

## **Sunset Lake Association Board of Directors Meeting Minutes**

### **May 13, 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 in attendance; President Russ Baldwin, Vice President Tom Sidener, Treasurer Michelle Bearden, Secretary Jenny Buhl, Board Members; Valerie Jagiela, Ron Schultz, and Anne Dorman. Dave Johnson and Anne Clough were absent.

A motion was made by Valerie Jagiela to approve the April 8, 2025, meeting minutes, seconded by Michelle Bearden, all approved.

In Old Business, we are still waiting on an updated estimate in writing for the new valve for the Tower Valve Replacement Project, and a stop sign was provided by North Otter Township to replace the one that was damaged in an auto accident on East View drive in April 2025. In discussion of the \$77,390.78 CD that will mature in May, Ron Schultz made a motion to give Michelle Bearden authority to roll over current CD to a relationship CD at United Community Bank at a 4.1% rate for 6-month term, Seconded by Tom Sidener, all approved.

The following reports were given by committee members.

- a) **President Report:** Russ Baldwin-Even with the lake still 2 feet below full pool, a few people have been able to get their boats on the water. Russ received a call from Greg Kazinski regarding getting boats back in the water and would like to “stage” boats, as he is ready to put them back in the lake, around the boat ramp common area. He will be coordinating to move a handful of boats to this area, to be able to put them in the lake at one time. Regarding the SLA boat, Greg is investigating an issue with the circuit board and will let us know of options to fix the issue after his troubleshooting. Tom Sidener made a motion to approve up to \$2000 for boat repair, seconded by Anne Dorman, all approved. Russ has been in contact with the township on a regular basis regarding area road closures and has passed this information along to area residents via Facebook and What’s Up. Nilwood water reported today that there may be a water leak but are not sure where the leak may be and have asked residents to check for additional water they may notice. The first payment from the farm ground lease has been received for the year.
- b) **Water Quality:** Val Jagiela/Anne Dorman-Val would like to begin testing the water in June for Ecoli and Coliform and Blue Green Algi, when it warms up. Tests can be purchased for approximately \$100.
- c) **Building & Construction Permits:** Ron Schultz/Tom Sidener-The following building permits were issued since the April 2025 meeting; Lots 102,37,19 and 27 for boat docks, Lot 137 for a new garage and Lot 96 for an above ground pool and deck.
- d) **Common Grounds: Roads & Dam:** Tom Sidener/Ron Schultz-Received a letter from DNR regarding geese and dead geese. If a dead goose is found, please make sure to

wear proper protection in case the bird has Avian Flu. If many are found, those need to be reported to IDNR

- e) **Leasehold Ground:** Anne Dorman/Russ Baldwin-2 violations that included 3 lots have been sent out for non-mowed grass
- f) **Treasurers Report-(Finance, Insurance & Property Taxes):** Michelle Bearden/Jenny Buhl-All accounts are status quo for this time of the year. Money has been moved between accounts as assessments have been received. Total of all accounts are \$247,998.64. Currently, we have not received assessments for 10 leaseholders. Second notices have been sent out with \$50 late fees assessed.
- g) **Bylaws, Rules & Regulations/NFPC Status:** Val Jagiela/Ron Schultz/Russ Baldwin-The Bylaws committee has been meeting once a week to address appropriate revisions to the Rules and Regulations. Ron has submitted some of the committee's revisions to the board by email and we welcome feedback on the potential revisions. The R&R committee plan to complete all changes for board approval by September 2025.
- h) **Sanitation: Russ Baldwin/Dave Johnson-** Chlorine inspections have been completed as of 4/30/25 on the 259 Lots that are required to have chlorine tubes. Out of 259, 22 were found to not be compliant with no chlorine present.
- i) **Long Term Planning Committee-Ron Schultz-**Meetings are the first Thursday each month. The committee finalized the survey that will be announced in "What's Up" with a link to complete the survey by all leaseholders. Some major items on the 10-year plan will include cove dredging, oil and chipping of roads and pond maintenance.
- j) **Payroll Administrator-Sue Muschong-**continuing to monitor payroll for compliance with the IL law for PTO earned for part time employees.

In New Business, a request was made by a leaseholder to remove the Late Fee that was assessed on the 2025 Annual Assessment due to the fact they did not receive the first invoice in the mail, but did receive the late notice. This request will not be granted.

#### **Guest Comments:**

Jane Mikhelson, Lot 255 suggested the long-term planning committee add a tornado siren installation to their agenda, asked what our options are for recycling in the area; commented on the reminder in "What's Up" for members to move their boats out of the common area for mowing, stating the lake is still down and asking where members are supposed to move their boats to. Jane also mentioned the compost pile on West Lake has not been turned and that the buoy near Lot 141 has drifted out and needs to be moved back.

Jeanette Earley, Lot 141, was passing along information from another member, that during chlorine checks, the grass around their chlorine tube was killed due to chlorine dumped on the ground.

A motion was made by Jenny Buhl to adjourn at 8:15 pm seconded by Michelle Bearden, all approved.