

Sunset Lake Association Board of Directors Meeting Minutes

July 8, 2025, 7:00pm-Hanaur Hall

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

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

A motion was made by Tom Sidener to approve June 10, 2025, meeting minutes, seconded by Ron Schultz, all approved.

Old Business:

- a) There is no update on the tower valve replacement currently, Russ will follow up with Gary Wilkin on this matter
- b) 414 channel catfish ranging in size from 8 –10 inches were delivered by Herman Brothers Fisheries on Wednesday, July 2, 2025, at a cost of \$776.51, this included the delivery fee for the fall stocking of walleye.

Reports

- a) **President Report: Russ Baldwin-** The mower has been repaired and is back up and running. During the time SLA could not mow, several leaseholders stepped up and mowed parts of common area and was much appreciated. Russ received calls regarding what seemed like a leak in the spillway. Russ contacted previous board members and leaseholders to ask what the issue could be. It seems every few years, the top seam on the spillway does need to be sealed. Russ contacted Green and Bradford, they recommended a sealant called Xypex to seal the area on the spillway. Russ purchased the product in St. Louis, Russ, Tom Sidener and Ron, from maintenance, applied Xypex to the areas that needed sealed. The fireworks display, June 28th was a fabulous show. Thanks to Andrea Bushnell and the SLA Booster Club for raising funds and coordinating that show. Russ and Tom have been working together to get better audio quality for the live stream of the monthly SLA meetings. Tom is trouble shooting several areas to determine the cause of the poor audio quality. The SLA boat has been

repaired and returned by Greg Kazenski, the cost was below the approved amount, at approximately \$630.00.

- b) **Legal & Insurance: Russ Baldwin/Ann Clough**-It was determined that SLA does not need a separate policy for Directors and Officers liability coverage. This is already included in the current policy
- c) **Lake Patrol-Safety Enforcement: Russ Baldwin/Dave Johnson**- Russ has had reports of several boats in the mornings during slow times that are going too fast.
- d) **Water Quality: Val Jagiela/Anne Dorman**-
A written report was not received from Charlie Edwards, but Val was told verbally that the water was very clear – better than most years.
The office is now collecting data for homeowner's septic system inspections. Maguire Wastewater Solutions. sent a report showing 57 homeowners with a septic maintenance contract. Please call the office if you have a septic maintenance contract with a different company.
- e) **Building & Construction Permits: Ron Schultz/Tom Sidener**-
Docks-Lot 120, Lot 105, Lot 26. Deck replacement- Lot 111. Lot 37 has requested permission to erect a fence around their in-ground pool. Building plans were distributed. Ron Schultz makes a motion to adopt the plans as presented Russ Baldwin seconds, all approved
- f) **Common Grounds: Roads & Dam: Tom Sidener/Ron Schultz**-The mower has been returned; mowing is back to normal. Oiling and chipping on East side lake roads will be in late August or early September.
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- g) **Leasehold Ground: Anne Dorman/Russ Baldwin**-a tree was blocking a cove near Lo150 the leaseholder removed.
- h) **Treasurers Report-(Finance, Insurance & Property Taxes): Michelle Bearden/Jenny Buhl**—Michelle explained pending expenses that have been approved but that have not been spent yet including 2024 Fish stocking and North Circle Dr. drainage control. The total cash balance of all accounts is \$372,855.09. The Profit & Loss report was reviewed along with the Budget vs Actual report; all accounts are status quo for this time of the year. There are only 1.5 assessments still outstanding.

- i) **Bylaws, Rules & Regulations/NFPC Status: Val Jagiela/Ron Schultz/Russ Baldwin**-the committee continues to meet and are working to define and clarify the rules and regulations.
- j) **Sanitation: Russ Baldwin/Dave Johnson**-Nothing to report.
- k) **Leases- Administrator of Leases; Amy Walkenbach/Jenny Buhl**-Lot 203 Todd and Mona Stalet to James and Carol Riha. 1 other transfer pending.
- l) **Long Term Planning Committee-Ron Schultz**-continuation of categorizing information from the survey of 75 replies. Common grounds/roads and dams have the most areas of interest from comments received with ideas for some ideas for items that may be shared with the booster club. Water quality is another area of interest with algae, duck weed and cove dredging. Enforcement of rules seemed to be of high interest as well. The replies from the survey showed that most members are very interested in keeping our lake area looking nice and up to date. The struggle will be identifying the needs vs wants as budget allows.

In New Business:

Debit/Credit Card Replacement-The current debit card used for purchases was shut off accidentally by the bank. The bank issued a replacement card. Michelle Bearden moves to deactivate the additional debit card that is only tied to Quick Book and Go Daddy website - Val seconds, all approved. Michelle will change payment method on these items to the newly issued card.

Michelle discussed an option to have a credit card for use rather than a debit card with a low line of credit. This would help with changing the debit card each time the executive board changes and is a safeguard for access to the checking account. More discussion to follow on this matter.

2026 Budget Meeting needs to be planned-scheduled for Tuesdays 7/29 and 8/5 at 6pm.

Office Computer updates-after October 2025 Windows 10 will not be supported through Microsoft. The computers will still work, but there will be no security available. The current

computers in the office cannot be updated to Windows 11. This item will be included in the 2026 Budget.

The SLA Boosters have requested permission on a few items. They would like to place a free library box outside the office. John Fox has built it. They would like to be able to have a small bonfire during the 70th Anniversary of SLA celebration during Labor Day weekend and asked if non-member boats can participate during the fishing tournament. The board approved the small bonfire if it is kept on the rocks, approved the placement of the free library and denied non-member boats during any fishing tournaments, members can invite non-members to be on the members' boats.

A request was made for a yield sign on Chestnut and East Lake- more information will be gathered on this matter from Russ Baldwin.

Guest Recognition

Lot 141-Jeannette Early- Jeannette bought a light for the flagpole in front of the office and volunteered her husband, John, to install it.

Lot 78-Marty Cruz-buoy moved from Lot 78 has been hit several times-reflectors are not visible and tape needs replaced. Regarding revenue-the association is losing revenue because of boats and golf carts out of compliance with stickers and not getting fined.

A motion was made by Michelle Bearden to adjourn at 8:06 pm seconded by Val Jagiela, all approved.