Girard, Illinois

Minutes
Sunset Lake Association
Board of Directors Meeting
July 14, 2026

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	P			
J Buhl	P	P	P	A	A	P	P	P	A			
A Clough	P	P	P	P	P	P	P	P	P			
C Davis	P	P	P	P	P	P	P	P	P			
A Dorman	P	P	P	P	P	P	P	A	P			
V Jagiela	A	P	P	P	P	P	P	P	P			
R Schultz	P	P	P	P	P	P	P	P	P			
R Winterland	P	P	P	P	P	P	P	P	P			

P= present A=absent

IV. Approval of Minutes for Board of Directors Meeting – June 9, 2026 Adopted as adjusted to add Board Resolution into the minutes so the minutes reflect what the resolution is. Motion to approve made by Michelle Bearden with attachment of proposed resolution. Davis Seconded. Motion passed unanimously.

V. Old Business

a. **Nilwood Water Communication**- we have not heard anything from them yet, but they are still within the period of time we gave them to respond.

b. **Royell Easement Update**- It is progressing. We will discuss in executive session later this meeting.

VI. New Business

a. **Long Term Plan-** The plan is finished. There are three strategic goals: Environmental Stewardship, Infrastructure & Access, Transparency & Governance. The plan comes with a process for open forums for updates and feedback twice a year as well as including a dashboard on the SLA web-site so that task completion progress can be tracked by the Membership. The next step is to obtain dollar amounts for the projects so that the plan can be used to develop the budget. Big thanks to Chris for organizing this. It has been a huge task. Ron thinks there are two steps to adopting the plan: 1) what is the vision for the future, regardless of the budget and 2) fit the vision to the budget we have to work with/plan for. Michelle believes the Board should adopt the plan, after the membership has had an opportunity to attend a forum and provide feedback on the plan. Chris would like the Board to meet and go through each line item and then do a forum for SLA members to give their input and then develop a revised final version to be approved by the Board. We will schedule a time for Board to meet and review it and then for the entire membership to get together in September to review it. Long-Term Planning Committee will schedule the Board meeting and Membership Town Hall meeting.

b. **Communication Plan-** Ron would like that the committees write out a paragraph or two about what they want to get across to the membership and send it out either via email or in What's Up. Ruth Anne can send it out from SLA E-Mail address if it is a business matter. If it is a Public Service Announcement, send to Sue Muschong to put in the What's Up. There will be a Communication Committee after the next Board election.

c. **Budget and Assessment Planning Process-** There will be budget planning meeting July 21, 2026 at 6:30 p.m. and a second meeting July 27, 2026 at 6:30 p.m., if needed. The entire membership is invited to attend. Trend reports are useful in creating the budget. The long term plan will also be useful to determine what the big projects will be and the funds needed.

VII. Committee & Other Reports

a. **President's Report-** Ron Schultz- The fireworks were spectacular. Big thanks to the Booster Club for their accomplishments. There are still 3 unpaid assessments, one leaseholder who has a double lot and one with a single lot. The unpaid property tax issue has been resolved and the lot owner is back in good standing. Two different members have commented that materials are not posted on the web-site in a timely manner. The Agenda should be posted a week in advance. The Financial Reports should be posted by the Treasurer prior to the meeting. The minutes should be posted shortly after they are approved. A member expressed concerns they have a ground hog infestation.

That person was given a list of wildlife control companies. Our rules state that no trapping is allowed, so we may need to adjust our rules to allow trapping, not for sport, but to relocate the animals to somewhere else. There are two no wake buoys missing and one has appeared at Lot 232. The buoys are $300-400 a piece. Keep your eyes open for misplaced ones. The new TV is operational and came in at a cost under budget. There is a lot of building activity presently going on at the lake. If you see something that is new and you are not sure if there is a permit, please let Rodney know so he can check it out. If someone is not cutting their grass or keeping their yard up, let Anne Dorman know.

b. **Legal-** Anne Clough- Nothing to report.

c. **Water Quality-** Val Jagiela- The fish attractors were built and placed in the lake. A map with the exact location of the coordinates will be produced in the future and there will be a file placed in the office with the map. Thanks to Greg Potter for doing the Secchi readings twice a month. Professor John Ferry can take the readings and make a graph which will be posted on the web-site.

Greg performed water quality tests with a new type of test and they worked well and came back with all negative readings. The old tests will not be used and new ones have been ordered. Val got two bids to clean out the Pine Retention Pond and it is $36,200.00 without rock for a dam and $43,900.00 with rock included. Otter Lake Enterprises and JLH provided the bids. This pond has not been dredged for 70 years and needs some maintenance. The bids include making a rock bridge to filter the run-off and removal of some of the trees around it. We also need to add some more rock to the wall in Birch Pond because it is not high enough and water is running over it.

d. **Bylaws-** Ron Schultz- Nothing to report.

e. **Building & Construction-** Rodney Winterland- Permits were approved by the Committee for Lots 246(a), 32, 2 and 155(a). The Board approved a permit for Lot 66.

f. **Common Grounds, Roads, Dams-** Chris Davis- The maintenance employee job description is finalized. It is signed by employee and Chris and it is in the employee's file.

g. **Leasehold Grounds-** Anne Dorman- A letter went out for grass and unkept shoreline for a lot. The letter was emailed and mailed. There is a 10 day lead time for them to correct. The owners of 2 lots were sent letters in June for maintenance and upkeep and they need to be checked for compliance.

h. **Finance & Property Tax-** report given by Michelle Bearden- Financial reports were emailed and are in the meeting packets. We have a total balance across the accounts of $368,762.64. The Can Am expense is being charged to a leaseholder as it is a forced compliance with maintenance rules fee. The lot owner is incurring mowing fees every two weeks. Michelle reviewed and didn't see anything too unusual. Utilities were a little high. We may also want to re-invest the CD that matured last year and was not reinvested.

i. **Sanitation**- Rodney Winterland- septic checks were completed June 22 & 23. Letters are being prepared for those who were not in compliance. There were 13 violations, which is about the normal annual number. There are a few that need to be rechecked because the caps wouldn't come off. Thanks to the volunteers who helped. We only have about half of our septic questionnaires back. August 1 is the date that inspection reports are due. There is a stringent fine schedule. Val and Rodney will follow-up with Ruth Anne tomorrow.

j. **Booster Club**- nothing to report but once again they were thanked for everything that the club does. We will soon streamline the process for the fireworks permit next year.

k. **Leasehold Report**- nothing to report.

l. **Payroll Administrator**- Quickbooks has changed the tax reporting process.

VIII. Membership Recognition

Ray Reardon – Lot 256a & 257- He has installed a silt retention pond which is designed without a rock wall on his property which is near the lake if we would like to view it sometime. It is constructed with dirt and pipe without the rock wall, so it is a little cheaper.

IX. Executive Session A motion to go into executive session was made by Chris Davis & seconded by Michelle Bearden. No action was taken following executive session.

X. Adjournment A Motion to Adjourn was made by Rodney Winterland and seconded by Michelle Bearden. Meeting adjourned at 9:13 p.m.

Next Regular Meeting is Tuesday, September 8, 2026, at 7:00 p.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL