

November 5, 2019 Meeting of Sunset Lake Association Board of Directors- DRAFT

I. Call to Order, President Wilken- Meeting called to order by President Wilken, 7:00pm

II. Pledge of Allegiance, VP Johnson

III. Roll Call (Sec. Walkenbach)

Pres. Wilken	P																	
VP Johnson	P																	
Treasurer Muschong	P																	
Secretary Walkenbach																		
Jerry Winterland	P																	
Randy Smith	P																	
Harold Bly	P																	
Joyce Munie	P																	
Ron Rice	P																	

IV. President Wilken, call for changes or corrections to the agenda-President Wilken suggests adding item IV(a) appointing Ron Rice to fill the vacated position on the Board.

- ACTION, close the agenda with the addition as proposed, moved by Randy Smith, second by VP Johnson, motion passes.

IV.a. President Wilken names Ron Rice to the empty seat on the Board.

V. Election of 2020 Officers

- ACTION, election of President – Sue Mushong nominated Gary Wilken, Thane Johnson seconded. Gary Wilken unanimously elected to the position of President.
- ACTION, election of Vice President – Randy Smith nominated Thane Johnson, Joyce Munie seconded. Thane Johnson unanimously elected to the position of Vice President.
- ACTION, election of Treasurer - Thane Johnson nominated Sue Mushong, Randy Smith seconded. Sue Mushong unanimously elected to the position of Treasurer.
- ACTION, election of Secretary - Joyce Munie nominated Amy Walkenbach, Sue Mushong seconded. Amy Walkenbach unanimously elected to the position of Secretary.

V. Membership and Guest Recognition – Marcia Federer, Lot 85, 2015 Board Minutes stated which lots would be dredged. Lots 107-167, then go on to the north side. Ms. Federer’s lot is on the north side. She was told her lot was next and is now told that other bays are being dredged and she wants her bay dredged. President Wilken stated that this issue would be addressed later in the meeting.

VI. Reports

a) October 1, 2019 Board Meeting- Amy Walkenbach

- ACTION, approval of minutes- VP Johnson moves to approve, Joyce Munie seconded. Motion passes.

b) Treasurer's Report- see Attachment 1 for account breakdowns. Treasurer Muschong requests that if any member has any questions or issues related to the financial reports that they speak to her to ensure that everyone is comfortable with the finances. Treasurer Mushong explained issues with previous reports and related issues with the previous Treasurer.

ACKNOWLEDGMENT, President acknowledges report and files with Secretary

VII. Old Business

a) Assessments, delinquencies, foreclosures, property tax delinquencies - President Wilken reported that there are two foreclosures. Lots 53 and 215 which are sold. Lot 49 has initiated foreclosure proceedings.

b) Spillway work and tower restoration, update President Wilken reported that the spillway work was partially completed with additional work to finish the work expected to be complete by the date of the meeting. The expected final cost will probably be close to \$90-92,000 with engineering and construction services approximately \$6,000. This is approximately \$10-13,000 less than the amount budgeted for the work. Leaning and deteriorated walls still need evaluation. Looking at a proposal to take out vegetation to see what additional work is needed. Reminder that \$150 per lot assessment goes into the lake restoration fund every year for this work. All the valves worked fine this year.

c) Legal actions, President Wilken read from a letter from Lawyer Appleton regarding misappropriation of funds. President Wilken read part of the 3 letters sent. President Wilken will ask Lawyer Appleton for a letter detailing options regarding pursuing legal action with potential costs on outcomes for the options. See attachment 2 for summary of legal activity during 2019.

d) Consolidated lots, update, President Wilken- The issues related to consolidation of lots have been addressed with paperwork detailing the decisions included in the appropriate lot files. There are 321 annual assessments to be billed with these consolidations complete. This item will be removed from future agendas.

VIII. Reports

a) President Report, President Gary Wilken recommended modifying some committees and adding a back-up or assistant chair to each committee. President Wilken made the following assignments and changes. Committees are listed with the first name as the Chairperson and the second name as the back-up or assistant chair.

Water and Land Safety & Enforcement Committee will include placement of buoys, no wake, no entrance, and speed signs. -- Harold Bly/Ron Rice.

Building & Construction Permits—Jerry Winterland/Randy Smith.

Lake & Watershed Management which will include fish planning. –Randy Smith/Amy Walkenbach.

Grounds, Dam & Roads—Thane Johnson/Jerry Winterland.

Finance, Insurance & Property Taxes—Sue Mushong/Joyce Munie

Bylaws, Rules & Regulations/General NFP Corporation Status—Joyce Munie/Harold Bly.

Sanitation—Ron Rice/Thane Johnson

Fireworks & Fund Raising (formerly Special Events)--Executive Committee with Dennis Denney as back-up/assistance.

