Minutes
Sunset Lake Association
Board of Directors Meeting
August 11, 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	P		
J Buhl	P	P	P	A	A	P	P	P	A	P		
A Clough	P	P	P	P	P	P	P	P	P	P		
C Davis	P	P	P	P	P	P	P	P	P	A		
A Dorman	P	P	P	P	P	P	P	A	P	A		
V Jagiela	A	P	P	P	P	P	P	P	P	P		
R Schultz	P	P	P	P	P	P	P	P	P	P		
R Winterland	P	P	P	P	P	P	P	P	P	P		

IV. Approval of Minutes for Board of Directors Meeting – July14, 2026 - Motion to approve by Jenny Buhl. Michelle Bearden seconded. Approved by unanimous vote

V. Old Business

a. Royell Easement Update- Byron Sims was engaged by the Association to review the easement and as of today, there is an agreement between the Association and Royell.

The resolution reads:

RESOLVED, that the Board of Directors of Sunset Lake Association hereby approves the Fiber Optic Utility Easement Agreement between Sunset Lake Association and Royell Communications, substantially in the form presented to the Board, and authorizes the President and Vice President of the

Association to execute and deliver the Agreement, together with any related easement instrument, memorandum, recording documents, certificates, or other documents reasonably necessary to carry out the intent of this resolution.

FURTHER RESOLVED, that the President is authorized to approve and make minor, non-material changes to the Agreement and related documents, in consultation with Association counsel, provided such changes do not materially alter the rights, obligations, or protections approved by the Board.

The summary is Royell will come in and install their fiber backbone on the Association roads. The easement will be recorded with the County Clerk. The easement is non-exclusive and there is no transfer of Association property. Royell will have numerous responsibilities including keeping roads open for emergencies, directing traffic, putting roads back in the condition they were before the project, protect drainage, culverts and landscaping, obtain insurance and indemnify for claims caused by their actions. The Association will receive $1600.00 annual easement with increases after the first 5 years. Royell will pay the Association's attorney fees associated with preparation of the easement and the recording fees for Macoupin County Recorder. 1 Gig of fiber service will be about $49.95 per month. The Association will receive free Internet for the shop and office. Ron Schultz moves the Resolution to Adopt the Fiber Optic Easement Agreement between Sunset Lake Association and Royell be approved. Michelle Bearden seconded the motion. The audience in attendance was asked if they had any questions and no one responded. The motion passed by unanimous vote.

b. Nilwood Water- brief E-mails with Nilwood Mayor/Water Commission Chair have occurred. An appropriate and responsive answer has not been received from Nilwood. An extension to September 4, 2026 has been granted for them to respond to our inquiry.

VI. New Business

a. Collection Process for Past Due Fees- there are currently outstanding monies owed to the Association which are not being collected. The most significant of note are lawncare for one member and 2 leaseholders with unpaid assessments. There are also some unpaid lease transfer fees and fines. We are not sending monthly statements to document these unpaid balances. The Office Manager should be doing this and we need to create a process to assure this is done. The Treasurer will create a process for the follow-up on accounts receivable for the Association.

b. Annual Meeting- The annual meeting will be on October 17, 2026. The packet for the meeting needs to be mailed by September 22, 2026. The

board positions available need to be advertised as well as the resumes of the persons running for such offices gathered prior to that. There are three three year terms which will be up for election. Ron suggested we send out a list of qualifications which will be helpful to those running for the Board, which include: Water/Lake Management, Legal and Governance, Finance, Communication and Outreach, and Operations and Project Management. Michelle Bearden's term will be up this year and she has announced she will not be running for re-election.

c. Budget Planning Status- If assessment money has to be moved from reserves to use for a large project (more than $25,000.00), there is usually a second vote required by the Membership and is in the ballot at the annual meeting. The operating income will not cover the projects which are part of the overall plan, so it is anticipated that money will need to be transferred from reserves. If it is shown in the budget being presented at the annual meeting that money will be used from reserves, this should be ok without a separate vote just about the reserves. Michelle Bearden said to make sure to keep a footnote on the budget that states that money can be removed form reserves without a member vote if it is less than $25,000.00. We have bids to dredge Pine Pond. We will use reserves and move them to operational budget to cover those costs. The next budget planning meeting will be August 26, 2026 at 6:30 p.m. at Hanauer Hall.

VII. Committee & Other Reports

a. **President's Report-** Ron Schultz- E-Mails were sent to lots in violation of the rules concerning placement of political signs and failing to burn boxes that they left in the burn pile. Gravel has been delivered to the Association parking lot. It will be used for oil and chipping in September and October. Most oiling and chipping will occur on the West side this year. Member concerns were expressed that some of the missing no wake signs need to be replaced. Also, some people are requesting additional no wake areas but we need to further discuss this and make a plan for adding such areas to the lake. Ron found one of the missing signs and they are trying to fix it, but may not be able to. Complaint forms were received from members for the following issues- mowing, shoreline growth and dead trees as well as a weed complaint about one of the areas where dredging occurred last year which was given to Val to address.

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

c. **Water Quality-** Val Jagiela- August 4, 2026, letters were issued for Coves F & JJ which had high coliform and they were retested and are normal today. There will be another fishing members get together with Professor John Ferry on August 22, 2026 at 10:00 a.m. at the Jagiela property. He wrote a large paper for us on how to improve fishing, he also produced a Secchi

report for us which shows readings since 2018. He walked the retention ponds on August 2, 2026. He would like volunteers with fish and depth finders so he can make a map of our lake bottom. He will produce a complimentary map for us. Many people were thanked for producing fish attractors and helping drop them and mapping them. The map has been produced and is available in the office. We received a $200 donation from Jozsef Roscoe to help with water quality. Kerry Gibbs with Gibbs Construction is going to give a bid for the Pine Pond and is assisting Val to find grants for the project. The pond near the Snell property is still in question as to who owns it. The County website does not show who owns it.

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

e. **Building & Construction-** Rodney Winterland- a construction permit was approved by the Committee for a garage on Lot 246(a). There are some pending applications which are not to the point of approval yet.

f. **Common Grounds, Roads, Dams-** Chris Davis- nothing to report.

g. **Leasehold Grounds-** Anne Dorman- nothing to report.

h. **Finance & Property Tax-** Jenny Buhl- We have a total balance across the accounts of $346,109.88. No unusual expenses were incurred during July. The board agreed that the remaining unused budget for audiovisual upgrades can be used for locks and thermostat upgrades.

i. **Sanitation-** Rodney Winterland- there is a list being developed of the persons who have not turned in the septic inspection forms.

j. **Booster Club-** September 5, 2026 is the Poker Run from Noon to 5:00 p.m. There will also be a fishing tournament that weekend as well, but not sure which day. There will be a food drive in November. There will be a Christmas Walk on December 2, 2026, with the Mega Raffle winning ticket to be drawn immediately afterwards at Hanauer Hall.

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

l. **Payroll Administrator-** nothing to report

VIII. Membership Recognition

Dave Johnson- Lot 49-

1) check with Girard post office before the mailers are done for the annual meeting. Palmyra and Virden post offices have ability to process them faster than Girard does.

2) what do we do about people who continuously keep their grass taller than 6 inches?

3) pot holes- on the north side are several inches deep and 12-20 inches wide.

4) burn piles- 2 people keep putting boxes on the north lake burn pile and do not burn them.

5) the extra rocks from the farm field we cleaned out last year on the retention pond/adjoining farm property need to be moved to the berm because the berm is not tall enough as it was built. Val responded she will ask for volunteers to help with this.

6) Pine Pond- the overflow tube was not up to the top of the water last year. There is water running on the outside of the tube and a temporary patch was installed but it needs to be addressed so the road doesn't wash out.

Dave will help with correcting any of these problems/doing these projects but does not want to be a headliner.

IX. **Adjournment** - Motion to adjourn was made by Jenny Buhl. Rodney Winterland seconded. Motion passed. Meeting adjourned at 8:38 p.m.

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

Annual meeting is Saturday, October 17, 2026 at 10:00 a.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL