

October 1, 2019 Meeting of Sunset Lake Association Board of Directors- DRAFT

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

II. Pledge of Allegiance, VP Johnson

III. Roll Call (Sec. Walkenbach)

Pres. Wilken	P																		
VP Johnson	P																		
Treasurer Muschong	P																		
Secretary Walkenbach	P																		
Mark Severns	P																		
Randy Smith	P																		
Harold Bly	P																		
Joyce Munie	P																		
Dennis Denney	P																		

IV. President Wilken, call for changes or corrections to the agenda- President Wilken suggests deleting VII. d) from the agenda as this issue has been resolved.

- ACTION, close the agenda with VII. d) deleted, moved by Joyce Munie, second by VP Johnson, motion passes.

V. Membership and Guest Recognition- None

VI. Reports

a) September 3, 2019 Board Meeting- President Wilken clarified a point in the minutes from September that he misspoke concerning depreciation of the firehouse, his President's Report will reflect the correct depreciation values that were taken.

- ACTION, approval of minutes- President Wilken moves to approve, VP Johnson second. Motion passes.

b) Treasurer's Report- see Attachment 1 for account breakdowns. Treasurer Muschong reports that in September she met with Skikch to review our 2018 Tax Return that must be filed by October 15, 2019. Due to the conversion from QuickBooks DeskTop to QuickBooks WebBased there seems to be some accounts that have been effected and need to be reviewed and corrected. Nothing that we can't accomplish using the Cross Check Review procedure. Because of the additional work required, two more have joined the team. So the team now consists of Annette Schafenberg, Colean Smith, Debbie Thompson, Joyce Munie and myself. On October 9 members of the team will be meeting again with Sikich to finalized the tax return and ask questions about QuickBooks WebBase. Treasurer Muschong additionally reports that she has reconciled all accounts with the bank but have not been able to complete the breakdowns since she just received the statement this morning, once this is complete the Sunset Lake Webpage will be updated with this information.

- ACKNOWLEDGMENT, President acknowledges report and files with Secretary

VII. Old Business

a) Assessments, delinquencies, foreclosures, property tax delinquencies - President Wilken, Lot 117 with no assessment paid for 2019 and fines owes around \$1,068.75 plus \$29.30 plus attorney fees. This issue has been turned over to our attorney for legal action invoking Article 4. of the Lot Lease Agreement. Lot 144 fines \$1,299.69 plus and attorney fees we are owed around the Board will make one more attempt to settle this issue out of court. Lot 165 concerning a septic escrow a letter proposing a settlement was sent to the party on August 12, we have not heard back yet. No other updates to report at this time.

b) Spillway work and tower restoration, update President Wilken, Mark Severns- As of August 27th Vector Construction had 20 working days with four to five workers daily, all the work on the floor slab is completed which constitutes 74 percent of the contract. There is an invoice for the work that will be paid for \$74,866.74, with the exception that we will be holding a retainer of 10 percent until the work is completed and approved by the engineer.

c) Legal actions, President Wilken- 1) Lot #144 a one time off to settle out of court will be made; 2) Requesting SLA attorney to consider enforcement of Article 4 of SLA Lease; 3) Lot #165 no response on settlement; 4) Possible Misappropriation of funds- Bob Sons did not respond to SLA Attorney's request for information letter dated July 18, 2019. A joint letter will now be sent to three persons that may be able to provide information to SLA regarding the situation. A response of 21 days will be requested; Firehouse Lease- we are still reviewing the options available to resolve the lease. Need to resolved the property tax and insurance issues and costs. We have been told by two different accountants that SLA may depreciated the cost of construction whether we own or lease the building; 6) Wilson Case- On September 16, 2019 we received a correspondence from the Illinois Department of Human Rights regarding minor questions. We have responded and should be receiving a ruling in the next month; 7) Deb Martin, The Attorney General's Citizen's Advocacy Consumer Protection Bureau- August 21, SLA received a complaint, September 9 SLA responded, September 27 a second complaint of SLA received, October 2 SLA responded. We don't know how the process with the AG's Office works so we will continue to respond as requested.

d) Boat Storage, Lot 214- Removed from agenda

e) Consolidated lots, remaining four under consideration, President Wilken- A history of the consolidated lot issue was given by President Wilken, stating that the 15 lots with documentation have received a MOU for signature further defining their lot consolidation agreement with the Association, 14 of those MOUs have been signed and returned. For the four lots that had no documentation available the following is justification for allowing the consolidation and a proposed MOU for the remaining four lots. See Attachment 2.