New Member Welcome "Committee" -- President Wilken would like to recruit Valerie, Candy and Kathleen to work with Secretary Walkenbach.

b) Water Safety, Harold Bly reported that all fines have been paid. Discussion and suggestions for simpler boat stickers.

c) Building & Construction, Randy Smith reported that there are 6 pending permits. Lot 137 Boat Dock, Garages for Lots 35, 111, 121, and 248, and Lot 179 Shed.

d) Dam & Roads, President Wilken discussed the dam earlier. Oiling of roads on North Lake is completed.

e) Grounds, VP Johnson reminded members to burn as you dump leaves on the burn piles. Limit materials on burn piles to brown leaves and vegetation. Green vegetation should be placed on the compost pile.

f) Finance & Insurance Committee, Treasurer Muschong- Committee will be meeting around mid November. Carol Brand is helping with insurance items.

g) By-Laws, Rules & Regulations, Joyce Munie- Nothing new to report.

h) Sanitation, Secretary Walkenbach- No report.

h) Lake Management, Randy Smith- Lake is still draining, hoping to be down within a week. Want to close gates at 6 feet below full pool. We have a new contractor for dredging since last one bowed out. Otter Lake Enterprises from Palmyra is offering approximately the same cost for the work. President Wilken explained that recent Boards have heard many stories from members about which bays had been promised from 1995 to be dredged. Reported on which are the 2 ½ coves on the current list for dredging. Several additional coves have been identified as needing dredging based on reviews by the Harold Bly, Randy Smith, and Thane Johnson. This additional work will be considered based on the contract and finances. Will consider using the budgeted amount that exceeded the actual cost for spillway work for this additional dredging. There have been problems getting access approval for the coves proposed to be dredges. President Wilken asked for assistance in obtaining contact information for Shackelford lot to obtain access agreement.

i) Special Events, Dennis Denney- has recommendations based on his experience for future events. He recommends at least 2 Poker Runs, 2 Fishing Tournaments since both of these type events bring in approximately \$1,000 for each event. Paint nights and murder mysteries as well as bingo do not bring in enough money for the effort expended.

- ACTION, approval of Committee Reports via Consent Agenda- passed

IX. New Business

a) Survey Results- Joyce Munie reported that the surveys submitted at the annual meeting showed that 82% of members want to continue routine dredging of the coves. 69% would like to lower the lake every 5 years. 62% want to vote prior to lowering the lake. 80% want the fireworks to continue. And inconclusive recommendation on which fundraising activities to focus attention.

b) Variance request for Lot 248, shed- Sue Muschong/Randy Smith reported that the variance would allow an oversized shed of 292 square feet on its own lot. A requirement would be added to the variance to prohibit occupancy of the shed.

- ACTION, Ron Rice moved approval of the variance, Thane Johnson seconded. Motion passed.

c) Variance request for Lot 111, garage- Sue Muschong/Randy Smith reported that the variance would allow an oversized garage of 1,014 square feet. A requirement would be added to the variance to decrease allowed footage in other out buildings.

- ACTION, Randy Smith moved approval of the variance, Thane Johnson seconded. Motion passed.

d) 2018 Property Taxes- Sue Muschong provided a list, see attachment 3, of property tax delinquencies as of the date of the November Board meeting. These payments are due before the December Board meeting and if unpaid by the property owner would need to be paid by the Association with repayment from the property owner with interest to the Association. The maximum that the Association would need to expend is \$11,054.86. Ms. Mushong recommended that the Board authorize payment of any delinquent property tax before it is sent to auction.

- ACTION, Sue Mushong moved the authorization to pay any property tax not paid by the property owner before the deadline for auction in an amount not to exceed \$11,054.86 be allowed. Thane Johnson seconded. Motion passes.

X. Membership Transfers,

Lots 95, 96 & 96A Ken Jones to Joseph Kovacs
Lot 35 Archer Estate to Norm and Carol Brand
Lot 53 HUC to MLIPO2 LLC

XI. Membership and Guest Recognition

Lot 278 Mr. Blankenship reported that the buoy by his cove is missing and would want it replaced between the 2 no wake signs. Will be replaced.

XII. Board Comments

Sue Mushong welcomed new members to the Association.

Jerry Winterland suggested the Board consider a pig roast for the members and potential fundraiser.

Harold Bly suggested that we have a dumpster to collect aluminum cans to help raise funds for the fireworks.

Randy Smith would like the rule committee to evaluate a rule change to allow UTV, ATV, or Golf Carts to cart leaves to the burn piles.

XIII. Adjourn- 8:00pm

Respectfully submitted, Joyce Munie