



Minutes
Sunset Lake Association Board of Directors
April 14, 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	A	P						
J Buhl	P	P	P	A	A	P						
A Clough	P	P	P	P	P	P						
A Dorman	P	P	P	P	P	P						
C Davis	P	P	P	P	P	P						
V Jagiela	A	P	P	P	P	P						
R Schultz	P	P	P	P	P	P						
R Winterland	P	P	P	P	P	P						

- IV. Approval of Minutes for Board of Directors Meeting for March 10, 2026.** Motion to approve by Jenny Buhl. Seconded by Rodney Winterland. Motion passes.
- V. Old Business**
 - a. Tower Project Update- the project is done. The invoice has been paid. Thanks to Gary Wilken and Russ Baldwin and many others for all that they did to assist with this project.
- VI. New Business**
 - a. Approval of Demolition and Construction of new dwelling- Lot #158- Rodney has looked at the site and plans. The silt fencing, erosion control and all other requirements are in place. The permit will last for 12 months. This piece of business requires approval of the full board since it is a demolition and rebuild of a new structure. Winterland made motion to approve. Bearden seconded. No objections. Passes the full board vote unanimously.
 - b. There will be a meeting scheduled for fishing members to discuss fishing habitat, cribs, lake vegetation and stocking on April 25, 2026 at 11:00 a.m. at the home of Valerie Jagiela. Several individuals are coming from the University of Illinois in Springfield to discuss the health and needs of the lake. An email to the entire membership will be sent out inviting them. A side discussion occurred that the



Hayes Retention Pond may or may not be on our property and it does impact our lake. We may need to have a survey done.

VII. Committee & Other Reports

President's Report

1. Dam burn occurred a few weeks ago and it looks very pretty and green now.
2. Job description revisions continue and Chris Davis will address later in the meeting.
3. The Board needs to start having meetings about long term budget planning and assessment increases prior to budget adoption talks which will begin in July.
4. Nilwood Water- It was noted that communication was poor with Nilwood Water last week during the water outage. Our attempts to contact them were not fruitful. Otter helped, but their information is limited and they should not be the information source for us. Nilwood Water is managed and run by the village board of Nilwood. There are Illinois EPA requirements for notification of water issues and we are requesting that those requirements be followed in the future. It is the board's belief that the protocol has not been followed. A letter to the Mayor of Nilwood has been drafted requesting communication with them in the near future about the notification process, both from last week's outage and in the future.

Legal, Insurance- Anne Clough-

1. The worker's compensation audit has been completed.
2. We are working with the Lake insurance company concerning the fireworks exhibition in June.

Lake Patrol- Jenny Buhl- nothing to report. Next month we will have a report for what the plan for summer enforcement is as well as what input and help will be needed from members. There is a lake patrol flag in the office which Board Members are encouraged to fly on their boats while they are out on the lake so that the presence of Lake Patrol is known to those enjoying the lake. Our goal is not to fine people, but to encourage compliance with the rules.

Water Quality- Valerie Jagiela- nothing to report

Building and Construction- Rodney Winterland

1. New dwelling approved earlier in this meeting by the full board for Lot 158.
2. Boat dock was approved for lot 137.
3. 5 name change/lot transfer inspections occurred and are complete. Lot #s 17, 23, 78, 118, 246



Common Grounds, Roads & Dams- Chris Davis

The Illinois Association of Lake Communities Quarterly Meeting is this Thursday, April 16 at the Department of Natural Resources (DNR) building in Springfield. Goose nest oiling occurred 3/26/26 & 4/9/26- Ron Coyle & board members and volunteers went out. They will go out one more time this Spring. The report to DNR of actions taken will be submitted at the end of June. The dam was burned and board members, volunteers and Girard FD were present in case a problem arose, however, they were not needed. As far as the septic system repairs go, we do not have the final report after the repairs or a bill yet. The maintenance supervisor job description has been drafted and it includes many additional tasks which are included in the long term plan. The next step is to see if the committee has missed any tasks and to try to reconcile everything on the list with what is achievable. The south boat dock has been resurfaced and there is just a little bit of work left to do but it is getting done.

Leasehold Grounds- Anne Dorman- a leaseholder complained their neighbor has debris and a junky yard. A clean up needs to be enforced. There needs to be a process we follow and it needs to be discussed and understood by all members. Ron thinks we should go ahead with the process of a clean up of this property now. Community Gardens on common grounds was discussed. Ron asked Anne Dorman to prepare thoughts on allowance of these gardens and corresponding rules for an upcoming meeting.

