SUNSET LAKE
ASSOCIATION
Girard, Illinois

Minutes
Sunset Lake Association
Board of Directors Meeting
June 9, 2026, at 7:00 p.m. at Hanauer Hall

I. **Call to Order by President Ron Schultz**

II. **Pledge of Allegiance**

III. **Roll Call**

Director	11/18/25	12/9/25	1/13/26	2/10/26	3/10/26	4/14/26	5/12/26	6/9/26	7/14/26	8/11/26	9/8/26	10/13/26
M Bearden	P	P	P	P	P	P	P	P				
J Buhl	P	P	P	A	A	P	P	P				
A Clough	P	P	P	P	P	P	P	P				
C Davis	P	P	P	P	P	P	P	P				
A Dorman	P	P	P	P	P	P	P	A				
V Jagiela	A	P	P	P	P	P	P	P				
R Schultz	P	P	P	P	P	P	P	P				
R Winterland	P	P	P	P	P	P	P	P				

P= present A=absent

IV. **Approval of Minutes for Board of Directors Meeting –** May 12, 2026 Motion to approve made by M. Bearden. Second by J. Buhl. Motion passed unanimously.

V. **Old Business**

a. **Royell Internet Update-** Ron has been working with Royell on an easement agreement. Ron made the following motion allowing the executive committee to move forward with further action so as to not delay the project between meetings. Rodney seconded. Further discussion was Michelle would like to review before the executive committee takes action. Motion passes unanimously. The draft of the Resolution is attached.

b. **Septic Information Forms are due June 15, 2026**. They were mailed to members. A reminder will be posted. About half of the expected responses have been returned as of today. This is a 1 page septic information form that was emailed. The actual septic inspection sheet is due in August and a reminder email will be sent out prior to August.

c. **Tower & Dam inspection**- $8000.00 was approved to be spent on the inspection. We have solicited bids. Gary Wilken is working on getting bids from one company. Chris will get a bid from the other company which has approached us.

VI. **New Business - none**

VII. **Committee & Other Reports**

President's Report- Ron Schultz

a. The Association's Frontier Communications agreement has an automatic annual roll-over. The current agreement expires in August. The Associations will go month to month after that. Frontier has been notified not to auto-renew in August. The Assocaiation will explore our other options.

b.Nilwood Water Communication- the letter discussed last month was sent out and they have been given time to review and respond. This will be old business next month. At the RECC Electrical Cooperative meeting last night, Chris Davis asked what the chances RECC could work directly with Nilwood to notify people when an outage occurs was. RECC didn't refuse, but stated they would have to talk to Nilwood about it since we are a third person/party.

c. Member complaints about wake area are coming in as well as complaints about registration stickers. Please be aware of this and instruct people if necessary when you see a violation occur.

Legal, Insurance & Safety Committee- no report

Lake Patrol- Jenny Buhl- she got some reports of no lot numbers on the boats. There are stickers for lot numbers available in the lake office. It was suggested an email be sent out.

Water Quality Committee- Val Jagiela- The fishing members are still working on producing the fish habitat and none have been dropped yet. The second round of coliform tests were once again inconclusive. Val suggested that we send off water samples in the Spring and Fall to get professional testing done which will tell us oxygen, nitrogen and lots of other aspects of the water quality tested. It will also test DNA for source of any coliform positive tests so we will know if its animal or human related.

Lot 99A is requesting dredging of their lot.

Common Grounds, Roads & Grounds- Chris Davis- the tie rods and calipers have been fixed on the truck. It was approximately $1003.00. Tires will need to be replaced and they will be about $540 for two good ones. Chris Davis moved to purchase the tires and Rodney Winterland seconded. Discussion was had that we will have to move things around in the budget to pay for it. The tires are not needed right now but will be by winter. Motion passes unanimously. The truck is a 2009 truck. We need that to be on our radar for future expenses. It is in the 10 year spending plan according to Ron.

The Yield sign that was damaged has been replaced. We may want to keep a small inventory of signs if something like this happens again.

The goose egg oiling report will be turned in tomorrow and it has an automatic renewal provision in it for next year.

Burn piles- Northeast burn pile gets a lot of cardboard boxes and debris and gets too big and spread out. Dirt work needs to be done around it and it needs to be closed while that work occurs for a couple of days.

