

## Minutes for Sunset Lake Association Board of Directors Meeting February 10, 2026 at 7:00 p.m. at Hanauer Hall

The February meeting of the Sunset Lake Association Board of Directors was called to Order on Tuesday, February 10, 2026 at 7:00 p.m. by President Ron Schultz at Hanauer Hall Community Center, 30505 East Lake Drive, Girard, IL 62640

The Pledge of Allegiance was recited.

Roll Call was taken by Board Secretary, Anne Clough.

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

P=P A=Absent

### Approval of Minutes

The minutes from January 13, 2026, were approved with corrections. Chris Davis made a motion to approve the minutes as adjusted. Rodney Winterland seconded the motion. Motion passed unanimously.

### Old Business

**Tower Project Update-** Repairs will be completed the week of March 23<sup>rd</sup>. They will start Monday, March 23<sup>rd</sup> and should finish that day, but they may possibly work into the 24<sup>th</sup>.

**Computer Install Update-** Computers are up and running and Ron Schultz is unaware of any issues with them at the current time.

### Committee & Other Reports

**Water-** Val Jagiela- Herman Brothers Fisheries suggests we purchase 2 carp due to size of retention pond. They will only charge us one delivery charge but will deliver two (2) carp in the spring and five hundred (500) 7-10 inch Walleye in the fall. Catfish will not be purchased this year. The cost of fish purchases for 2026 is \$3000.00 total. Val does not recommend purchasing fish every year in the future. A couple of things of note in making that recommendation are (a)

we do not stock bass because they naturally reproduce in our lake and (b) the cost of Walleye has increased drastically in recent years. Ron suggested we obtain input from the fisherman before a decision is made concerning annual fish purchases. The issue will be addressed during the preparation of the 2026-2027 budget this Summer.

The Sanitation Committee and Water Quality Committee had a joint meeting to establish a calendar for 2026 pertaining to chlorine chamber checks, e.coli testing, Secchi readings and septic form completion due dates. These dates will be added to the Board calendar.

Secchi readings and e.coli testing will be from May 1 to October 1. Three sites will be tested each month. If a cove tests positive for e.coli, members will be notified immediately via email, septic systems in the affected cove will be checked within 3 days, and the affected cove will be retested for e.coli in 7-10 days.

Chlorine checks for septic tanks will be during the weeks of April 20-24, 2026 and October 5-9, 2026.

**Building Construction & Permit-** Rodney reported that the committee chair has a approved a dock renovation permit.

**Legal & Safety-** Anne Clough- no report

**Lake Patrol-** Jenny Buhl- no report

**Leases-** Rodney Winterland- Rodney completed a site inspection for a lease name change for 256A/257. Rodney has 2 more pending lease transfer inspections which he will do later this week.

**Common Grounds, Roads & Dam-** Chris Davis- Chris has the job description for the grounds person and Chris is updating that description to meet the needs of the Board and the leaseholders. Board members should send recommendations to Chris within the next four days to be included in the description revisions. There will be discussion concerning who will do septic checks in the future and if additional staff and/or financial resources are necessary. Next week Chris is going to the Illinois Lake Management Association meeting. She has a list of questions which she will take with her to help us learn what other similarly situated lakes do in similar situations.

**Leasehold Grounds-** Anne Dorman reported 8 notices went out last month concerning leaves which needed to be removed by leaseholders, but then the snow came so they could not follow up. Now that the snow has melted, the committee will go look again to evaluate compliance.

**Finance & Property Taxes-** Michelle Bearden reported all signature cards and signers are updated on the Association bank accounts. The accounts have been reconciled for January. 42 assessment payments were collected in January. A portion of those funds will be transferred to restricted funds. There are new invoices which were just received for snow removal which are outstanding. The Association has an actual balance is \$320,205.45 in all accounts. We are always income heavy in the first quarter since the assessments are due in March.

**Sanitation** - Rodney Winterland- the committee is working on a calendar that needs to be approved by the Board. It will contain reminders of when septic checks are due. Also, it is time for the Hanauer Hall septic system to be checked.

**Long Term Planning-** Chris Davis- The draft of the Long Term Plan is progressing. The original draft is about 9 pages and has numerous areas/categories across the Association. Chris is organizing it into comparable categories and then will send back to committee to assure that her revisions meet the vision of the committee.

**Booster Club-** The Pancake Breakfast is on February 21, 2026 from 8:00 a.m. to 11:00 a.m. at Hanauer Hall. There will be silent auction items up for bid. The Campo Realty Team is sponsoring the event. The next meeting of the Booster Club is February 12, 2026 at Hanauer Hall at 6 p.m.

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

Assessment payments are coming in. The due date is March 31, 2026.

Boat permit stickers are in process and should be ordered by the end of the week.

The Snow Event- there are many people to thank during the challenges we have faced with the snow we have had, especially with it coming at night and on weekends. We had staffing issues and equipment issues. We spent about \$1200.00 to hire help with the plowing. Special Thanks to: Jeff Huffman, Dave Carey of Otter Lake Enterprises, Jason Burgess and Marc Bilby from CanAm, who each reached out and provided assistance when we were in need. The Association truck is now repaired and it only cost \$80.00 to be fixed. Ron Schultz wants us to develop a multiple level solution for future occurrences of this type since we only have one piece of equipment and one employee and we do not budget extra for hiring out removal. We also need to look at a plan to replace the truck at some point in time because it is aging and will not last forever.

Fireworks contract- we are waiting for receipt of the contract from the Booster Club so the Board can approve it. The deposit has been paid, so we are locked in for the date.

Pancake Breakfast is February 21 from 8:00 a.m. to 11:00 a.m. Ron encourages everyone to try to make it.

### **New Business**

The Message Board needs to be updated and repaired. It will be added to the long-term plan as an asset.

### **Membership & Guest Recognition**

No members came forward

### **Adjournment to Executive Session**

No action take at this time. The committees will review, update and develop job descriptions where needed.

**Next Regular Meeting**

Tuesday, March 10, 2026 at 7:00 p.m. at Hanauer Hall, 30505 East Lake Drive, Girard IL

**Adjournment**

Meeting adjourned at 8:45 p.m.