



Minutes

Sunset Lake Association Board of Directors Meeting May 12, 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					
J Buhl	P	P	P	A	A	P	P					
A Clough	P	P	P	P	P	P	P					
C Davis	P	P	P	P	P	P	P					
A Dorman	P	P	P	P	P	P	P					
V Jagiela	A	P	P	P	P	P	P					
R Schultz	P	P	P	P	P	P	P					
R Winterland	P	P	P	P	P	P	P					

P= present A=absent

IV. Approval of Minutes for Board of Directors Meeting – April 14, 2026 - Motion Passed

V. Old Business

a. Nilwood Water Commission Communication - Ron prepared a draft in response to their response to his original letter to them. The issue stems from the communication we received from them at the time the water pipes were damaged by a construction crew and there were water outages and a boil order as a result. Their responses were not adequate and Ron drafted a letter to them to request further communication. It does not appear they are meeting the requirements of the EPA concerning notifications of disruption in water service. Discussion was held and it was pointed out that we should

continue to request better communication but we may not be satisfied with a state level response which we would receive if we pursue this to the EPA. The best way to address and discover information is through FOIA requests concerning the Nilwood Water Commission. As a point of information, Otter Lake Water Commission provides water to 8 different water districts. Nilwood is one of the water districts served by Otter Lake Water Commission. The goal is to convey we aren't trying to be difficult, but this is an important issue that they need to take responsibility for. We need to work together to create a better solution than what recently happened. The Board is supportive of sending the letter.

b. Maintenance Employee Job Description- the maintenance employee has been privy to the conversations concerning the job description so that the work expected is clear and he has also had an opportunity to talk about what will or would not work in his opinion. The description is still being fine tuned, but will be done soon. It is the recommendation that a company be hired to do chemical spraying and that that task should not be added to the job description for the maintenance employee. Chris will send a copy of the job description to the Board and then the process for adoption will occur once all revisions are complete.

c. Member Complaint has been submitted. A lot has not been maintained and neighbors have previously taken care of it but do not wish to continue doing so. There is a concern about rodent infestation and there are two unregistered vehicles parked in the lot at this time. There is exterior damage to the building which has not been fixed for 4 ½ years. The Board is required to take action. The current action that will be taken is Ron will write a letter to have the inoperable vehicles removed and get the weeds and debris cleaned up in the exterior yard. The Board will address the exterior and possible interior condition later this year.

VI. New Business

a. Royell Internet Presentation by Joe Royer- Joe gave a presentation about Royell Communications and their desire to install fiber Internet at Sunset Lake. Royell has been in existence for 27 years. They are moving to fiber because it is much faster. They will use the same area on North Lake Drive where the current tower is to build a small building (8 x 12) to house equipment for the fiber optic lines. Royell will do all installation themselves. They do not hire subcontractors to install their fiber. They are careful not to disturb ground, current structures, roads, etc. There will be a few small access squares that are flush with the ground throughout the property, which will not disrupt mowing, etc. They would like at least a 25 year service agreement/access contract with the possibility of extension. They

will be ready to work at the lake in the next few months. They anticipate offering a fully fiber service with ample service to supply quick speeds to all homes at the lake. If we agree to continue conversations, they will draw a map for us and prepare a draft contract. They will offer a package for \$49.95 per month with add-ons for modems or other equipment. They will provide liability insurance for any damages they may cause during construction at the level of coverage which we request. The board is in agreement to continue discussions.

VII. **Committee & Other Reports**

President's Report- Ron Schultz

The fishing members meeting went well. Thanks to Valerie Jagiela for hosting it. Tower and Dam Meeting went well. It brought to light the annual maintenance we should continue to do. We have to have a state required dam inspection this year. We will engage a consultant to do that. There is not a specific line item for this in the budget but we will use residual money from the recent tower project to pay for the inspection. Motion was made by Ron to use reserve money for the water/lake maintenance to engage a consultant to prepare the necessary report with a maximum expense of \$8000.00. The cost of the report in 2021 was about \$5000.00. We will obtain bids. No objections. Motion passed. Two bids will be required due to new bid policy.

