

Sunset Lake Association Board of Directors Meeting Minutes November 12, 2024, 7:00pm-Hanaur Hall

- I. Call to Order by President John Kemp-
- II. Pledge of Allegiance-ALL
- III. Roll Call by Jenny Buhl
- IV. Election of Officers-

President Nomination-Tom Sidener nominated Russ Baldwin, second by Dave Johnson, all approved. Russ recognized John Kemps time serving on the board and as President over the last 15 years.

Vice President-Dave Johnson nominated Ron Schultz, Michelle Bearden nominated Tom Sidener. Tom Sidener won the nomination with 5 votes.

Treasurer- Tom Sidener nominated Michelle Bearden, seconded by Anne Clough, all approved.

Secretary-Michelle Bearden nominated Jenny Buhl

Administrator of Leases-Jenny Buhl made a motion to retain Amy Walkenbach as Administrator of Leases , Seconded by Tom Sidener, all approved.

| Title, Name | Term Ends | Present/ Absent |
|-----------------------------|-----------|--------------------|
| President Russ Baldwin | 2025 | P |
| Vice President- Tom Sidener | 2026 | P |
| Treasurer, Michelle Bearden | 2026 | P |
| Secretary, Jenny Buhl | 2026 | P |
| Valerie Jagiela | 2025 | A |
| Anne Clough | 2027 | P |
| Ron Schultz | 2027 | P |
| Anne Dorman | 2027 | P |
| Dave Johnson | 2025 | P |

IV. Approval of Minutes

- a) October 8, 2024, Board Meeting-

ACTION: Old Business, Item "a" has incomplete information regarding money used for cove dredging., Tom Sidener made a motion to Table until next month to get complete information, seconded by Ron Schultz, all approved.

V. Old Business

- a) Update on 2024 Fall cove dredging and lake dropping-Russ Baldwin

COMMENT: The gates were opened further this week (7ft. level and 30ft. level) to lower the lake faster, still with a goal of getting the lake down 7ft from full pool. The rain has hindered this process. Received bids for cove dredging from Jeff Hamman for cove of Lot 151 (Fickas) of \$13,500 and from Les Hays for cove of Lot 22A(Hatalla & Mundstock) of \$6,000.00.

VI. Reports

- a) President Report: Russ Baldwin-Nothing to report
- b) Legal & Insurance: Russ Baldwin-Information submitted to insurance company for reimbursement on costs from North Circle Road repair from Spring flooding.
- c) Water Land and Safety Enforcement: Nothing to report
- d) Water Quality: Val Jagiela-Draining of Pine and Birch Pond have begun to prepare for dredging. Thank you to Dave Johnson and Dave Cary (Otter Lake Enterprise) for helping in this process in acquiring pumps and hoses and manning the pumps in the last weeks.
- e) Building & Construction Permits: Tom Sidener-Lot 136-Dock, Lot 66-Dock Extension, Lot 276-Deck, Lot 102-Retaining Wall, Lot 276-Dog Run, Lot 155A-new construction-house
- f) Common Grounds: Roads & Dam: Tom Sidener-Nothing to report
- g) Leasehold Ground: Nothing to report
- h) Treasurers Report-(Finance, Insurance & Property Taxes): Treasurer Michelle Bearden-Explained the treasurer's report for all new members. As voted on by membership, upon maturity of the \$48,758.47 CD, these funds will be transferred to the money market account to be used for retention pond maintenance. Regarding the CD with a balance of \$78,709.49; this will mature at the end of November. Tom Sidener made a motion to renew this CD for a term of 6 months for the best rate, seconded by Ron Schultz, all approved. All other financials are status quo. The full treasurer's report is available on the SLA Website, sunsetlakegirard.com.
- i) Bylaws, Rules & Regulations/NFPC Status: Val Jagiela-Nothing to report
- j) Sanitation: Discussed protocol for chlorine checks, this should be done twice a year with follow-up to make sure all homes are complying.
- k) Leases- Administrator of Leases; Amy Walkenbach-Lot 51-Rhett Mayes to Brian and Julie Foster

VII. New Business

a) Possible Extension of Boat Ramp-Russ Baldwin

DISCUSSION/ACTION: Discussed the need to extend the boat ramp while the lake is down. More information is needed on this request such as cost and to know if the issue is just a temporary problem getting trailers in and out while the lake is down, or ongoing throughout a normal season. Russ Baldwin made a motion to table this until more information is acquired, seconded by Anne Clough, all approved.

b) Leaf Removal; Russ Baldwin

DISCUSSION/ACTION: Discussion on the deadline for members to have their leaves cleaned up, should this date be changed? This item will be tabled and moved to a committee for further review of SLA By Laws, Rules and Regulations and discussion if this needs changed.

c) Safety concerns accessing Emmerson Airline from narrow SLA roads-Russ Baldwin

DISCUSSION/ACTION: Potential danger on single lane roads accessing Emmerson Airline, if there is anything we can change. This item will be referred to committee for further research and discussion.

d) Burn Pile Issues-Tom Sidener

DISCUSSION/ACTION: Members have been using the community burn piles for items other than what is acceptable causing nails and other debris left behind along with burning on windy days and leaving burn piles unattended or dumping leaves without burning themselves. "CLOSED" signage will be put up on days when members are not allowed to use the community burn areas.

e) Grounds Equipment-Tom Sidener

DISCUSSION/ACTION: received quote on purchase of new chainsaw \$579.99(plus tax) and weed eater \$609.99(plus tax) to replace equipment that is currently broken or needs updated/repared. The current need is to replace the chainsaw that is not in working order. Motion made by Tom Sidener, seconded by Michelle Bearden to purchase the chainsaw and table the weed eater purchase until Spring 2025

VIII. Membership and Guest Recognition:

John Kemp Lot 29-There are "NO BURN" signs in the shed to place at burn piles. The boat ramp was extended by 5ft. about 5 years ago with rock and could just need rock pushed back up to extend the ramp.

Raymond Reardon Lot 257-Asked if we had considered drainage structure to catch silt while working on the retention ponds and asked if there is possibly any additional funds to get more coves dredged while the lake is down Dave Johnson responded that the silt box structures have been suggested by Dave Cary and are looking into that.

Gary Wilken-Lot 45-Reminded us that the 2024 cost of the tower repair is \$6,000- \$8,000 with the bulk of the cost being in 2025, possibly having additional funds from 2024 to use on additional cove dredging as Ray had suggested.

IX. Board Comments

X. Adjourn 8:19pm- motion made by Michelle Bearden, seconded by Jenny Buhl, all approved