

## February 2, 2021 Meeting of Sunset Lake Association Board of Directors- DRAFT

I. Call to Order, President Munie- 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)	A	
Secretary Walkenbach (2021)	P	
Thane Johnson (2023)	A	
Jerry Winterland (2021)	P	
Michelle Bearden (2023)	P	
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- so moved by Vice President Wilken, second by Jerry Winterland

V. Reports

a) December 1, 2020 Board Meeting- Secretary Walkenbach

- ACTION, approval of minutes, so moved by Vice President Wilken, second by Michelle Bearden. Discussion follows concerning the number of walleye stocked, modified motion to approve minutes as modified by Michelle Bearden, second by Harold Bly. Motion passes

c) Treasurer's Report- Treasurer Muschong, submitted by Treasurer Muschong, read by Secretary Walkenbach... In December we received a request from Illinois unemployment for a 10-year audit requirement. We gave them the paperwork requested and in January we received a letter stating the "Sunset Lake passed with flying colors" always glad to keep the State happy. In January, all 321 assessments were invoiced and emailed or mailed by January 12, 2021. As of January 31, we have received 53 assessments totally \$26,500. We have also

received in January \$625 for 2022 Fireworks donation. We appreciate all donations since we have not been able to hold any fund-raising events due to Covid. Thank you.

- ACKNOWLEDGMENT, President acknowledges report and files with Secretary.

## VII. Old Business

- a) Assessments, delinquencies, foreclosures, property tax delinquencies - Gary Wilken/Amy Walkenbach- Certified letters were sent on J to lots 117 and 272 concerning they payment of 2019 property taxes. Lot 272 accepted the letter, lot 117 has not yet. The letter states that the members must pay said taxes within 30 days of receiving the letter to stay a member in good standing.
- ACTION, approve the Policy for Delinquent Property Taxes- No action taken
- b) Legal actions, President Munie/Vice President Wilken, We received a letter of questions from Lot 144's attorney. The Board will review the letter and discuss our next steps with our Attorney.
  - c) Master Planning update, President Munie- For the on-going planning process they are three teams working, 1) Watershed/conservation; 2) Land development, including buildings/roads/boat ramp/island; and 3) Infrastructure, including lake/dam/tower/spillway. While each these teams will work individually on their topics there will be crossover between teams on some specific topics. Dunlap Lake recently shared their newly developed Master Plan that will be reviewed by team members.

## VIII. Reports

- a) President Report, President Munie, no report other than what we are discussing during the meeting.
- b) Building and Grounds, Thane Johnson (Jerry Winterland)
  - a. Lot 82 foundation discussion (Jerry Winterland)- Jerry reports that there use to be a manufactured home on this lot and the member had to remove it and left a partial cement foundation that is now crumbling and is an eyesore. The member was notified via email that the foundation needs to be removed and has not responded, Jerry will have Ruth Anne send a letter stating he must remove the foundation. Vice President Wilken asked the status on building permits for Lot 101 and lot 111, Jerry said both had permit extensions

granted until August or September he'd have to look to see exactly. Lot 111 is awaiting rock that is backordered.

- c) Water and Land Safety, Harold Bly reported boat stickers have been received...with the correct year this time. The bouys have all been retaped with new reflective tape. Harold received bids after four contractors looked at the sediment ponds for dredging. One didn't respond to the request, two contractors presented a bid together and another placed a bid. One bid for ponds 1, 2 and 3 only was 92K, which includes moving the sediment; the other bid for all five ponds was 20K also including moving sediment. Mr. Hays who owns part of pond 5 doesn't want us to touch his trees if we dredge that pond. Discussion followed and no action taken at this time. This is something we need to consider as part of the Master Planning Process.
- d) Building & Construction Permits, Jerry Winterland (Gary Wilken)- No permits to report
  - a. SLA trailer discussion (Jerry Winterland)- Discussion on purchasing a bigger trailer so that both mowers/tractor can be moved at the same time and so Mike doesn't have to drive the tractor on main roads, especially in cold weather. A new/used trailer would run about \$3,000. Discussion followed and the idea was tabled while the Board and Master Planning groups look and talk about all equipment needs.
- e) Finance, Insurance & Property Taxes Treasurer Muschong (President Munie)- The final 2020 budget has been completed and closed. The Association brought in more funds than anticipated and spent less than budgeted. The surplus will go into our saving account.
- f) Bylaws, Rules & Regulations/General NPF Corporation Michelle Bearden (Harold Bly), briefly discussed whether or not the Board wants to continue to inspect docks upon lot transfer.
- g) Sanitation, Vice President Wilken (Thane Johnson)- Inspections will begin in April, make sure to check your chlorine tubes.
- h) Lake & Watershed Management, Ed Richno (Secretary Walkenbach), discussed algae problems as they related to fertilizers being introduced to the lake by runoff. Need to look at

field buffers and even upgrading current buffers to a better grass stock. NRCS has a new Farm Bill we may be able to access and Ed will be discussing with them further.

i) Secretary's Report, Secretary Walkenbach, discussed the legality of requiring a survey on lots that are transferring if the survey is over 10 years old. Also discussed renting the hall, this idea has been tabled until we get further direction from the Governor's Office.

#### Membership Transfers

Lot 275- Evelyn Weller to Kevin Ball, three others pending

- ACTION, approval of Committee Reports via Consent Agenda

#### IV. New Business- None

#### X. Membership and Guest Recognition

Lot 232/233 Chris Davis, Chris will lead the watershed/conservation portion of the Master Planning Process and suggested that the NRCS Farm Bill programs may have production requirements and that buffers may now be eligible. She will be talking with other Not For Profits as part of her planning process.

#### XI. Board Comments- None

#### XII. Adjourn, 8:03pm