

## **AGENDA FRAMEWORK AND NOTES**

### **SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 BOARD OF DIRECTORS MEETING Nov 11<sup>th</sup>, 2019**

Minutes of the Board of Directors Meeting of the Sunset Lakes Lakeowners' Association No. 2, Manhattan, Illinois, held at Manhattan Village Hall, Manhattan, Illinois at 7:00 p.m. on the 11<sup>th</sup> day of November 2019.

#### **I. CALL TO ORDER**

The meeting was called to order at 7:05 pm. By Board president Maripat Janchenko

#### **II. ANNOUNCEMENT OF OFFICERS and ROLL CALL OF OFFICERS**

Present: Mark Tews, Chris Conoboy, Maripat Janchenko

Absent: NONE

#### **III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING March 4th 2019.**

Meeting minutes were approved with a motion from Chris Conoboy , 2<sup>nd</sup> by Mark Tews.  
Motion Carried 3-0

#### **IV. Election Information**

- Execute Election

#### **IV. Proposal Of Budget – Mark Tews.**

1. (Mark to speak to a proposed budget.)
2. Budget to be approved in the new year
  - Maripat was looking to see if we had to have another official board meeting or if we could approve behind closed doors.

#### **V. Old Business:**

1. Key Changes and Challenges in FY19
  - New Web Site and Improved Communication
  - Legal Agreement on Boat Ramp
    - Reference to easement was documented in all Association documentation but no official easement documentation was in place.

- We worked with our lawyer to have this easement officially created.
    - We presented several options to the developer and his lawyer from moving the ramp to the official creation of easement.
    - The developer chose to officially create the easement along with supporting documentation (Plat and Agreement).
  - Worked with the developer to set this legally.
    - The result of this was:
      - Creation and filing of legal documentation by developer
      - Minimal legal fees paid by the association to our lawyer.
      - Executed on July 8<sup>th</sup> of 2019
  - Posting of Message to Community on Respectful Use of Lake
    - Allowing for people to continue to use the ends of the lake but clear message on swimming and fishing by non-lake owners due to safety and maintenance concerns.
  - Vandalism and Trespassing
    - Jetskier on Lake – Board and Police handled the trespass. This was truly a joint community reaction – Mark and Maripat along with homeowners such as the Glassies engaged took care of the issue.
    - Vandalism of library, private lake signs as well as damage to grass by a side by side at the ends of the lake. Our ask to not only lake owners but to the entire community is to not allow this to go on, take down license plates, reach out to board or police depending on the situation.
  - Community Cleanup
    - Great effort by Lake 1 and Lake 2 to clean up the entrances as well as trim trees. We will continue this effort yearly, and in the coming year will work to also clean up the islands.
- 2. Update on Lawsuit (Do we want to give an update)
  - *TBD*
- 3. Response time of the Board to Inquiries and ARC
  - To eliminate any ambiguity on communications to the board we are setting a turnaround response time of a week to any inquiries to the board. That does not mean that we will have your questions answered or problems solved in a week. Just that we will initially respond within 7 days from your request.
  - If requested by the homeowner, we can record these communications into a log to document said communication.
  - For the ARC

- Simple submissions (Pier, Landscaping, etc) 1 Week turn around once all paperwork is submitted
- For new construction 2 Weeks once all paperwork is submitted
- Key to this is all paperwork being submitted per the instructions on the forms. The clock does not start when
- Key to both is that the clock does not start once you submit an incomplete submission.

**VI. New Business:**

**A. Post Lawsuit Budgeting**

- Maintenance Improvements
  1. Weed Control – Looking into additional options
  2. Tree Maintenance – Issues with Ash Trees
  3. Lake and Island Maintenance
- Risk Reserve – Define Targets
- Additional funding options]

**b. Future Community Activities – On Hold**