

**April 13, 2021 Meeting of Sunset Lake Association Board of Directors-APPROVED  
MAY 4, 2021**

I. Call to Order, President Munie- Called to order 7:00pm

II. Pledge of Allegiance, Vice President Wilken -

III. Roll Call (Secretary Walkenbach)

President Munie (2022)	P	
Vice President Wilken (2021)	P	
Treasurer Muschong (2022)	P	
Secretary Walkenbach (2021)	P	
Thane Johnson (2023)	A	
Jerry Winterland (2021)	P	
Michelle Bearden (2023)	A	
Harold Bly (2022)	P	
Ed Richno (2021 exp 2023)	P	

IV. President Munie, call for changes or corrections to the agenda

- ACTION, close the agenda, passes

V. Reports

a) March 2, 2021 Board Meeting- Secretary Walkenbach

- ACTION, approval of minutes, so moved by Vice President Wilken, second by Treasurer Muschong. Treasurer Muschong motions to suspend Rules, second by Harold Bly, passes. Discussion follows with member Dennis Denney (Lot 120) providing additional information on Lot 82 with the crumbling cinder block foundation. The minutes identify the lot as previously having a manufactured home on the foundation. Dennis recounted that it was a mobile home on the foundation and was removed by a previous Board. While the minutes can not be corrected to show this (manufactured home is all that was discussed) the minutes of the April meeting will be used to correct the information. Treasurer Muschong moves to unsuspend Rules, second by Vice President Wilken. Motion passes. Motion by Vice President Wilken to approve minutes as presented with the April minutes reflecting the changes proposed by Dennis Denney. Second by President Munie. Motion passes to accept the May minutes as presented.

c) Treasurer's Report- Treasurer Muschong- For the 1<sup>st</sup> quarter of 2021 we received a total of \$122,750 in assessments. Late week Ruth Anne sent out letter to 18 members reminding them that their assessments were due and if not paid by May 1<sup>st</sup> we would begin to add interest. As of today we had seven who have not paid. We will continue monitoring the situation and starting May 1<sup>st</sup> we will begin assessing interest/penalties as stipulated to those who have not paid. Boat stickers are on sale

and so far we have collected \$2,120. Our financial status remains strong. If you have any questions or need further information please let me know.

- ACKNOWLEDGMENT, President acknowledges report and files with Secretary

## VI. Old Business

- A) Delinquencies, foreclosures, property tax delinquencies - Gary Wilken/Amy Walkenbach, A letter for each property tax delinquency (Lot 117 and Lot 272) were sent to Lange Title Company to begin a title search on the property to identify any and all encumbrances prior to moving forward on pulling the lease on these two lots from the associated members. Both members were cc'd on the letters. This follows the Property Tax Policy. Lot 211 is still in the foreclosure process.
- B) Legal actions, President Munie/Vice President Wilken- President Munie reported that the Board is actively negotiating a resolution to the outstanding Lot 144 legal issue.
- C) Master Planning update, President Munie- Vice President Wilken led a workshop on the Lake and Dam Infrastructure portion of the Master Planning process, a general discussion of the workshop followed, including the next dam inspection is required in 2022. We need to also get the tower and spillway inspected for the planning process. I (G. Wilken) will be getting a bid for that. We also need to consider the dewatering pipe, video inspection of the tower, dredging, the island and roads. Currently there is \$78,000 in the Reserve Fund for Lake/Dam/Spillway/Tower reclamation. Following that discussion a more general discussion on timeline and the other two portions of the plan were discussed. With a goal of having a draft to members in 2022.
- D) Hanauer Hall Rental- reopening, discussion on reopening the Hall for rental and how that might be impacted by COVID-19 restrictions being relaxed but not yet fully dropped.
  - Treasurer Muschong moves to allow rental of Hanauer Hall begin again, however SLA must add a COVID-19 clause to the rental agreement and inform renters of current state restrictions. Second by Vice President Wilken. Motion passes.
- E) Property Tax Policy, Secretary Walkenbach
  - ACTION, approve the revised property tax policy as presented- Motion made by Secretary Walkenbach, second by Jerry Winterland. Motion passes.
- F) Fireworks and Fundraisers- Vice President Wilken, fireworks are scheduled for July 3, 2021 with a contract for \$10,000 to Flying Skys. The contractor has requested a down payment of \$3,000. President Munie asked if they could invoice us for the down payment, yes they can.
  - ACTION, Vice President Wilken motions to accept the contract from Falling Skys for \$10,000 including a \$3,000 down payment. Second by Jerry Winterland. Motion passes.

Discussion followed concerning the draft dates and types of fund raising events. The Executive Committee is looking for non-Board members to volunteer to take on individual events. We need to get the Poker Runs (tentative June 12, September 18)

and Fishing Tournaments (tentative June 19 and September 4) figured out soon. Ron Rice has offered to head up the fishing tournaments. Harold Bly suggested an additional or alternative fishing event that would take place through out the summer season.

## VII. Reports

- a) President Report, President Munie- Stickers need to be on boats before the boat is put in the water. Don't forget to check chlorine tablets, they help protect the lake and most importantly swimmers.
- b) Building and Grounds, Thane Johnson (Jerry Winterland)- Gary talked to Thane about the culvert backing up on East Lake Dr. Otter Lake Enterprises has looked at it and will begin work. Ed Richno offered to help pump out if needed. West Lake Dr. has a complaint about the tree wood left on common property from a tree we took down. Willow Lane has culverts that need work, Thane Johnson purportedly has the cost estimate, we need to decide whether or not to move forward. We also need to get started on the oil and chipping that will be completed this summer. Vice President Wilken also discussed items left by Mike to discuss, a light pole, trees and railroad ties on common ground off Sunset Lane. The light pole was knocked down by wind and Mike will take care of it. We may need to do some work down the road on the railroad ties that on this ground as well. Mike reported the pump motor on the weed sprayer is bad. Tractor Supply has them for \$89.99 or should we get a new one? The Board asked that we pass along we would prefer purchasing the pump only. Mike has been and will be working on goose eggs the coming week. Vice President Wilken also characterized a letter Mike left for the Board that discusses the possibility of him needing a leave of absence from November 2021 through February 2022. The Board will discuss as a personnel matter.
- c) Water and Land Safety, Harold Bly
  - a. Detention ponds- Draining and dredging the ponds is the best financial approach to cleaning out the ponds. Estimates on rocking and dredging ponds came back at \$128,000 and \$267,000. Three bids were requested, we only received two bids back. President Munie suggested looking at drainage areas of each pond and Harold opinion is that ponds 4 and 5 are the biggest contributors of sediment. It was also suggested that after years of sediment accumulation the ponds all have at least three feet of "water" depth in them. President Munie reiterated this will part of the Master Planning process.
- d) Building & Construction Permits, Jerry Winterland (Gary Wilken)- Lot 35 Boat Lift, Lot 223 Canopy over dock, Lot 254A Dock, Lot 44 Shed, Lot 254 Boat Lift, Lot 195 Garage and Dock extension, Lot 131 Shed
- e) Finance, Insurance & Property Taxes Treasurer Muschong (Michelle Bearden)-
  - ACTION- approval to pay \$875 to Sikich LLP to complete SLA 2020 taxes, motion by Treasurer Muschong, second by Jerry Winterland. Motion passes.

Treasurer Muschong hopes to be able to schedule a Committee meeting in April to discuss the 1<sup>st</sup> quarterly financials. Look for that date in the future. All members are welcome to attend and participate.

- f) Bylaws, Rules & Regulations/General NPF Corporation Michelle Bearden (Harold Bly)-  
Nothing to report
- g) Sanitation, Vice President Wilken (Thane Johnson)- Inspections starting in April, I will be sending out an email announcing the start of inspections.
- h) Lake & Watershed Management, Ed Richno (Secretary Walkenbach)
- Algae, discussion only- Ed Richno led this discussion with a couple of questions: What is our budget for lake spraying? (\$6,000). Who have we used in the past? Harold Bly and Secretary Walkenbach will get a list of names. Ed would like to discuss with potential contractors who might spray the lake and look at whole lake vs targeted spraying. Jerry Winterland suggested we look at hiring high schoolers to pull algae out of the lake using the SLA pontoon.
- i) Secretary's Report, Secretary Walkenbach

#### Membership Transfers

Lot 9A Mick and Pamela Cronister to Mike and Sandy Pinkston  
 Lot 62 Randy Owens to John and Marcie Leonard  
 Lot 94 Betty Starkweather Trust to Jacqueline Henton

- ACTION, approval of Committee Reports via Consent Agenda- approved.

