

October 5, 2021 Meeting of Sunset Lake Association Board of Directors

I. Call to Order, President Munie- called to order 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)	P	
Secretary Walkenbach (2021)	P	
Thane Johnson (2023)	P	
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, Michelle Bearden moves to close the agenda, second by Harold Bly, motion passes.

V. Reports

a) September 7, 2021 Board Meeting- Secretary Walkenbach

- ACTION, approval of minutes, motion to approve by Secretary Walkenbach, second by Jerry Winterland, motion passes

c) Treasurer's Report- Treasurer Muschong reports that finances remain healthy per the report provided. Sikich Inc. is currently working on our tax returns and report they will be completed on Monday for filing.

- ACKNOWLEDGMENT, President acknowledges report and files with Secretary

VI. Old Business

a) Delinquencies, foreclosures, property tax delinquencies - Secretary Walkenbach/Treasurer Muschong- Ruth Anne has completed a review of members property tax payments for 2020, currently 13 members have not paid for a total of \$32,327.57 due to Macoupin County. Last year we had approximately the same number and by the time we sent out final letters of notice to members all taxes were paid. This year we will follow the same procedures as last year as set out by the policy document and we will update the Board in November where we stand.

b) Legal actions, President Munie reported that the one outstanding issue with Lot 144 may be closer to being finalized as her attorney has reported to our attorney that he has finally been able to get

in contact with her.

- c) Master Planning update, President Munie reported that the buoys in Big Bay were moved back to the position they were in last year and that buoys and buoy placement will be part of the Master Plan and all buoys will be part of a GIS map therefore we can track placement.
- d) Dam/spillway/tower update, Greene and Bradford, Vice President Wilken reported that last month we approved ~\$17,000 for Petersburg Plumbing to get measurements on the tower to order needed items for repairs. When doing the measurements they notices that the 36" gear had surface cracks and photographed those. The cracks where both inside and outside the tower and showed the concrete flaking. Those pictures were sent to Greene and Bradford for consultation and perhaps a bid to repair the concrete if needed. So far we don't know if this is a big deal or not but Petersburg Plumbing will not be returning to complete the tower work until we can give them assurances that the tower is safe. Greene and Bradford developed a mid-term list of options in the neighborhood of \$50,000 to fulfill the design work under their current contract. Vice President Wilken noted that he will pass along the file to the new committee that is seated next month.
- ACTION ITEM- President Munie moves to approve up to \$64,000 to fix the tower as needed including, if able completing the Petersburg Plumbing contract. Second by Jerry Winterland. Discussion follows, motion passes.
- e) Fund Raising- We are sitting at ~\$6,200 so we need another \$6,000 for fireworks next year. We will send out a member/vender donation request later this year. Gorman's have offered to host a breakfast after the new year, Kovaks\Winterland's are hosting a Christmas House Walk, and we are still open to having an envelope party.
 - a. Fishing Tournament- October 30, hosted by Ed Richno
 - b. Poker Run- September 18

VII. Reports

- a) President Report, President Munie, thanks to Gary Wilken and Amy Walkenback for their service to the Board. They have been instrumental in keeping us afloat. Gary especially with his community service, work on the dam and spillway; Amy for her work on transfers and meeting documents. President Munie announced that this would be her last year as President and thanks to all Board members for their work, it is appreciated. Everyone please take time to vote for our new Board members at the upcoming Annual Meeting. Also, we forgot to mention that the Hog Raffle for two half hogs will be drawn at the Annual Meeting, get your chances to win before the meeting starts. And lastly tonight reenforces the need for a Master Plan for the Association, I plan to re-focus my efforts next year and continue the work that has started on the Master Plan.
- b) Building and Grounds, Thane Johnson (Jerry Winterland) reported that his daughter has been sick but things are getting back to normal.
 - a. East Lake Dr. culverts (two)- update near Lot 155A- Otter Lake Enterprises is running behind, they had hoped to work on this sometime this week but that's probably going to be

pushed back.

