

Sunset Lake Association Board of Directors Meeting Minutes

June 10, 2025, 7:00pm-Hanaur Hall

The meeting was called to order by President Russ Baldwin at 7:00 pm, followed by him leading the Pledge of Allegiance.

Roll call was taken by Secretary Jenny Buhl with all members present; President Russ Baldwin, Vice President Tom Sidener, Treasurer Michelle Bearden, Secretary Jenny Buhl, Board Members; Valerie Jagiela, Ron Schultz, and Anne Dorman, Dave Johnson and Anne Clough.

A motion was made by Ron Schultz to approve May 13, 2025 meeting minutes, seconded by Tom Sidener, all approved.

Old Business:

The North Circle Drive storm damage remaining repair items are included below in the Presidents Report

Gary Wilkin gave an update on the tower valve replacement; Lakes and Rivers are waiting for SLA to schedule the valve to be installed. Gary will work with Lakes and Bridges to schedule the valve to be installed.

Reports:

- a) **President Report: Russ Baldwin-** with several days of rain, the lake is finally at full pool. The Memorial Day Holiday was a success as residents were finally able to get their boats in the lake. The SLA boat that is still in need of repair-Greg Kazinski is still troubleshooting the issue and thinks he has it figured out, he will bring the boat out tomorrow for a test run. It was brought to Russ's attention that the audio of the monthly meetings from the viewers online is not great if we walk away from the table or if someone in the audience speaks. Tom Sidener will check additional options for audio. The storm damage repair on Circle Drive has not been completed. The emergency overflow on the lake side needs to be extended and rip rap added around the tube. Russ Baldwin makes a motion to approve up to \$3500 to make these repairs, Ron Schultz seconded, all approved.
- b) **Legal & Insurance: Russ Baldwin/Ann Clough-**
- c) **Lake Patrol-Safety Enforcement: Russ Baldwin/Dave Johnson-**approximately 4 boats recently have been spotted without lot numbers or 2025 Permits visible.

- d) **Water Quality: Val Jagiela/Anne Dorman**-Charlie Edwards did secchi disc readings and e.coli/coliform bacteria tests on June 1, 2025. He did three locations for secchi depth readings. Results: 32-, 26-, and 27-inches water clarity. He noted that the lake was below normal by 6 inches. Charlie tested three areas of the lake for e.coli/coliform bacteria. He tested the following cove areas: between lot 7 & 12, between lot 32 and 50, and between lot 245 and 253. He performed a control test using tap water plus the other three testing sites. On June 4, 2025, Charlie verified that all tests were negative for e.coli/coliform bacteria. These readings and test results will be posted on the bulletin board in the Community Center. Thank you, Charlie
- e) **Building & Construction Permits: Ron Schultz/Tom Sidener**-3 new permits were issued; Lot 136-Replace a retaining wall and Lots 111 and 113-both for boat docks.
- f) **Common Grounds: Roads & Dam: Tom Sidener/Ron Schultz**-The pulley on the mower broke today making the mower unusable. Tom and Ron took the mower to Sievers and got an estimate of \$1366.14 to repair the pulley and a bearing that is failing. Recommendations were made for Ron to use the pull behind mower while the mower is getting repaired since it will take at least 10 days to get the riding mower fixed. Motion made by Dave Johnson to approve the cost of repairing the mower seconded by Jenny Buhl, all approved. _
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- g) **Leasehold Ground: Anne Dorman/Russ Baldwin**-The lots have been mowed that had complaints noted last month.
- h) **Treasurers Report-(Finance, Insurance & Property Taxes): Michelle Bearden/Jenny Buhl**-\$79,060.19 reinvested to a new CD for a 6-month term at a 4.10% interest rate. Income has slowed down with most annual assessments being received, currently the only income is the sale of stickers and chlorine. Seven assessments remain outstanding with late fees assessed. All bank account transactions are status quo for this period with a total cash balance as of May 31, 2025, that includes transfers pending is \$247,998.64.
- i) **Bylaws, Rules & Regulations/NFPC Status: Val Jagiela/Ron Schultz/Russ Baldwin**-the committee is still meeting regularly and working to define and clarify the rules and regulations.

- j) **Sanitation: Russ Baldwin/Dave Johnson**-Dave has received calls complaining about the \$25 fee for adding chlorine to the lots that had no chlorine present during the chlorine checks in the Spring.
- k) **Leases- Administrator of Leases; Amy Walkenbach/Jenny Buhl**-Lot 49A transferred from Jessica and Torry Grady to Amber and Andrew Bolinger
- l) **Long Term Planning Committee-Ron Schultz**-The committee met last Thursday. They have received 75 responses from the survey that was sent out. The committee is reviewing all the survey results and felt like most of the results came across as positive with many reasonable ideas.

New Business:

Valerie Jagiela ordered the following fish to be stocked; 414 channel catfish that are 8–10 inches will be delivered this summer, and 1080 walleye that are 7–10 inches that will be delivered this fall.

A total of \$6000.00 will be spent, which is the \$3000.00 budget approved for last year (which wasn't purchased due to the lower lake level) and the \$3000.00 budgeted for this year. This purchase was from Herman Brothers Fisheries Inc. in Hanna City, IL. Carp for the retention pond will be purchased next year.

Guest Recognition:

No member comments tonight.

A motion was made by Michelle Bearden to adjourn at 8:06 pm seconded by Val Jagiela, all approved.