

# Sunset Lake Association Board of Directors Meeting Minutes

## January 13, 2026

The January meeting of the Sunset Lake Association Board of Directors was called to order on Tuesday, January 13, 2026 at 7:00 p.m. at Hanauer Hall Community Center, 30505 East Lake Drive, Girard, IL 62640.

The meeting was called to order by President Ron Schultz.

The Pledge of Allegiance was recited.

Roll call was taken by Board Secretary, Anne Clough.

### Board Attendance November 2025-October 2026

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

P = present    A = absent

The minutes from the December 9, 2025, meeting were approved.

### Old Business

**Tower Replacement:** The lake water temperature is now controlling the completion of the project.

**Computer Purchase:** The computers have been purchased and will be installed in the next few weeks.

### New Business

- a. Revision of Sanitation Section XVII- Leaseholders must comply with reporting requirements concerning maintenance of their system. The type of system, date of installation, date of last inspection, etc. are included on the form. There will be an accelerated fine section for non-reporting. The fine schedule shall be \$25.00 if not filed by August 1, \$50.00 if not filed by August 15 and \$100.00 if not filed by August 30

annually. Rodney pointed out these are state laws and we are simply following them. There will be an email explaining all of this. Motion was made by Rodney Winterland to adopt the written edit to the rules and add the accelerated fine schedule. Seconded by Anne Clough. Motion Passes.

- b. Plans have been submitted for a new home build on Lot 112A. Rodney Winterland and Ron Schultz have inspected the property and approve of the plans. Motion to approve house build made and seconded and it passes unanimously.
- c. Chris Davis will be attending the Illinois Lake Management Association meeting in February. Anyone who has questions for her to explore at the conference should let her know.

## **Reports**

### **President's Report: Ron Schultz-**

- a. Ron reported that a 3.5% raise for Association staff took effect on the 1/4/26 payroll as approved at the December meeting.
- b. The locks on the office and workshop have been cleared and access codes have been issued to the individuals who need access to the areas to perform their Association duties.
- c. Three Association property holders were notified that they needed to remove their personal property from Association grounds and they all responded appropriately and quickly.
- d. Assessment letters will go out later this week. The Assessments are due March 31, 2026. There will be a letter about chlorine tablets included which indicates that pool chlorine tablets should not be used in the septic systems.
- e. The Association Office's holiday hours have been published for 2026 and will be attached to the minutes.
- f. The open position on the Board will not be filled at this time.
- g. Ron is working on developing an annual calendar of things that we should be doing each month.

**Legal & Insurance:** Nothing to report

**Lake Patrol-Safety Enforcement:** Nothing to report

**Water Quality:** Nothing to report

### **Building & Construction Permits:**

Rodney Winterland- The house build on 112A was viewed and they have been instructed to put up erosion control where necessary during construction. It appears everything is in order for the build to begin and it was approved previously in this meeting.

Ron Schultz and Rodney Winterland- Lot 65 has requested a home renovation permit to add a sunroom and garage which will be attached to the house. It was reported that the permit was approved by the committee chair.

**Common Grounds- Roads & Dam:** Nothing to report

**Leasehold Ground:** Anne Dorman reported there were eight (8) leaf pick-up letters sent out and the deadline for completing pick-up is this weekend/next week. Michelle Bearden noted that there are leaves on the Common Grounds areas which the Association needs to pick up.

**Finance & Property Tax Report:** Michelle Bearden/Jenny Buhl-

The Committee will work to resolve the issue of leaseholder property with delinquent property taxes. Michelle Bearden gave the Treasurer's Report for this month and it is attached to the minutes and the report is posted on the website. Michelle noted that we have funds carried over for two projects/accounts which will need to be spent/addressed during this year, the tower project for \$94,000.00 and the dock improvement earmarked funds of \$1200.00

**Sanitation:** Rodney Winterland- It was mentioned that septic chlorine tablets must be used in septic systems and that pool chlorine tables should not be used. This notification will be sent out with the yearly assessments in January and there will be an E-Mail to all residents forth coming.

**Leases:**

- a. Lot 58 and Lot 286 are caught up in Probate and the progress is being watched by the Association.
- b. The Association is looking into an inaccurate document which was processed by Macoupin County Clerk's Office and it is being corrected because the document allowed a transfer to occur that was not approved by the Association.
- c. There will be a fine assessment for a property which was transferred two years ago. Part of the terms of the transfer were that the rip rap had to be replaced and it has not been replaced.
- d. There will be a letter issued to Lot 282 for unpaid property taxes.

**Long Term Planning Committee-** A draft of the report has been prepared and it is being cleaned up. It will then go to the full committee and then the Board. The goal is to give to the Board in March of 2026.

**Sunset Lake Booster Club Report:** The Annual Pancake Breakfast will be February 21, 2026 at Hanauer Hall. The next Booster Club Meeting is Thursday January 15, 2026 and they always welcome new members who wish to attend and give input.

**Guest Recognition**

**Russ Baldwin- Lot 159-** boat stickers need to be ordered in the near future because of the lead time for manufacturing and shipping them.

The next regular meeting will be February 10, 2026 at 7:00 p.m. at Hanauer Hall.

Meeting Adjourned

Respectfully submitted,

Anne N. Clough  
Sunset Lake Association Secretary

BUILDING PERMITS 2025

Lot #	Name	Permit				
169	Ryan Gorman	Boat Dock				
61	William Streid	Extension on Deck				
251	Jeff & Judy Hendricks	Extension of Boat Dock				
51	Brian Foster	New Dock				
248	John & Michelle Bearden	New Dock				
102	Chris Bruley	Boat Dock				
102	Chris Bruley	Covered Boat Dock (Cancelled/Reimbursed)				
222	Daniel Krug	Floating Boat Dock / Not Allowed				
37	Brian & Debbie Thompson	Boat Dock				
137	Brady Hahn	Garage				
104	Jenni McGee	Boat Dock				
19	Mike Snell	Additon to Boat Dock				
27	Kevin Collins	Boat Dock Extension				
96	Joe Kovacs	Above Ground Pool & Deck				
136	Jay Gooding	Replace Retaining Wall - No Charge				
111	Daniel Tabor	Boat Dock				
113	Jcob Poorman	Boat Dock				
120	Dennis Denney	Boat Dock				
105	Christine Zelle	Boat Dock Extension				
276	Jeffery & Faith Tavernor	Deck				
26	Elijah Trimpe	Replacing wood on Dock				
37	Brian & Debbie Thompson	Fence around pool				
111	Daniel Tabor	Deck - Replacement				
30	Gary Kennedy	Boat Dock Extension				
141	John & Jeanette Earley	Car Port				
189	Tom & Leslie Cully	Garage Extension				
87	Frank Ball	Enclosure of Deck				
25	Anne Clough	Replace Dock				
14	Ron Schultz	Room Addition				
66	Mark Gertke	Blacktop Driveway - No Charge				
25	Anne Clough	Replace Dock				
112A	Mark & Windie McKay	Boat Dock & Shed				
51	Brian Foster	Pontoon Boat Lift with Canopy				