Tree branch encroachment is occurring on lots of roads on North Lake Drive. We need to go through and trim all of these. Chris will go survey them and report back. RECC will come and cut limbs that are near their power lines and Chris will make them a list of trees they can trim. We also have some dead trees on lake property which need to be scheduled for removal.

Job description for maintenance person has been distributed and Ron will sign it as an employee and Chris will sign it as committee member and it will be put in Ron's employment file.

Leasehold/Grounds Committee- no report

Finance & Tax Committee- Jenny Buhl- The total balance across all accounts is $367,489.63. Most income has been collected. Only 4 assessments are outstanding. We expended approximately $1000 for the clean-up for Lot 161 which we will be reimbursed for. We need to set a budget planning meeting(s) in July. It usually takes 2-3 meetings to get it completely figured out. We have also discussed doing a long-term budget which spans more than 1 year.

Sanitation Committee- Rodney Winterland- inspections will be June 22-23. There are approximately 8 volunteers to help. The information sheet about your system is due June 15th. The State of Illinois report is due August 1, 2026. An E-Mail about this will be sent out. The porta potty has been delivered at the boat landing.

Long Term Planning Committee- Chris Davis- There is a meeting of the full committee Tuesday, June 16, 2026 at 6:30 p.m. at Hanauer Hall. The 83 action items will be ranked so the next step of deciding what we can afford will occur. The report will be given to the full board in July.

Booster Club- no report

Lease Administrator- Debbie Thompson- Amy left things in very good condition. There has been a lot of property movement this year. There are also several name changes which are occurring which are generating income. Debbie handed out a folder which is given to all new leaseholders. She will also give us a report every month.

VIII. **Membership & Guest Recognition-** None

IX. **Adjournment.** Motion by J Buhl to adjourn. Second by V. Jagiela Motion passed. Meeting adjourned at 8:24 p.m.

Next Regular Meeting is Tuesday, July 14, 2026, at 7:00 p.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL

SUNSET LAKE ASSOCIATION

BOARD RESOLUTION AUTHORIZING EXECUTIVE BOARD ACTION ON ROYELL COMMUNICATIONS FIBER INSTALLATION

A Resolution Authorizing the Executive Board to Finalize and Execute an Easement Agreement with Royell Communications for Fiber-Optic Installation on Association Property

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WHEREAS, the Sunset Lake Association ("Association") owns and maintains approximately ten (10) miles of private roads, rights-of-way, and common property within the Sunset Lake community in Girard, Illinois; and

WHEREAS, Royell Communications ("Royell") has expressed interest in installing a fiber-optic network along Association-owned property for the purpose of providing high-speed internet service to residents; and

WHEREAS, the installation of fiber-optic infrastructure may provide substantial benefits to Association members, including improved connectivity, increased property value, and expanded service options; and

WHEREAS, the Board of Directors has reviewed preliminary information regarding the proposed project presented by Joe Royer on May 12, 2026, including construction methods, environmental considerations, restoration requirements, and long-term maintenance obligations; and

WHEREAS, the Board has determined that any authorization for construction must be contingent upon the negotiation and execution of a formal easement agreement that protects the Association's property, roads, drainage systems, shoreline, and environmental resources; and

WHEREAS, the Executive Board is the appropriate body to negotiate final terms, coordinate with legal counsel, and execute documents on behalf of the Association once all protective conditions are satisfied;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization to Proceed

The Executive Board is hereby authorized to negotiate, finalize, and execute a formal easement agreement with Royell Communications permitting the installation, operation, and maintenance of a fiber-optic network on Association property.

2. Conditions of Authorization

This authorization is expressly conditioned upon the easement agreement including, at minimum:

- Non-exclusive easement rights
- Full restoration requirements for roads, shoulders, ditches, and vegetation
- Liability and insurance provisions naming the Association as additional insured
- Royell's responsibility for all damage caused by construction or maintenance
- Association rights to require the relocation of facilities at Royell's expense
- Clear limits on access, construction hours, and staging areas

3. No Construction Prior to Execution

Royell Communications shall not begin any surveying, staking, trenching, boring, or any construction activity until the easement agreement is fully executed by both parties.

4. Authority to Sign

The President of the Association, or another Executive Board officer designated by the Board, is authorized to sign the finalized easement agreement and any related documents.

5. Effective Date

This Resolution shall take effect immediately upon adoption.