

May 7, 2019 Meeting of Sunset Lake Association Board of Directors

I. Call to Order, President Wilken- called to order, 7:02pm

II. Pledge of Allegiance, VP Johnson

III. Roll Call (Sec. Walkenbach)

Pres. Wilken	P																		
VP Johnson	P																		
Treasurer Martin	P																		
Secretary Walkenbach	P																		
Mark Severns	P																		
Randy Smith	P																		
Sue Muschong	P																		
Joyce Munie	A																		
Dennis Denney	P																		

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

- ACTION, add possible action item under VI. e. i.) regarding expenditures

V. Membership and Guest Recognition

Lot 52, Jim Finchum: Following up on the double lot assessments that were paid but were unjustified, when will we be reimbursed? President Wilken, this will be discussed later in the meeting.

VI. Reports

a) April 9, 2019 Board Meeting

- ACTION, approval of minutes, Vice President Johnson moves to approve, second by Dennis Denney. Motion passes

b) Treasurer's Report, see attachment 1. In the future this report will be provided electronically.

- ACKNOWLEDGMENT, President acknowledges report and files with Secretary

VII. Old Business

a) Assessments, delinquencies, foreclosures, property tax delinquencies - Treasurer Martin

Treasurer Martin reported that all assessments are up to date with the exception of one that will be discussed later in the meeting. There are two delinquent invoices and Lot 144 is still delinquent. Of the two foreclosures, one is moving forward to be transferred to HUD and the other has been listed for sale. The previous property tax issue has been resolved so the Association is no longer holding that property for property tax payment. A system is being put in place to address delinquent property taxes so that the Association will not lose any lots because a leaseholder is delinquent.

b) Spillway work and tower restoration, update President Wilken, Mark Severns

- ACTION, Vice President Johnson moves to approve the additional cost associated with the development of additional design and specification work to be completed by Greene and Bradford for bidding

purposes for future spillway/tower work at a not to exceed \$1,800. Second by Mark Severns, motion passes.

c) Legal actions

Lot 144- The court has been unable to serve papers to the leaseholder so the Judge has asked that papers be served at the leaseholders workplace, if that is unsuccessful there will be a newspaper notification made and SLA can then move forward.

Multiple Lot issue- We are close to having resolution and a draft agreement is with legal counsel.

ACTION, President Wilken motions to refund the four lots that paid double assessments, as invoiced, within the next week. Vice President Johnson seconds. Motion carries.

Fire House Lease- We have assurances from legal counsel that the BODs will have a draft lease to review and approve at the June meeting.

Misappropriation of Funds- A letter has been roughly drafted concerning the fact finding letter to be sent to potential parties of interest. The Attorney needs to speak to us to finalize.

Lot 165- a Demand Letter was sent to SLA regarding the septic escrow payment on this lease. We are working with legal counsel to resolve.

Lot 112- a Demand Letter was sent to SLA requesting the Association reimburse the leaseholder for mechanical dredging they would like to do. The BOD met to discuss and has sent a letter denying this demand.

d) Horse Power, pontoon boats

- ACTION, move to change horsepower limit from 50 HP to 60 HP for pontoon boats. Sue Muschong moved the action item forward as proposed, second by Secretary Walkenbach. Roll call vote: Johnson-abstain, Martin-No, Walkenbach-No, Severns-No, Smith-No, Muschong-No, Munie-absent, Denney-No, Wilken-No.

VI. Reports

a) President Report, President Gary Wilken: I previously mentioned the legal issues under old business so I won't go through those again. Otherwise, the Board hosted a Workshop on May 1 where we discussed chlorine checks, updating information on types of septic systems members have, rule changes that will be brought before the Board tonight on camping and building permit fees and water safety. These were open discussions between the Board and members present. The 2018 taxes have not yet been filed, I am working with Sikich to get that completed. And lastly, letters went out after the last Board meeting to lawn contractors, CanAm and Sunset Lawncare regarding the burn piles and their use for members only.

b) Water Safety, Thane Johnson: No tickets have been given out in the past month. Working with Mike to get the buoys completed. Illinois Department of Natural Resources is scheduled to come out to do a fish survey on June 5th. There are two leaseholders who are refusing to register their boats with the State of Illinois, this is a IDNR issue, however they don't have SLA stickers either. Lot 204 seems to have a possibly wayward boat tied to a tree on their shoreline.

c) Building & Construction, Sue Muschong: See attachment 2

d) Dam, Roads & Grounds, Mark Severns: I have worked with North Otter Township and we are getting 250 tons of chip delivered for use on our roads. This chip although sold to leaseholders previously will not be for sale to members since it is part of a governmental purchase. We will continue to sell the CA-6. Mowing as much as possible, maintaining burn piles and the contractors don't seem to be dumping any longer. We plan to oil/chip roads in the late summer, scheduling with the township, county and city of Girard.

e) Finance & Insurance Committee, Treasurer Deb Martin- see attachment 3

- ACTION, Upon finding a leaseholder is delinquent on property taxes SLA will immediately pay said taxes. A certified Demand Letter is then to be sent to the leaseholder giving them 90 days to pay the funds back to SLA plus \$250 or \$12% (the amount the county charges) whichever is higher, along with the same language from paragraph 4 of the lease be used and eviction process begins for breach of contract/lease. Secretary Walkenbach moves to above action item forward, second by Mark Severns. Motion passes. Noting that we may want to consider adding this to the SLA Rules & Regulations under Fines

e.i) Discussion on approving purchases over \$500, this is already unwritten policy but the BOD will think about how to formalize or if the BOD really needs to formalize.

f) By-Laws, Rules & Regulations, Joyce Munie: no report

g) Sanitation, Randy Smith: Thinking about sending out a survey to get information on members septic systems. All new septic systems put in after 2014 are required to have a service contract by the State of Illinois. Fifteen systems were checked this week, many had clumping chlorine or no chlorine.

h) Lake Management, Secretary Amy Walkenbach: We had hoped to start sampling this past month, a month earlier than usual but with the weather, big rains, it would have made the lake look really dirty. I have contacts for the licensed wildlife control operators, I'm passing this on to Randy Smith to be considered by the Fish Subcommittee, regarding otters and fish. The lake is looking pretty muddy this spring but on the upside we seemed to miss the spring algal bloom. Randy already discussed the upcoming IDNR fish survey.

i) Special Events, Dennis Denney: Our third Paint Night was well attended. Coming up on Saturday is the Lake Garage Sale, approximately nine members are participating that we know about. First BINGO run will be on May 16th, doors open at 5:30pm, BINGO starts at 6:30pm. Special Events Committee will meet on May 13th, at 7:00pm. May 25th is the Poker Run, looking for one or two more docks. Fishing Tournament is June 15th, thanks to John Kemp and Norm Brand for spearheading. Fireworks on July 6th and we still need a theme for the Boat Parade also on the 6th. September 14th, hold for a Bags Tournament.

- ACTION, approval of Committee Reports via Consent Agenda. So moved by Vice President Johnson, second by Mark Severns. Motion passes.

VIII. New Business

a) Rules & Regulations

i) Section 14, Camping

- ACTION, approve changes to Section 14 as presented. So moved by Vice President Johnson, second by Dennis Denney. Roll call vote requested: Johnson-Yes, Martin-No, Walkenbach-Yes, Severns-No, Smith-Yes, Muschong-No, Denney-No, Wilken-Yes. Vote tied, motion does not pass.

ii) Section 38.C Permit Fees

- ACTION, approve changes to Section 38.C as presented. Motion by Vice President Johnson, second by Mark Severns. Motion passes.

b) Lot 117, Delinquent 2019 Assessments

- ACTION, Treasurer Martin moves to enforce through our attorney the lease as written and signed to resolve all delinquencies, second by Mark Severns. Motion passes.

c) Lot 117, Delinquent Invoices

- ACTION, combined with above action

d) Chlorine Tablets

- ACTION, Treasurer Martin motions to approve the purchase, not to exceed \$500, of chlorine tables and sticks for the office to sell to members. Second by Vice President Johnson. Motion passes.

IX. Transfers- Lot 183, John and Jennifer Meyer to Jim and Sheila Powers

X. Membership and Guest Recognition

Lot 52, Jim Finchum: I would just like to thank the Board for the good job they are doing.

XI. Board Comments

Vice President Johnson: Glad the speed limit changed on Emmerson Airline

Treasure Martin: The Executive Board members needs to get signatures for the new bank. Congrats to Rodney Winterland for his new job. SLA members Bill Gregg passed away.

Dennis Denney: Mark Severns wins 50/50, Mark Severns wins the raffle ball

XII. Adjourn, Randy Smith moves to adjourn, second by Secretary Walkenbach. Motion passes, meeting adjourned 9:18pm