEE	- ALLAN SHARP
ROADS COMMITTEE	- GEORGE MADIAR
SANITATION, SHORELINE & BOAT DOCKS COMMITTEE	- RICK WHITEHEAD
WATER QUALITY & CONSERVATION	- ERNIE NEUMANN

OLD BUSINESS - #154,154A George & Patty Robson have until December 4th to respond to letter.
- 2003 Boat Stickers

NEW BUSINESS -

TRANSFERS - #267-268 Joseph Clevenger - Name Change Only

ADJOURNMENT -

Sunset Lake Association
MINUTES OF THE MONTHLY MEETING
November 5, 2002

CALL TO ORDER: President Jim Dorr called the meeting to order at 7:00 P.M. Board members Bob Sons, Joe Dinora, Allan Sharp, George Madiar, Rick Whitehead and Ernie Neumann were present. Dennis Denny and Tom Erickson were absent.

VISITORS: Ed Burg, lot 101; Bill Harris, lot 105; Ray Reardon, lot 257 and Ed Snell, lot 286

SUPERINTENDENT'S REPORT- BILL HOHIMER: Bill reported he had primarily been busy raking leaves with some mowing this month. He is also researching buildings on the Web. Bill asked for input on the type and size building we are looking for and site location. Jim Dorr stated about 2000 sq. ft. President Dorr appointed the Building and Construction, Finance and Roads Committees to work with Superintendent Hohimer to develop bid specifications and site recommendations.

APPROVAL OF MINUTES OF THE OCTOBER 1, 2002 MEETING: President Dorr stated the date for the Craft Day should be November 16 not November 17. George Madiar moved to accept the minutes with the date change, Joe Dinora seconded and the motion passed unanimously.

APPROVAL OF BILLS PAID FOR OCTOBER: Rick Whitehead moved to pay the bills, George Madiar seconded and the motion passed unanimously.

AQUATIC CONTROL AND WATER SAFETY COMMITTEE-BOB SONS: Bob Sons stated the fish stocking for this year has been completed.

BUILDING & CONSTRUCTION COMMITTEE-DENNIS DENNY: Dennis Denney was absent. President Dorr reported no applications for permits this month. Nothing else to report.

DAM & GROUNDS COMMITTEE-JOE DINORA; Joe Dinora stated the problem with lots 154 & 154a will be discussed under old business. Nothing else to report.

FINANCE COMMITTEE-TOM ERICKSON: Tom Erickson was absent. President Dorr reviewed the financial report and stated everything was fine at the present time.

LEGAL & INSURANCE COMMITTEE-ALLAN SHARP: Allan Sharp reported the decision was made to replace Randy Blue of Sgro, Hanrahan & Blue as our legal representative for the lawsuit with Kimble. Allan Sharp, President Dorr and Tom Erickson considered several attorneys and selected Paul Bloomer of the Denby, Meno, Bloomer & Denby law firm to represent us in the lawsuit. Mr. Bloomer is in the process of getting the file transferred from Mr. Blue. Mr. Bloomer stated after review of some information he felt we have a better than 50-50 chance of winning the lawsuit. He will depose Mr. Kimbal and interview Mr. Sons and possibly former president Ed Smith. Mr. Blue submitted a bill for services rendered. The Board is requesting an itemized bill which Mr. Blue's secretary states they will provide.

ROADS COMMITTEE-GEORGE MADIAR: George Madiar stated the roads are currently in good shape. He and Superintendent Hohimer will be surveying the roads to determine future maintenance needs.

SANITATION, SHORELINE & BOAT DOCKS COMMITTEE-RICK WHITEHEAD Rick Whitehead stated we still have not resolved the rip rap problem on lots 154 & 154a, even after repeated contact with the leasees. President Dorr stated he and committee members will compose a letter directing the leasees to resolve the rip rap problem or we will complete the rip rap and bill the leasees. President Dorr stated the burn pile is not a problem at the present time.

WATER QUALITY & CONSERVATION COMMITTEE-ERNIE NEUMANN; Ernie stated the farmer west of West Lake Drive had initially stated a willingness to lease us farmland to construct a filter strip.

The farmer then inserted a provision to install a permanent culvert and gravel road from West Lake road to his property. He stated a desire to build houses on the property in the future. We could not agree to these terms and the negotiations have been terminated. Bill Hohimer & Ernie will look other alternatives to resolve the flooding problem. There is \$1500.00 dollars in the committee budget that can be transferred to other needs.

OLD BUSINESS; Ray Reardon provided written and verbal comment on the issue of the definition of "The Main Body of the Lake" and swimming from boats in the area by the dam. Mr. Reardon stated the lake rules & regulations state in Section G, the main body of the lake is defined as "that portion of the reservoir that motor boats are allowed to go over the six mile per hour limit during fast hours." Section 9 of the rules prohibits swimming out of boats on the main portion of the lake only, the rules do not prohibit swimming from boats in other locations. The board agreed this interpretation is correct. After discussion on changing the rules for swimming from boats, Ernie Neumann made a motion, seconded by Bob Sons to leave the rules and regulations on swimming from boats as they are currently written. The motion passed unanimously.

President Dorr stated we can purchase 1000 boat stickers for \$276.71. After reviewing a prototype, the board recommended removing the words, Sunset Lake, and enlarging the line for the lot number. George Madiar made a motion, seconded by Joe Dinora, to purchase the boat stickers. Motion passed unanimously.

NEW BUSINESS; George Madiar stated a donation of \$376.00 will be given to the Girard Emergency Squad tomorrow.

ADJOURNMENT: Upon a motion by Bob Sons, seconded by Allan Sharp, the meeting was adjourned at 8:12Pm.

SUNSET LAKE ASSOCIATION

Monthly Financial Report November 30, 2002

Cash on Hand as of 10/31/02	\$	102.00
Checking Account Balance as of 10/31/02	\$	408.00
Money Market Account Balance as of 10/31/02	\$	12,444.35
3-Month CD at 2.35% as of 10/31/02	\$	<u>30,296.69</u>
	\$	43,251.04

Minus Bills Paid

Rural Electric	303.32
Verizon	41.66
Verizon Wireless	34.32
Nilwood Water	8.55
Sgro, Hanrahan & Blue, L.L.P.	796.50
Royell Communications (Yearly Internet Service)	200.00
Hall Supplies (Coffee, Coffee Filters, Mints)	11.10
Employers Tax & Withholding	865.22
Kyla Tanner - Net Salary	1,273.24
William Hohimer - Net Salary	<u>1,967.78</u>
Total Expenses	\$ 5,501.69

Plus Income

Farm Income	\$1,600.00
Earned By Maintenance Man	70.00
Accounts Receivable	34.24
Interest Income	121.30
All Others	<u>102.60</u>
Total Income	\$ 1,928.14

Cash on Hand as of 11/30/02	\$	102.00
Checking Account Balance as of 11/30/02	\$	408.00
Money Market Account Balance as of 11/30/02	\$	19,167.49
3-Month CD at 2.35% as of 11/30/02	\$	<u>20,000.00</u>
	\$	39,677.49

11/27/02

SUNSET LAKE ASSOCIATION

Balance Sheet

As of November 30, 2002

	<u>Nov 30, '02</u>
ASSETS	
Current Assets	
Checking/Savings	
0100 Cash on Hand	102.00
0120 Checking Acct.	16,908.00 *
0125 First National Bank- ...	19,167.49
0131 FNB-CD	<u>20,000.00</u>
Total Checking/Savings	<u>56,177.49</u>
Total Current Assets	<u>56,177.49</u>
TOTAL ASSETS	<u>56,177.49</u>
LIABILITIES & EQUITY	
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>
TOTAL LIABILITIES & EQUITY	<u>16,500.00</u>