Sanitation Committee- Rodney Winterland- septic inspections are coming up. Please make sure chlorine is in the tubes.

LT Plan Committee- Chris Davis- the committee started about one year ago. This committee was added to the Board Committees so that the plan doesn't get lost with board succession. The core committee will meet in the next few weeks and then get a bigger group together and get the final report to the Board in May or June. Chris is trying to condense and organize it in an understandable sequence and create a spreadsheet to document progress on the tasks.

Booster Club- Jane Mikhelson- the Booster Club is working on the fireworks contact and will write the check for the remaining balance. There will be a Memorial Day Poker Run and the committee asked if the dock can be cleaned for the Poker Run. There will be a fishing tournament on Father's Day, with further details to come. June 27, 2026 will be the fireworks and Twyford's BBQ truck will be at the Hall from 5pm-7pm. Garage Sale weekend was discussed and the Booster Club will talk about it at their meeting.

Lease Administrator- Amy Walkenbach-



There are 3-4 pending lease transfers, Amy announced one is hers. Amy has been creating a job description and will not leave us hanging. She will be here until June. She will always be a phone call away. Ron thanked her for doing this for so long. We are positioned well to transition to someone new thanks to Amy's efforts.

Finance & Property Taxes Committee- Jenny Buhl- Our balance as of 3/31/26 balance is \$380,263.96 across all accounts. There are 17 outstanding assessments. Fine letters will go out tomorrow as it will be 15 days past the deadline.

Final tower project payment was \$62,400.00, which was under the \$94000 which was allotted. We are about \$30000 under the allotment because we changed the type of valve which was used from a custom to standard. There is \$136,000 still in money market. Should we put it into a CD or something else? Jenny will search for rates. Dock improvements still has a small balance we will continue to carry until repairs are needed. Boat stickers need to be reclassified to a different fund account (4111). They were entered by staff into wrong account and will be corrected. (4580 can be marked as an inactive account). Jenny will figure out where to pull funds from to pay the Maguire bill for the septic repairs once it is received. Ron asked which financial reports we want to see each month. The consensus was budget to actual is useful. Prior year in comparison to this year is not as necessary for everyday review, but more for help with budgeting. It was suggested a report of all payments made be created. An extension for filing the tax return will be filed by April 15, 2026 and then we will have until October to file the return. It will be on the calendar in the future. It is budgeted to pay someone to do the tax return.

VIII. Membership & Guest Recognition

Russ Baldwin- Lot 159- Redemption of tax sales- we are a unicorn/platypus organization- we may have statutory right to redeem the property taxes since we own the lots. Russ also asked if we have any alternatives to our water situation? We don't have representation on the water board or a say in what the water commission is doing. They have made unilateral decisions which we have no say in. Ron is delving into the history of the relationship between Nilwood and Sunset Lake Association. Nilwood doesn't own the infrastructure, they just bill for the water.

MaryAnn Smith- Lot 160- she has been a resident since 2002. Her dad has had the lake property since before water was in the lake. The lot next to her, 161 is a problem. No one has been present since 2003 or 2004. They never were



permanent residents. She has cleaned the lot for several years. She still cleans around the motorhome shed because she is afraid it will catch on fire, etc and its close to her property. The Association cleaned it a couple of times last year. Leaves weren't cleaned last fall, so the leaves are back on her property again. Two other neighbors also joined her to express their complaints for the same property. Ron responded that no one should have to deal with that. He stated he did go look at it and he is going to go look again. The Board will investigate how to address this situation. One possibility is to hire someone to do it and pass the bill on to the property owner. The house appears to be abandoned except for squirrels and racoons being in it. The Board will commit to coming up with a plan to address this issue. Mary Ann also said her driveway hasn't been plowed the past 2 years either. Her son had to do it. She would like it plowed. She did admit it is a long drive. Ron will talk to maintenance about where road ends and picks up.

John Boone- Lot 165- around the corner from 161- he has filed 2 complaints on this property (161) and nothing ever happened. Ron doesn't recall seeing a complaint last year. Ron stated there are specific things that have to happen on our part once a complaint is done and he will look back to see how the complaints were handled.

Jane Mihkelson- Lot 255- She asked when information sheet for septic is due? The response is June 15th.

- IX. Next Regular Meeting** is Tuesday, May 12, 2026 at 7:00 p.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL
- X. Meeting adjourned** by Motion of Michelle Bearden and seconded by Chris Davis.