

# Sunset Lake Association Board of Directors Meeting Minutes

## October 8, 2024, 7:00pm-Hanaur Hall

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

Title, Name	Term Ends	Present/ Absent
President, John Kemp	2024	P
Vice President- Russ Baldwin	2025	P
Treasurer, Michelle Bearden	2026	P
Secretary, Jenny Buhl	2026	P
Dan Roseberry	2024	P
Valerie Jagiela	2025	P
Tom Sidener	2026	P
Jerry Winterland	2024	P

#### IV. Approval of Minutes

##### a) September 10, 2024, Board Meeting-

ACTION: Motion made by Baldwin and seconded by Buhl to approve September 2024 meeting minutes with corrections, all approved. Corrections as follows; page 3, Reports Section, Item "i", correct budgeted amount for fish stocking from \$8000.00 to \$3000.00 and amount of CD from \$40,000 to \$48,000. New Business, item "b", addition to add "Reimburse Russ Baldwin for drain cleanout, Motion made by Kemp to reimburse Russ Baldwin \$1500.00 for drain cleanout he had paid for, seconded by Val Jagiela, all approved"

#### V. Old Business

- a) Suggested Coves to be dredged during draw down-John Kemp provided a map of the lake with coves to be dredged as funds allowed in the following areas, in order of priority: 1) Lots 149-152; 2) Lots 107-112; 3) Lots 20-21; 4)Lots 103-105;5) Lots 216-218

ACTION: Motion made by Dan Roseberry to use up to \$40,000 for cove dredging from the "Dam & Lake Maintenance" Account. Seconded by Tom Sidener, all approve

- b) Moving buoys back on West Side and around Island

ACTION: Item was tabled and will be revisited later

c)

ACTION:

d)

ACTION:

## VI. Reports

- a) President Report: President John Kemp-John, Russ and Tom met with Adam Edwards, new landowner of the field North of North Lake Drive to discuss drainage issues in that area.
- b) Legal & Insurance: Vice President Russ Baldwin-received estimate for road repairs to be done on North Circle Dr of \$12,778.11 and will submit to insurance for possible reimbursement. John will contact Dave Cary to begin the repair work on North Circle that was previously approved from emergency funds as weather permits.
- c) Water and Land Safety Enforcement: Dan Roseberry-With the lowering of the lake, and time of the year, not much activity currently on the lake
- e) Water Quality: Val Jagiela-Nothing
- f) Building & Construction Permits: Jerry Winterland- Lot 102-retaining wall and steps to basement, Lot 255-New Dock and Lift. Lot 25 submitted a request to add a fence around the patio and hot tub area for safety reasons. After a lengthy discussion and statement from the owner explaining they feel it necessary for the safety of neighbors with small children. Russ Baldwin made a motion to approve this request on the contingency of board members visiting the property to make sure this will not affect the view of any neighbors. Seconded by John Kemp. Recommendations will be emailed to board members to take a vote.
- g) Common Grounds: Roads & Dam: Tom Sidener-Oil and Chipping of roads on North Lake Drive have been completed. Reminded everyone to please stay on top of leave removal as the season progresses.
- h) Leasehold Ground: President Kemp-Nothing to Report
- i) Treasurers Report-(Finance, Insurance & Property Taxes): Treasurer Michelle Bearden-All accounts have health balances. Transferred \$17,283.49 from the Money Market Account to General Operating Account to cover the cost of oiling and chipping this year. A reminder to members that the tax sale date has been moved to November 18, 2024. The full treasurer's report is available on the SLA Website, [sunsetlakegirard.com](http://sunsetlakegirard.com).
- j)
- k) Bylaws, Rules & Regulations/NFPC Status: Val Jagiela-Nothing to Report

I) Sanitation: President Kemp-Nothing to Report

- Leases- Administrator of Leases; Amy Walkenbach-Lot 254 from Brian and Debbie Thompson to Michael and Jennifer Neff. Lot 155A; Marvin Jennigs and Family to Paul Patterson. Two other transfers pending.

VII. New Business

b) New Flooring in Hanuar Hall due to tiles coming up and helping with sound issues. Val received a bid from Hatalla flooring of \$8322.00 for new flooring in the main hall and kitchen area.

DISCUSSION/ACTION: It was decided to table this until next year to see if SLA may have excess funds and could include new office flooring at the same time.

c)

DISCUSSION:/ACTION

d)

DISCUSSION:/ACTION

VIII. Membership and Guest Recognition:

Lot 45 Gary Wilken-Recognized the efforts of the newly formed Sunset Lake Booster Club and asked who will be signing the contract for fireworks and who's insurance will be liable. John Kemp explained that the SLA will work with the booster club to research and determine the legalities of the show.

IX. Board Comments

X. Adjourn 7:55 pm Motion made by Jerry Winterland to adjourn, seconded by Jenny Buhl, all approved.