- POSSIBLE ACTION ITEMS- East Lake at corner, Lots 136\137- Approve not to exceed \$1,300 for field drain tile replacement, bid by Otter Lake Enterprises, the lower of the two bids received. Motion made by Ed Richno, second by President Munie. Motion passes.

b. Sunset Lake Dr. dead tree- update

- POSSIBLE ACTION ITEM- Approve not to exceed \$1,200 for removal of dead tree on SLA Common Ground near Sunset Dr., bid by Otter Lake Enterprise. Motion by Vice President Wilken, second by Jerry Winterland. Motion passes.

Thane Johnson will call OLE and schedule a time for taking the tree down. Also noting there are two dead trees on North Lake Rd near Lot 111 that need to be looked at.

c. Oil and Chipping- Vice President Wilken reported that the work was completed by Marsch Inc. for \$9,600 on North Lake roads. None of the short roads were able to be completed. Vice President Wilken has developed a map, color coded with the cycling of oil and chipping for future reference.

c) Water and Land Safety, Harold Bly- Nothing to report.

d) Building & Construction Permits, Jerry Winterland (Gary Wilken)- Lot 50 deck extension; Lot 280A new house; Lot 215A deck extension; Lot 272 shed; Lot 137 house extension.

e) Finance, Insurance & Property Taxes Treasurer Muschong (Michelle Bearden)- reports that she will have our 2021 third quarter report sometime in October and she will email it to the Board when completed.

f) Bylaws, Rules & Regulations/General NPF Corporation Michelle Bearden (Harold Bly)- Nothing to report.

g) Sanitation, Vice President Wilken (Thane Johnson) reported that he believes the next Board should consider whether or not they want to continue with chlorine inspections.

h) Lake & Watershed Management, Ed Richno (Secretary Walkenbach) reported that the fish, walleye have been ordered and will be delivered in late October or early November.

i) Secretary's Report, Secretary Walkenbach

Membership Transfers-

Lot 280, Dave and Pam Moughan to Patrick and Nicole Cravens

Lot 280A Dave and Pam Moughan to Joseph and Janie Martin

Lot 137 Carl and Amy Puzey to Brady Hahn

Lot 73, 74 and half of 72 Greg Blakemon to Gary and Jill Dean

Bringing transfers to 17 to date with 8 pending.

Annual Packets have been sent out to all members.

- ACTION, approval of Committee Reports via Consent Agenda

VIII. New Business

Treasure Muschong asked for an update to the orange flags Harold Bly was looking into purchasing to sell to members. Harold is looking into them still. As a follow up Ron Rice had mentioned that we need new signs for the fishing tournaments. It was mentioned that we may also want to look at purchasing Poker Run signs.

Jerry Winterland mentioned that we need to send out an email reminding members to burn leaves, don't compost them.

IV. Membership and Guest Recognition

Lot 256A, 257 Ray Reardon, there is a tree that is broke and leaning on West Lake Dr. Thane Johnson responded that we are aware of it and Mike Bigley will be taking it down.

Lot 255 Jane Mihkelson asked if there is a typo on Lot 139 East Lake Dr. in the minutes, discussion followed and the Board believes 139 was the correct Lot. Follow up on Lot 223/225 buoys and why they keep get moved out? President Munie explained that this was an agenda item at September's meeting. Jane Mihkelson asks why we can't share the bay? Maybe she should have a buoy in front of her house since it's on the main body and gets waves? President Munie responded that this is one reason we need a Master Plan, to direct the Board on where buoys should be. Jane Mihkelson asked about dredging and when the lake will be lowered again? Currently there is not any set aside funds for dredging. Ed Richno responded that he has been in contact with B & R Marine in Taylorville who may be able to help us but they would need some sediment measurements. The lake will likely be lowered in 2023/24.

Lot 256A, 257 Ray Reardon, asked if our rules allowed for a back up generator. Yes, there is nothing in our rules that would prohibit them.

X. Board Comments

Vice President Wilken- thanks for everyone's hard work while I've been on the Board. It's a hard job and was especially hard three years ago. Now we have a good accounting of our finances, but we still need to work on our dam and spillway. Thank you all.

XI. Adjourn- 8:03pm