- ACTION, possible motion coming forward- President Wilken makes a motion to approve the proposed MOU for the remaining four lots, second by Joyce Munie. Motion passes.

VI. Reports

a) President Report, President Gary Wilken- This will be the last monthly Board Meeting of this particular Board. I would like to thank Dennis Denney for accepting my request to serve on the Board after the resignation of long-time Board member Bill Urban. Dennis has done an outstanding job as Chair of Special Events and Fireworks. Dennis will not be running for re-elections for next year. Thanks for all you had done for the Association, Dennis. I would also like to thank Amy Walkenbach and Sue Muschong for the 100s of hours they have contributed to SLA in their expanded roles of Secretary and Treasurer. Few people know what both of these women have done on your behalf to make this lake a better and more open and friendly place to live.

Thank you both. It is my sincere, personal hope that the membership recognizes the outstanding work of Sue, as well as Joyce Munie and re-elect them to the Board at the Annual Meeting. Speaking of the Annual Meeting it will be held Saturday, October 19 at 10:00am. You should have all received a meeting packet in the mail. The meeting will include the election of four Board members, three for a three year term and one to fill the open one year term vacated by Bill Urban/Dennis Denney. We have eight outstanding candidates. If they are here I would like them to stand and be recognized: Marty Crews, Jerry Winterland, Edward Richno, Joyce Munie, Susan Muschong, Harold Bly, Ellen Harlow and Ron Rice. We will also per presenting and hopefully voting to accept the 2020 Budget, with no increase in Annual Assessments. We will vote on three proposed By-Law changes within three of the Articles. The Annual Packet also includes several non-binding survey questions dealing with future lake dredging, lake lowering, fireworks and fund raising. The purpose of the survey is to determine the mindset of the entire membership regarding these issues. My only other comment regarding the Annual Meeting is to inform the Board and membership that I have attended a professional engineers annual conference almost every year since 1973. the Conference starts Sunday October 20th in Gulf Shores, AL. I would have left early morning October 19 to drive to the conference, but I have chosen to stay and open the Annual Meeting and give the President's Report and then excuse myself and hand the remaining meeting over to Vice President Thane Johnson. I hope everyone understands why I am doing this. In November the newly elected Board will meet and elect offices for President, Vice President, Secretary and Treasurer. The new President will then work with the Board to select committee chairs as well as additional committee members. At the Annual Meeting I will provide some thoughts on committee alignments and duties as well as a suggested "to-do" list that should be considered to be completed during the winter months. This past year has been a struggle and a challenge. This Board has agreed on most issues, but when there was dissent it was typically handled very cordially and without hard feelings. In 2018 over the course of the year eight Board Members resigned for various reasons. In 2019 only two have resigned. So I consider that as positive progress. The lake will begin being drawdown on Monday October 7th. It should take about three weeks to lower to about six feet below full pool water level. If Mother Nature cooperates the two and a half coves left to be dredged will be completed by the end of December. The Board previously approved up to \$18,000 from the Lake Maintenance Fund to be used for this dredging. It will be left up to future Boards and the membership to determine if and when future dredging may be completed. Don't forget the SLA Weiner Roast on Saturday October 5th, starting at 4:00pm. Dennis will provide more details in his report. I will end by saying that it has been an experience I will NEVER forget serving as your President the past 12 months. I wish the next President all the success, fun and challenges that come with the position.

b) Water Safety, VP Johnson- Lot 24 has been fined for continuing on the lake without a boat sticker, it is noted that this boat is now off the lake. Lot 128 was fined for speeding in a no wake area. Lot 217 was fined for speeding. Several warnings have been given out, especially concerning cutting corners when going from the west arm to the east arm of the lake. Thanks to members on Lots 6, 86 and 155 and others who are being courteous to fishermen on the lake.

c) Building & Construction, Sue Muschong- Report given by Randy Smith who has been helping out while Sue has been working as Treasurer. Permits Given- Lot 112 Boat Dock (\$30), Lot 102/102A New home, Detached garage & Dock (\$175), Lot 217 Boat lift w/approval of location by the Board (\$30), Lot 9 Porch and Deck (\$45 total), Lot 45 120sq ft temporary dog run (\$20). Pending Permits- Lot 111 Detached garage, Lot 9B Boat lift, Lot 245 Garage extension.

d) Dam & Roads, Mark Severns- Thanks to Gary for monitoring the spillway work and watching over it. The roads that were scheduled for oil and chip have been done and under budget. President Wilken thanked Mark for his work on the getting the roads completed and at a good cost to the Association.

e) Grounds, VP Johnson- Mike Bigley, our maintenance man is doing a great job, especially keeping up with the mowing. As we enter the leaf season please help keep up the burn piles. Also, the SLA pontoon will be coming out and will be tarped for winter.

f) Finance & Insurance Committee, Treasurer Muschong- The Cross Check Review Committee looking at 2019 accounts, spreadsheets have been developed for January, February, March and April; working on May and June; and July and August have been completed. Problems we've encountered include: drop slips, cash being put on the slips as checks, these need sorted out and it has been very time consuming. This problem has been remedied for future drop slips, as now office staff will use two different drop slips, one for cash and one for checks along with a deposit date on each drop slip; Web based payments, there is an issue with how these payments were allocated, February has two such payments and we are still trying to figure those out. Lastly Colean Smith has joined our team as we consider whether or not to go back to QuickBooks DeskTop, Colean is familiar with both and is helping us understand pros and cons of each.

g) By-Laws, Rules & Regulations, Joyce Munie- Nothing new to report as the three proposed By-law changes were presented at the last meeting for the Annual Meeting as required. If you have any questions or concerns about the proposed changes please ask.

h) Sanitation, Secretary Walkenbach- No report, no inspections were completed this month due to the need to get materials out for the Annual Meeting.

h) Lake Management, Randy Smith- Secchi transparencies were reported as 40", 50" and 37" with the lake 9" low. Nothing else to report except the lake will be drawn down, gates opening on the 7th.

i) Special Events, Dennis Denney- Annual membership weiner roast is this Saturday, October 5th. BINGO scheduled for October 10 only, other dates are still up in the air, possibly one per month for the rest of 2019. Special Events has \$6,356.49 in the account currently. I have enjoyed my time on the Board this year for the most part.

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

VIII. New Business

- ACTION, approval of payment to farmers for not planting row crops to allow for a buffer along East Lake Dr.- Secretary Walkenbach moves to approve two, one year contracts that are renewable annual if agreed to by both parties, one contract to Ron Hays for six acres of buffer at \$150/acre and one contract to Eileen Walk for four acres of buffer at \$150/acre. Second by Dennis Denney. Motion passes.

IX. Membership Transfers,

- None

X. Membership and Guest Recognition

Lot 166, 167, 167A- Brad White: My cove, we have to push our boat out, I've heard I have to complain to the Board to get dredged. President Wilken states that the Board 10 years ago looked at all the coves and made a plan to dredge certain coves. A Committee will go out this winter and document build up in coves and prioritize future needs for dredging. BW also, if you aren't aware of it the railroad ties at the island are full of termites.

Lot 100- Arlen Sieg: Questions about people cooking out on the island. Discussion followed that it is common property for anyone to use and at this time the grill and table are gone.

XI. Board Comments

Dennis Denney- Thank to everyone who helped with Special Events this year.

Treasurer Muschong- I'm seeing less people waving at each other on the lake, I don't like that.

Harold Bly- I've noticed many boaters, including one pontoon boat that go right up to the edge of the spillway, it is very shallow there behind the dam. We need to think about putting up signs warning people to stay away

VP Johnson- To add to my report, Mike Bigley and I put up new signs on the lake and fixed a floating buoy. Also, there is a rumor that I'm stealing boat stickers, I am not. The boat in question is not my brother's boat, it is a member's boat.

Randy Smith- Harold is helping out with Lake Management as well as Ron Rice and Gene Truax, we met last month to discuss the meeting with USDA NRCS concerning lake management practices.

XII. Adjourn- Dennis Denney moves to adjourn, second by Joyce Munie. Motion passes. 8:10pm

Respectfully Submitted

Amy Walkenbach, Secretary

DRAFT