* INCLUDES ESCROW FUNDS OF \$16,500.00

11/27/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through November 2002

	<u>Jan - Nov '02</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Income				
0301 Annual Assessment	78,523.93	78,600.00	-76.07	99.9%
0301.2 Special Assmt Repair Dam	15,424.56	15,700.00	-275.44	98.2%
0301.7 Silt Assessment	240.00			
0305 Boat Permits	3,564.00	3,600.00	-36.00	99.0%
0311 Building Permits	895.00	900.00	-5.00	99.4%
0313 Fines & Penalties	797.19	600.00	197.19	132.9%
0325 Farm Income	3,200.00	3,200.00	0.00	100.0%
0335 Interest Income	2,373.75	1,200.00	1,173.75	197.8%
0391 Transfer Fees	4,050.00	6,000.00	-1,950.00	67.5%
0397 Cable Franchise Fee	2,014.32	1,700.00	314.32	118.5%
0398 Earned by Maint. Man	1,858.50	1,200.00	658.50	154.9%
0399 Miscellaneous Income				
Chlorine Tablets	904.00			
Copies	25.80			
Donations	79.01			
Driveway Income	4,126.99			
Fax	28.00			
Sanitation Permit	60.00			
SLA Hats	120.00			
Sports/Chlorine Bottles	24.00			
0399 Miscellaneous Income - Other	59.15	3,000.00	-2,940.85	2.0%
Total 0399 Miscellaneous Income	5,426.95	3,000.00	2,426.95	180.9%
Total Income	118,368.20	115,700.00	2,668.20	102.3%
Expense				
0406 Professional Fees				
Accounting	635.00			
Legal Fees				
A/Rs & Misc. - Greg Sgro	1,024.50			
Bankruptcy - Kirk Vidra	472.40			
Total Legal Fees	1,496.90			
0406 Professional Fees - Other	0.00	7,000.00	-7,000.00	0.0%
Total 0406 Professional Fees	2,131.90	7,000.00	-4,868.10	30.5%
0409 Office & Hall Supplies				
Help Wanted Ad	0.00			
Copier Supplies	300.84			
Service Contract -copier	265.00			
Copier Rental	114.00			
Paper Supplies	49.20			
Postage	710.15			
Printing	89.99			
0409 Office & Hall Supplies - Other	1,628.90	4,000.00	-2,371.10	40.7%
Total 0409 Office & Hall Supplies	3,158.08	4,000.00	-841.92	79.0%
0410 R & M -Dam	3,367.37	7,800.00	-4,432.63	43.2%
0411 R & M- Lake	528.03	1,000.00	-471.97	52.8%
0411.1 Fish Stocking	1,000.00	1,000.00	0.00	100.0%

11/27/02

SUNSET LAKE ASSOCIATION
Budget vs. Actual
 January through November 2002

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0416 R & M Equipment	391.02	2,000.00	-1,608.98	19.6%
0418 Gas & Oil	1,793.41	2,500.00	-706.59	71.7%
0430 Utilities				
Gas & Electric	4,121.94			
Telephone	753.99			
Water	100.39			
0430 Utilities - Other	0.00	6,000.00	-6,000.00	0.0%
Total 0430 Utilities	4,976.32	6,000.00	-1,023.68	82.9%
0434 Insurance				
Home Assoc Wrongful Acts Liab	1,339.00			
Comm. Auto	1,220.00			
Comm. Inland Marine	390.00			
Comm. General Liability	750.00			
Comm. Property	518.00			
Comm. Umbrella Liability	775.00			
Notary Bond	13.00			
Crime Bond	100.00			
Workers Compensation	1,375.00			
0434 Insurance - Other	0.00	6,500.00	-6,500.00	0.0%
Total 0434 Insurance	6,480.00	6,500.00	-20.00	99.7%
0442 Property Tax	3,322.18	4,800.00	-1,477.82	69.2%
0498 Miscellaneous Expense				
0470 Recording Fees	18.00			
Donations	1,000.00			
0498 Miscellaneous Expense - Other	848.83	2,400.00	-1,551.17	35.4%
Total 0498 Miscellaneous Expense	1,866.83	2,400.00	-533.17	77.8%
Equipment Reserve	2,405.57	3,840.64	-1,435.07	62.6%
Reserve Fund	0.00	4,200.00	-4,200.00	0.0%
Payroll Expenses				
0402 Superintendant	26,583.34	29,000.00	-2,416.66	91.7%
0404 Secretary Salary	16,687.50	19,500.00	-2,812.50	85.6%
0440 Employment Tax Expense				
0439 Illinois Unemployment Tax	117.00			
0441 FUTA	112.00			
0440 Employment Tax Expense - Other	3,504.64	4,500.00	-995.36	77.9%
Total 0440 Employment Tax Expense	3,733.64	4,500.00	-766.36	83.0%
Total Payroll Expenses	47,004.48	53,000.00	-5,995.52	88.7%
Total Expense	91,442.00	117,540.64	-26,098.64	77.8%
Net Income	26,926.20	-1,840.64	28,766.84	-1,462.9%