#### VIII. New Business

- 1) Previously called "reserve funds" Policy, discussion only- President Munie, while not finalized we are suggesting calling this the General Contingency Fund and develop a policy on making expenditures from this fund and how to spend it on unbudgeted items. This is from funds remaining in the operating budget when we take in more money that we expend in that operating year. This money is then available for emergency situations or contingencies. We borrowed from this fund when we did the last work on the spillway and dredging to allow us to take advantage of the mobilized equipment and then repaid it when the next assessments were received. We have also discussed how to accumulate funds from year to year when bigger projects are proposed that cannot be funded with that year's income. The Master Plan will help us identify and plan for priorities for these types of projects. This policy will address these needs.
  - 2) Paper Policy, discussion only- President Munie- BANKING DOCUMENTS: Paper banking documents can be destroyed if the document is at least 7 years old, there is no known legal encumbrance to the document, and there is an electronic back-up of the document. Destruction will be done by shredding the document or burning.
- ACTION, approve the "Paper Policy" as presented, so moved by President Munie, second by Jerry Winterland. Motion passes.

#### IV. Membership and Guest Recognition

Lot 95, 96, 96A- Joe Kovacs, we have too much algae, the riprap is green and elderly people don't need to be raking it. President Munie responded that we have a plan in place to move forward.

Lot 78 Marty Crews- Thanks to Gary Wilken and Amy Walkenbach for saving the election last week in helping the ballots get delivered. We need election judges for upcoming elections if anyone is interested. I have twelve neighbors with algae complaints and need complaint forms for them. Secretary Walkenbach responded that we are having a typical spring algae bloom, this is helpful for the fish and other critters that use the lake for food and shelter. We don't live next to a pool but to a lake and we must balance our humane wants with Mother Nature's needs and desires. The more we spray the lake the bigger problems will create. While strategically spraying is part of the plan we also have other balances to consider. Treasurer Muschong suggested we have also had a very early warm spring that could be cause the algae bloom.

Lot 87, 87A Frank Ball- Algae is there for a reason, to catch sediment. We need to revisit lowering the lake, that gives members a chance to pull out accumulated algae and leaves. Vice President Wilken responded that the Master Plan will address lake lowering and the suggested approach for the future.

Lot 138, 139 Val Jagiela- Why did we fill pot holes with big heavy rocks? They are dangerous, especially for walkers. Jerry Winterland commented that they don't work very well. President Munie asked why we don't use cold patch? Vice President Wilken suggested that it is expensive and hard to use. It was determined that CA6, which we normally use, is what was ordered but we what we received, while mostly CA6 had some much larger rocks delivered with it.

Lot 141 Jeanette Earley- John will offer to help with the culvert work on East Lake Dr. unless he is farming.

#### X. Board Comments

Vice President Wilken acknowledges the loss of two valuable, dedicated Sunset Lake Members since our last Board meeting, Candi Mestayer-Culp, Lot 149 and just recently Millie Burgess Lots 229 & 230. Their presence will continue on at the lake they loved, they were larger than life.

Harold Bly, we should get the porta pot set at the boat ramp prior to May 1.

Amy Walkenbach, I am coming before the Board as a member of Sunset Lake, not a member of the Board, I should have done this during member comments but was busy taking minutes and it passed by. As a member I come before you to ask if the Board would allow friends of Candi Mestayer-Culp we would like permission to plant a large, rootball Redbud Tree near the flag pole in front of the Office. Candi and her husband Brad worked on the electric and landscaped the area around the flag pole a couple of years ago and we think that would be a good way to honor her memory. We are not asking the Board for anything other than permission. The Board agreed with the planting of the tree.

#### XI. Adjourn- 8:25pm