

Sunset Lake Association Board of Directors Meeting Minutes

October 14, 2025, 7:00pm-Hanaur Hall

The meeting was called to order by President Russ Baldwin at 7:10 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 Ron Schultz, Treasurer Michelle Bearden, Secretary Jenny Buhl, Board Members, Anne Clough, Dave Johnson and Anne Dorman. Valerie Jagiela was absent.

A motion was made by Michelle Beardeon to approve September 9, 2025, meeting minutes with, seconded by Anne Clough, all approved.

Old Business:

Tower Replacement-Lakes and Rivers have all materials ready and hopefully will be able to work us into their schedule in a few weeks to install the valve and steel plate to complete this project.

Association Tree Removal- 2 Bids obtained for removing trees on North Lake common areas from Burcham Tree Removal-\$6750.00 and Otter Lake Enterprises -Dave Cary-\$5850. Dave Cary will begin this work at the end of the week or beginning of next week.

Reports

- a) **President Report: Russ Baldwin**-. Water level as of today is down about 12 inches preventing some members getting their boats on or off their lift. The contractor that completed some of the cove dredging last fall returned to level out the “muck” piles in the field on Circle Drive. The annual meeting will take place next Saturday, October 18 at 10am. All absentee votes need to be received in the office by Wednesday, October 15th.
- b) **Legal & Insurance: Russ Baldwin/Ann Clough**- Nothing to report
- c) **Lake Patrol-Safety Enforcement: Russ Baldwin/Dave Johnson**-Reports of a boat with a 150 HP motor operating on the lake. The issue was addressed with the member, and a fine was assessed.

- d) **Water Quality: Val Jagiela/Anne Dorman-** The walleye from Herman's Fish Brothers will be delivered this month. Water testing in 2026 plan will include 3 coves to be tested each month for e-coli.
- e) **Building & Construction Permits: Ron Schultz-**August permits- Lot 25-Dock replacement, Lot 14-Room Addition
- f) **Common Grounds: Roads & Dam: Ron Schultz-**East Side oil and chipping has been completed, a few areas were not covered, those will be picked up on next year's schedule. Dave Johnson suggested just oiling the outside's of roads to save money along with helping to build up the outside parts of the roads and get rid of the "crowning" in the middle over time.
- g) **Leasehold Ground: Anne Dorman/Russ Baldwin-**Nothing to report
- h) **Treasurers Report-(Finance, Insurance & Property Taxes): Michelle Bearden/Jenny Buhl—**Sikich prepared Tax returns, they were signed off and filed. Roll forward report was presented with an overall cash balance of \$344,996.24 as of 9/30/25. \$1500 had previously been approved for computer replacement, Michelle will contact Tom Sidener to get the equipment needed. Profit and Loss report was reviewed along with the Budget vs Actual Report. The Amount budgeted for Grounds and trees will not cover the \$5850 tree removal voted on in September. Michelle suggested reallocating budget, as noted on pages 9-12 of the October Treasurers Report thru 9-30-2025. Ron moved to reallocate the budget as Michelle suggested, Jenny Buhl Seconded, all approved.
- i) **Bylaws, Rules & Regulations/NFPC Status: Val Jagiela/Ron Schultz/Russ Baldwin-**Russ reported the committee has spent many hours reviewing the language to make sure all rules and regulations are clear. A draft was presented and reviewed with proposed updates. This was tabled until the review is completed.
- j) **Sanitation: Russ Baldwin/Dave Johnson-**A 2nd offense citation was issued for septic non-chlorine compliance, the leasehold has not paid the 1st citation or the late fee associated with it.

- k) Lease- Administrator of Leases; Amy Walkenbach/Jenny Buhl-Lot 112A-from Alan Bosivert to Mark and Wendie McKay
- l) **Long Term Planning Committee**-nothing to report

In New Business:

- a) .Royell Communications contacted Russ explaining the new fiber optics plans and wanted to present their services to homeowners. Russ will schedule time for us to meet with the Royell contact to obtain more information on what can be provided.
- b) Adoption of Updated Rules and Regs-reviewed some of the updated rules, this will be tabled until the final review is complete.
- c) A leasehold wants to asphalt their drive that also included a small piece of common area. All agreed this is acceptable.
- d) Russ was contacted by a member regarding adding hand rails on the dock at the boat launch area for safety. This can be accomplished using remaining funds from the “Dock Improvement” account. Agreed by all to have Ron Coyle add a handrail or other support to

Guest Recognition

John Fox-Lot 245-Representing the SLA Booster Club-requested a spot be added to the agenda of the monthly SLA meetings so the representative can give updates on the booster club’s current events-The 70th anniversary celebration was a success during Labor Day Weekend with live music, a poker run and a food truck. Recently, an Oktoberfest was held. Mega Raffle tickets sales are ongoing for the Fireworks fundraiser and will be drawn December 6 after the Christmas Walk. Volunteers are still needed for their home to be part of the Christmas Walk. A pancake and sausage breakfast is planned for the first part of 2026. The boosters are currently working toward plans for a pavilion for all members to use and will present plans to the SLA Board in the future. 2026 Fireworks are slated for June 27 by Falling Skies.

Jeanette-Lot 141-questioned if a new member orientation to review rules and regulations is still in place, a family member new to the lake had asked her—The board let her know

that Amy Walkenbach, Administrator of Leases holds an orientation with each new leasehold.

John Fox-Lot 245-regarding the ecoli reports. He stated the dock at the boat ramp was covered in goose droppings during the Labor Day Poker Run and wondered if that is where the contamination came from? Russ replied that we are working on a regular scheduled cleaning of the dock.

A motion was made by Anne Clough to adjourn at 9:20: pm seconded by Ron Schultz, all approved.

J Buhl 10/15/2025