

Sunset Lake Association Board of Directors Meeting Minutes

December 10, 2024, 7:00pm-Hanaur Hall

- I. Call to Order by President Russ Baldwin
- II. Pledge of Allegiance-ALL
- III. Roll Call by Jenny Buhl

Title, Name	Term Ends	Present/ Absent
President Russ Baldwin	2025	P
Vice President- Tom Sidener	2026	P
Treasurer, Michelle Bearden	2026	P
Secretary, Jenny Buhl	2026	P
Valerie Jagiela	2025	P
Anne Clough	2027	P
Ron Schultz	2027	P
Anne Dorman	2027	P
Dave Johnson	2025	P

IV. Approval of Minutes

October 8, 2024, Board Meeting-Motion made by Michelle Bearden, seconded by Tom Sidener to approve with the additional wording in Old Business, Item "a", Action Item-" from the "Dam & Lake Maintenance" Account. Seconded by Tom Sidener, all approve" all approve

- a) November 12, 2024, Board Meeting-Motion made by Michelle Bearden, seconded by Valerie Jagiela to approve as presented, all approve.

ACTION:

V. Old Business

- a) Update on need for boat ramp extension- After visiting the boat ramp while the lake is down, it was determined that additional rip rap would be beneficial to extend the boat launch.

ACTION: Tom Sidener made a motion to use up to \$800 from Lake and Dam Maintenance Fund to extend the launch, seconded by Val Jageila, all approve.

VI. Reports

- a) President Report: Russ Baldwin-Committee appointments have been made, listed in specific reports section below, and distributed to board members. A new “Long Term Planning Committee” has been added that will include board members as well as leaseholders. President Baldwin invited any leaseholder to contact him or the office if they are interested. President Baldwin, Tom Sidener and Gary Wilken met with the engineering firm to get the necessary measurement for the tower repair as the lake has finally been lowered enough for this project, the new ladder was installed to reach the top of the tower. To get the lake dropped sufficiently, it was necessary to open the gate at the bottom of the lake, other than the 7-foot gate. When trying to close this gate, it would not close properly due to a rod being bent, the 7-foot gate has been closed by the engineers. Even though this could not be closed properly, there are other valves that will be used to control any other water leaving the lake. A special meeting of SLA Board Members was called to determine how to fix the lower gate and it was decided to have the same engineering firm take care of this repair at the time of making the tower repair in the spring. Dredging of the coves is in progress, 3 contractors are working on the dredging project, Hays Excavating (Les Hays), Hamman Excavating (Jeff Hamman) and Otter Lake (Dave Cary). One cove completed as of today, Lot 22 area (Hatalla and Mundstock). Lot 151 (Fickas) cove dredging will begin this week and are waiting on an estimate from Dave Cary for Lot 111(Tabor) area. Lots 217(Bly)and 105(Zelle) are planned as well if funds allow.
- b) Legal & Insurance and Safety Enforcement: Russ Baldwin/Ann Clough- Nothing to report
- c) Lake Patrol-Safety Enforcement: Russ Baldwin/Dave Johnson-Nothing to report
- d) Water Quality: Val Jagiela/Anne Dorman-Charlie Edwards, a SSL member, has agreed to resume lake water testing in 2025. He reports monthly April through October. Valerie discussed the importance of maintaining a clean lake and would like to see chlorine checks happening twice a year with more follow up, education and fees assessed to non-compliant members. She also mentioned that the Sanitation committee member should not have to go back several times and suggested after a non-compliant visit, add chlorine and charge the member. Regarding retention ponds, Val encouraged any members to donate any perennials to be planted around the newly cleaned out retention ponds to help with erosion.
- e) Building & Construction Permits: Ron Schultz/Tom Sidener-Lot 195-Boat Dock, Lot 77-Shed, Lot 153-Boat Dock-Lot 10 Porch addition,
- f) Common Grounds: Roads & Dam: Tom Sidener/Ron Schultz-Tom reported on the grass areas that were taken out of the mowing rotation last summer to help wildlife habitat and cost savings in fuel and labor. He reported this is not working and would like to see these areas be kept mowed in the future due to leaves becoming a nuisance in these areas and are now hard to keep maintained. Tom and maintenance spent over 3 hours in 1 of the areas with leaf clean up, so there are no cost savings. This item will be tabled for further discussion.
- g) Leasehold Ground: Anne Dorman/Russ Baldwin-Nothing to report

- h) Treasurers Report-(Finance, Insurance & Property Taxes): Michelle Bearden/Jenny Buhl-All accounts are status quo. Total balance of all accounts is \$387,000. The \$48,000 CD was redeemed with interest for \$50,569.68 and moved to the reserved funds money market account to be used for dredging and retention pond maintenance (up to \$48,000) as approved by membership in the October 2024 Annual Meeting. The remaining CD of \$77,390.78 was renewed for 6 months at a rate of 4.35%. The full treasurers report can be found on the SLA website sunsetlakegirard.com.
- i) Bylaws, Rules & Regulations/NFPC Status: Val Jagiela/Ron Schultz/Russ Baldwin-Nothing to report
- j) Sanitation: Russ Baldwin/Dave Johnson-The Sanitation committee will proceed with the plan for bi yearly checks.
- k) Leases- Administrator of Leases; Amy Walkenbach/Jenny Buhl-Nothing to report
- l) Long Term Planning Committee-Nothing to report currently. Asking for member involvement.

VII. New Business

- a) Leasehold Owners doing dredging-Russ Baldwin

DISCUSSION:/ACTION: To take advantage of the lake being dropped, some members would like to take care of their own cove dredging at their expense. All agreed, members will need to complete a permit for approval with their plan and will be approved on a case-by-case basis. The permit will be available in the SLA Office and online.

- b) Selling out of office requests-Russ Baldwin

DISCUSSION:/ACTION: Members have requested selling items from the SLA Office/Hanuer Hall. At this time, we will not be allowing any sales on a daily basis out of the SLA Office. If a member would like to rent Hanauer Hall to hold a "vendor fair" for a day/weekend, that would be acceptable.

- c) Skip January 2025 Meeting as had happened in the past-Russ Baldwin

DISCUSSION:/ACTION: It was decided to hold the January 2025 meeting with the many items that are open and need attention.

VIII. Membership and Guest Recognition:

Marty Cruz- Lot #78-Wanted to confirm that the gates are now closed, and the lake is rising. He also commented that the current board could do good things for our lake challenged the board to remove any rules or bylaws that are not being enforced.

Andrea Bushnell-Lot #135-Representing the Sunset Lake Booster Club. The SLA Booster Club has secured the funds for the 2025 fireworks show and would like to present the contract to the board. They also are requesting an information page be included in our annual assessment mailing and new lessee packets. She also inquired about using the board outside of the SLA office in the future if they secure booster sponsors.

Russ took the fireworks contract and will meet with Andrea after reviewing it. All agreed including booster information in the annual mailing and new lessee packet would be approved and will revisit the use of the information board when the boosters have more information.

Ron Rice-Lot# 237-questioned why any money is being spent on repairing the tower when it is not being used as originally intended as a water supply. Tom Sidener explained why we need the 7-foot gate operable and the regulations from the IL DNR for emergency purposes. Ron also questioned how lowering the lake so drastically will affect the fish population.

Ray Reardon-Lot#257-Asking members and the board to take the opportunity of the lake being lowered to remove any exposed tree stumps that could be a problem to boats. Suggested a group of members work together to accomplish this task.

IX. Board Comments

X. Adjourn 8:34 pm Motion made by Jenny Buhl to adjourn, seconded by Valerie Jagiela Buhl, all approved.