

Sunset Lake Association Board of Directors Meeting Minutes
May 14, 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) April 9, 2024, Board Meeting-

ACTION: Bearden made a motion to approve, seconded by Winterland, all approved

V. Old Business

- a) Discuss timeline and cost for valve replacement and ladder.

DISCUSSION: Lakes and Rivers to finish the valve replacement and ladder at an estimated cost of \$87,000.00 by Spring/Summer of 2025. That leaves a balance of approximately \$52,000.00 in the restricted funds account and are planned to be used for dredging coves in the Fall of 2024.

- b) Approve March 2024 Revised minutes. Added treasurer's report, revised attending members name.

ACTION: Bearden made a motion to approve, seconded by Sidener, all approved

- c) Dumpster at North Lake Burn Pile for Spring Clean Up-Jenny Buhl

DISCUSSION: After a discussion of concerns about 1 dumpster not being enough for all members and non-members use. It was decided that a second dumpster will not be ordered as this will be on a "first come, first served" basis.

VI. Reports

- a) President Report: President John Kemp—
Received SLA Board Member resignation from Dave Johnson directly after the April meeting.
Received an email from a member regarding flat tires due to nails left from construction. President Kemp is asking all members that if work is being done on their homes, please remind construction companies to clean up work areas thoroughly.
Reminded everyone to watch their small animals as coyotes seem to be coming closer into residential areas.
- b) Legal & Insurance: Vice President Russ Baldwin
Asset Survey completed and filed with State of IL
- c) Water and Land Safety Enforcement: Dan Roseberry-
Placed “Lake Patrol” flag on his boat, other than on Mother’s Day, everyone seemed to have updated stickers, stopped one boater to let them know they didn’t have adequate lights for nighttime use.
- d) Water Quality: Val Jagiela-
Member, Charlie Edwards tested the water on 4/25/24-resulting in a report that lake is murky. DNR will not shock the lake this year, they might in Spring of 2025, Val will need to call periodically to get on DNR’s list to shock and test fish.
Discussed with Eric Ratcliff of IL DNR, regarding where to purchase fish and what type for restocking. Received feedback from members regarding what type of fish to restock
- e) Building & Construction Permits: Jerry Winterland
Lot 54 and Lot 14—New Docks
Lot 79 and Lot 149—New Sheds
Lot 242—Patio
Lot 155—Shed and Front Porch
Lot 49--Carport
Lot 260—Boat Lift
- f) Common Grounds: Roads & Dam: Tom Sidener-
Purchased a water jet and tank for under \$150.00 to clean out drains rather than hiring this service at \$250-\$300 per visit.
Met with Dave Cary to get estimates on putting drains under North Lake Drive near Lot 49 and drain replacement on Woodlawn that has collapsed along with repairing the road on Woodlawn that has washed out.
Spraying for Duckweed continues.
- g) Leasehold Ground: John Kemp—
Lot 126-Member the tall grass has been mowed, the member had been out of town.
An uprooted tree on Sunset Drive needs removed and is right on two member’s property line. Members involved are discussing who should be responsible for removal.
- h) Treasurers Report-(Finance, Insurance & Property Taxes): Treasurer Michelle Bearden-

The roof is complete on Hanuer Hall-funds transfer of \$8626.33 from Reserve account to general account to cover the cost of the new roof.
\$15,000 transferred to Lake and Dam Reserve fund from 2024 assessments.
Regarding the fundraising account, after paying \$7500.00 for 2024 fireworks, that account will have a balance of approximately \$3500.00, which part of those funds are earmarked for dock repair/replacement at the boat ramp. Michelle will have those amounts at the next meeting.
Currently, only 5 members have outstanding 2024 assessments.
All members are current on their property taxes.
All accounts are reconciled, and SLA financial status is strong.
Office voicemail is not working properly, Ruth Anne to call Frontier, our phone provider, to troubleshoot the issue.

- i) Bylaws, Rules & Regulations/NFPC Status: Val Jagiela
When there is a change to SLA Rules and Regulations or By Laws, this is communicated to members via email after updated information is posted on the SLA Website.
- j) Sanitation: John Kemp-
Following up on lots that previously were not in compliance with chlorine tabs.
- k) Leases- Administrator of Leases; Amy Walkenbach-
Transfers-
Lot 113-Michael and Laura Mauk to Jacob Poorman and Marissa Tate
Lot 222-Rule Family Trust to Daniel and Jayn Krug

VII. New Business

- a) Video Streaming Hardware Approval-Tom Sidener
ACTION: Sidener made a motion to approve \$150.00 for computer equipment hardware to stream monthly meetings, seconded by Buhl, all approved.
- b) Fireworks Committee 2025-Tom Sidener
DISCUSSION: A survey was sent to members regarding starting a committee, not related to SLA Board, to raise funds for 2025 fireworks, no responses were received. The board wants to make clear that at this time, there are no plans for a 2025 fireworks show. There is a small amount of remaining funds from the 2024 fund raising efforts that will be added to the 2024 fireworks show, as this money was earmarked for that event. The exact amount will be available at the June meeting.
- c) Rules and Regulations-Section 39-Requirements to Transfer Property or Modify Ownership of Leasehold-Item 1a-Tom Sidener
DISCUSSION: Communication on fees and items needed for new members and leasehold name changes may not be communicated clearly. Russ and Amy will compile a checklist to send to members to make them aware of each separate recording fee prior to in person document signing.
- d) Adoption of Illinois Paid Leave Policy-Russ Baldwin
ACTION: Kemp made a motion, seconded by Sidener, to table this item until next month, to update wording of policy.
- d) Fence requirements-Jenny Buhl

DISCUSSION: A member inquired about installing a black, wrought iron fence to keep their dogs contained and asked if the board would consider revising Rules and Regulations Item #3-Fences. After discussion it was determined that at this time, due to many factors, one being accessibility to members lots, another being compliance on size and material used, the board will not revise this item.

e) Porta Potty at Boat Ramp for member use of 2024 boating season

ACTION: After discussion, Kemp made a motion to have the porta potty for 2024 boating season, seconded by Sidener, all approved.

VIII. Membership and Guest Recognition

Lot 141 Jeanette Early-Inquiring when letters will be sent regarding tall grass on Lot 142 & 143.

President Kemp stated fines have been assessed and he will make a visit to talk to this leaseholder.

Lot 49-Dave Johnson-Lot 82 Lake Access needs mowed. Suggested to remove the wording "Under Your Control" in the wording for Rules and Regulations, Section 14, Dogs and Cats.

Lot 257-Ray Reardon-gave suggestions of what type of fish to stock

IX. Board Comments

X. Adjourn 8:35pm-Winterland made a motion to approve, seconded by Baldwin, all approved