Debbie Thompson has taken over the lease administration duties and she is learning to do them with the help of outgoing lease administrator Amy Walkenbach. The transition process is going well.

Ron provided some documentation to help begin the process of budgeting and lease assessments for next year.

Royell Presentation- Ron asked if the Board is in agreement to continue the conversation and get a draft agreement and map from them. There was a board consensus to continue the conversation. Ron wants to see if Royell will guarantee some incentives for the Association and its residents in response to an agreement to go with their service.

Legal, Insurance & Safety Committee- Anne Clough- the firework contract is worked out. We need a smoother plan for getting it approved next year with a checklist of items required to get board approval for the Booster Club to enter into the contract. Unpaid property tax issue is still under research and a report will be given in the future.

Booster Club – Jane Mikhelson- Memorial Day Poker Run- please have Association docks clean and Association Boat moved.

Fireworks- the food truck will be at the Hall from 5 p.m. – 7 p.m. on firework evening.

MEGA raffle tickets will begin sales on Memorial Day Weekend

Lake Patrol- Jenny Buhl- she has had two complaints of people driving the wrong way and she will follow up on these. Board Members are encouraged to fly the lake patrol flag when they are out on their boats.

Water Quality Committee- Valerie Jagiela & Anne Dorman- the fishing members meeting at the Jagiela home went very well. Our lake is thriving and has a large variety of healthy indicators including an array of aquatic wildlife and clarity of water. The chief complaint is that the fish do not appear to be growing as large as they used to. The suggested answer is that the fish do not have enough food to support large growth and several years ago there was an unexplained large bass kill. It does not appear that there are any chemical contamination issues affecting the fish. There is a committee of individuals building fish habitats that will be strategically placed in the lake, in locations approved by the Board, which will hopefully help with raising larger fish. Motion to give permission to put a series of fish habitats in 4 specific locations as a trial was made. They will be mapped by GPS coordinate. No additional habitats can be placed without board approval. The Motion was made by Valerie Jagiela. Motion seconded. Motion passed unanimously.

Water samples were taken for coliform and they were inconclusive. Retesting will occur in a couple of weeks.

Birch Pond needs more rip rap along the sediment filtration bridge because water should not come over the top of the bridge and it is. The Association has some rocks on-site that will be used and then see if that will suffice prior to purchasing more rip rap.

Bylaws & rules- no report

Building & Construction- Rodney Winterland

Lot inspections: Lot 104 & Lot 50 were approved – with 2 more pending

Permits were approved for: Lot 27- car port, Lot 278 - Pool, Lot 151 – Shed. There are a couple more pending.

Common Grounds & Roads- Chris Davis

The burn piles need to be managed better. People need to burn things as they drop them off and not just leave things. The piles are getting too big and difficult to manage. Review the by-laws concerning the use of burn pile.

A stop sign was recently replaced. The township paid for the sign and the Association put it up.

We need to replace a DeWalt drill for the Association workshop for about \$100.00

Finance- Jenny Buhl

Final Payment for the tower project has been made for \$63,400.00. 308 lots have paid their assessments as of April 30, 2026. \$368,762.64 is the balance across all Association bank accounts. A monthly report for all expenditures for the month has been created to be handed out with the meeting packets each month.

Sanitation- Rodney Winterland

Septic inspections will occur sometime in the near future and recruits will be sought to help with the process.

Long Term Planning- Chris Davis

Sub-group met and they have list whittled down to a manageable spreadsheet. The whole committee will soon meet and prioritize the most important things so that a budget to support those tasks can be developed. There are also items on the list that do not cost money which will be prioritized based upon that. The goal is to provide to the whole board with the plan in June and to provide the finished plan to the membership at the Annual Meeting in October.

VIII. Membership Recognition

Russ Baldwin- Lot 159 – clarification of vote for dam inspection expenditure mentioned in President's Report- all in favor and none opposed to spend \$8000.00

IX. Adjournment

Next Regular Meeting is Tuesday, June 9, 2026, at 7:00 p.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL