



Annual Membership Meeting

October 17, 2026

Agenda

- I. Call to Order – President Ron Schultz
- II. Pledge of Allegiance – Vice President Rodney Winterland
- III. President's Remarks – President Ron Schultz
- IV. Budget Presentation – Treasurer Jenny Buhl
- V. New Business – Ballot Tabulation
 - a. Election of Directors
 - b. Approval of 2027 Budget
- VI. Adjourn



September 24, 2026

Greetings Sunset Lake Association Members!

Once again, we are approaching the time of year when we hold our Annual Meeting to elect board members and adopt the Association's annual budget. The 2026 Annual Meeting will be held at Hanauer Hall, located at 30505 East Lake Drive, Girard, IL 62640, at 10:00 AM on Saturday, October 17, 2026.

There are three (3) board positions open for election this year, each for a regular three-year term. You may vote for up to three candidates, but you are not required to vote for all three. The candidates running for board positions are listed on your ballot, and space is provided for write-in votes as well. Included in this packet is a statement provided by each of the candidates for the board positions.

The ballot (with raised seal) included in your packet IS YOUR OFFICIAL BALLOT. If you plan to attend the Annual Meeting in person, you must bring this ballot with you to cast your vote, and you must sign in for your vote to be counted.

You may also vote by Absentee Ballot by either dropping your official ballot off at the Sunset Lake Office or mailing it (via U.S. Mail) to: Sunset Lake Association, 30505 East Lake Drive, Girard, IL 62640. Absentee ballots must be received (not merely postmarked) no later than 48 hours prior to the meeting time listed above. Absentee Ballots received after that deadline will not be counted.

This year's packet also includes a separate document outlining a proposed annual assessment increase. That document explains the financial considerations behind the proposal, how the increase supports long-term infrastructure and maintenance needs, and how it relates to the 2027 annual budget. A copy of the proposed 2027 budget is included. We are also including a copy of the board's 10-year budget planning document. This document is used to identify potential expenses that we may need to anticipate in the coming years. It includes some operational expenses and some project/capital expenses. This is a perpetual planning document with a new year added as one drops off. Note that this is not a proposed budget but simply a planning document of what could be. We strongly encourage members to review all this information and contact any current board member with questions prior to the meeting.

The meeting will also be live-streamed on YouTube for members who cannot attend in person. You may join the stream at: <https://www.youtube.com/@SunsetLakeBOD/streams>

We look forward to seeing you at the Annual Meeting on October 17th.

Sincerely,

Ron Schultz
President, Sunset Lake Association
RonSchultz.SunsetLake@gmail.com

Board Member Candidates - 2026

Russell Baldwin - Lot 159

I am a (mostly) retired Attorney, currently living full-time at Sunset Lake. I am married to my high school sweetheart, Kathryn (Auburn, IL Class of '75), and we have two grown boys, Jon & Ben. Kathryn and I purchased our lake home at Sunset in 2010 and traveled from the Western Suburbs of Chicago down to the lake nearly every other weekend from 2010 to 2021. In 2019, we tore the existing house structure and rebuilt our retirement home on the lake, where we currently live with Kathryn's mother, Betty Ludek. I wound down my private law of nearly 40 years in 2021 (with Kathryn as my assistant) and after a brief stint with a bank as a Wealth Management/Trust Officer, we moved into our retirement home on the Lake full-time in 2021.

Kathryn's family had a small house on Sunset Lake from approximately 1984 to 1999, and we have a real history with Sunset Lake, that will almost certainly continue on for the foreseeable future. Our boys grew up with the influence of Sunset Lake fishing and boating and we all very much enjoy fishing, boating and related lake activities. We have sponsored two Christmas walks and two poker runs in the past where you may have had the opportunity to meet my wife and our sons.

It has always been a goal of mine to continue to be involved with the lake association. In 2022 I was elected to the Sunset Lake Association Board of Directors for a three-year term, where I served as Vice President in 2024 and as President in 2025. Presently I am still involved with Board of Directors as an advisor from time to time as a member of the SSL Rules Committee and the Long Term Planning Committee, which I formed when I was President in 2025.

I look forward to continuing participation in Sunset Lake Association matters, whether through board membership or otherwise.

Jenny Buhl – Lot 8

My husband Shane and I moved to Sunset Lake in October 2020 and have greatly enjoyed living here for the last 6 years. I have served on the board the last 3-years in the capacity of Secretary and currently the Treasurer. I have decided to run for another term to stay involved in decision making to help ensure our lake continues to be a place everyone wants to live.

My professional experience has been in payroll and accounting and have served on many volunteer committees while raising our kids in Girard.

Please consider voting for me in 1 of the 3 open board positions

Jeff Burns - Lot 63

My name is Jeff Burns, and I have been a Sunset Lake resident for approximately five years. During that time, I have developed many friendships and have been an active participant in lake activities. I have worked for State Farm Insurance for 35 years, gaining extensive experience in technology, governance, risk management, and business operations. Throughout my career, I have built strong relationships, addressed concerns, and worked collaboratively to develop practical solutions. I believe my professional experience, communication skills, commitment to teamwork, and involvement in our community would allow me to make a positive contribution to Sunset Lake.

Carol Hank - 59

My name is Carol Hank, and I am interested in serving on the Sunset Lake Association's Board of Directors. I purchased my home on beautiful Sunset Lake in October of 2023. I reside at 30369 Cypress Lane, Lot 59.

I am retired and would enjoy the opportunity to share the knowledge and experience I gained in my 30-year career with the University of Illinois at Urbana-Champaign as Assistant Director of Housing Dining Equipment and Facilities. One aspect of my job was to maintain equipment life cycles, budget for replacements, project development, and execution of plans. I also have experience in renovation and new construction projects.

An additional responsibility I had was the department's collaborator with the Housing Department's graphic and marketing departments. It is important that communications, no matter the format, be clear and thorough with the goal of answering questions, rather than creating them.

I'm currently on the Sunset Lake Association's long term planning committee. I see tremendous value in implementing a living document that is capable of steering the board, and the many committees of the Sunset Lake Association. This plan will provide direction to insure a fun and safe lake community for all of its residents, while being fiscally responsible for its upkeep. I also would very much enjoy seeing the association have an updated website, mass text capabilities, easy to navigate policies and rules, and an improved social media presence.

Case Statement for Increasing the Annual Assessment to \$600

Overview

The Sunset Lake Association's annual assessment has remained \$500 since 2018, despite significant increases in the cost of materials, labor, insurance, utilities, and essential lake management services. This assessment has historically been designated for use in the general fund operations (\$350) and the lake and dam restricted account (\$150).

To maintain the quality, safety, and long-term sustainability of our community, the Board recommends increasing the annual assessment to \$600, effective for the upcoming fiscal year. These additional funds will be allocated directly to the general operating budget, strengthening our ability to meet ongoing needs without deferring maintenance or reducing services.

Under *Section 2: Assessments* of the Association Bylaws, any change to the annual assessment must be approved by a two-thirds (2/3) vote of the members present at a special or annual meeting, either in person or by official absentee ballot. The Board is presenting this increase in accordance with that requirement and is providing this statement to ensure members have clear, transparent information prior to voting.

Inflation & Buying Power

Since the last adjustment in 2018, inflation has steadily eroded the purchasing power of the assessment. Based on national inflation data, \$500 in 2018 is equivalent to roughly \$645 today. In practical terms, the Association is operating with about 77% of the buying power it had eight years ago. Holding the assessment flat for this long has been beneficial to members, but it is no longer financially sustainable.

Rising Operating Costs

Our general operating costs continue to escalate. Key cost drivers include:

- Maintenance materials (lumber, concrete, gravel, hardware) have increased nationally 25–40% since 2018.
- Contracted services (mowing, road grading, tree removal, dock and shoreline work, etc.) have risen 20–35%.
- Insurance premiums and utility costs continue to trend upward annually.

These increases affect the general operating budget directly. Without an adjustment, the Association risks falling behind on essential, regular upkeep, emergency repairs, and long-term infrastructure planning.

Even With the Assessment Increase, a Shortfall Remains

While raising the annual assessment to \$600 strengthens the operating budget, it does not fully eliminate the projected shortfall for the 2027 fiscal year. To responsibly balance the budget, the Board is recommending the use of \$23,390 from the Association's reserve fund. These reserves have accumulated over several years due to careful budgeting and underspending in certain categories.

Importantly, drawing this amount from reserves will still leave the Association with an appropriate and healthy reserve balance, ensuring we remain prepared for emergency repairs, storm damage, infrastructure failures, or other unanticipated expenses. This approach allows the Association to meet current needs without imposing a larger assessment increase on members this year.

Why \$600 is being Recommended

A \$100 increase does a number of important things. It:

- Restores a portion of the lost buying power without placing the full burden on members in 2027.
- Strengthens the operating budget enough to maintain necessary service levels.
- Reduces the amount that must be drawn from reserves.
- Helps the Association avoid larger, more disruptive increases in future years.
- Provides a stepped approach to additional assessment increases that will likely be necessary in the coming years as excess reserve funds are drawn down to a fiscally appropriate level.
- Supports responsible stewardship of shared assets, including roads, common areas, shoreline, and water quality.

Even with the increase, the assessment remains below the inflation-adjusted equivalent of the 2018 rate, which aligns with the Board's commitment to balancing fiscal responsibility with affordability.

Continued Commitment to Transparency & Stewardship

The Board remains committed to clear communication, responsible budgeting, and long-term planning. Increasing the assessment now — paired with a measured, responsible use of reserve funds — ensures that Sunset Lake remains safe, well-maintained, and financially stable for all members.

Board Recommendation

The Board unanimously recommends approval of the proposed 2027 budget, which includes an increase in the annual assessment to \$600 and the limited use of reserve funds. Because the budget incorporates the assessment increase, *Section 2: Assessments* of the SLA Bylaws requires approval by a two-thirds (2/3) vote of the ballots cast at the meeting or voting by official absentee ballot.

2027 PROPOSED BUDGET

	2026 Approved Budget			2026 Actual YTD			2027 Proposed Budget			
	General Operating Funds (Unrestricted)	Dam & Lake Funds (Restricted)	Reserve Funds (Restricted)	Actual as of 8/31/2026	Over / (Under) Budget	% of Budet	General Operating Funds (Unrestricted)	Dam & Lake Funds (Restricted)	Reserve Funds (Restricted)	
PROJECTED BEGINNING BALANCES		136,942	133,883					68,340	122,594	a
3010 Annual Operating Assessment	128,800			127,600	(1,200)	99%	144,900			b
3020 Boat and UTV Permits	9,600			9,133	(467)	95%	9,600			
3030 Building Permits	1,000			895	(105)	90%	1,000			
3040 Fines & Penalties	-			1,058	1,058		-			
3050 Farm Lease Income	5,400			2,700	(2,700)	50%	5,400			
3060 Interest Income on Bank Accounts	3,500			4,105	605	117%	3,500			
3070 Lease Transfer Fees	3,500			6,400	2,900	183%	3,500			
3090 Cable Franchise Fee	1,600			0	(1,600)	0%	-			c
3091 Tower Ground Rental	1,200			1,200	0	100%	1,200			
3110 Hall Rental	1,200			700	(500)	58%	1,200			
3120 Chlorine Tablet Sales	1,000			1,770	770	177%	1,000			
3300 Miscellaneous Income	400			1,425	1,025	356%	400			
GENERAL OPERATING INCOME	\$ 157,200			\$ 156,986	\$ (214)	100%	\$ 171,700			
4005 Office & Hall Supplies	(5,750)			(6,881)	1,131	120%	(7,870)			d
4050 Grounds Maintenance	(4,150)			(652)	(3,498)	16%	(7,350)			e
4070 Roads Maintenance	(22,000)			(1,321)	(20,679)	6%	(25,000)			
4090 Equipment Maintenance	(4,600)			(3,263)	(1,337)	71%	(10,100)			f
4095 Gasoline	(3,500)			(2,109)	(1,391)	60%	(4,000)			
4100 Conservation & Watershed	(7,100)			(4,666)	(2,434)	66%	(8,100)			g
4119 Cost of Boat/UTV Permit Stickers	(500)			(598)	98	120%	(650)			
4120 Cost of Chlorine Tablets	(500)			(1,310)	810	262%	(1,600)			
4300 Property Taxes	(5,250)			(5,391)	141	103%	(5,500)			
4400 Insurance	(12,000)			(9,091)	(2,909)	76%	(12,000)			
4500 Professional Fees	(4,000)			(91)	(3,909)	2%	(3,600)			
4505 Organizational License/Dues	(450)			(410)	(40)	91%	(450)			
4600 Utilities	(11,200)			(9,170)	(2,030)	82%	(10,170)			h
4700 Payroll Expenses	(76,100)			(47,136)	(28,964)	62%	(78,800)			
4950 Miscellaneous Expenses	(100)			(1,290)	1,190	1290%	(500)			
GENERAL OPERATING EXPENSE	\$ (157,200)			\$ (93,379)	\$ (63,821)	59%	\$ (175,690)			
Long Term Planning Special Projects										
Bathymetric Cove Survey							(12,000)			i
SLA Website Update							(4,000)			j
SLA Map Update							(5,000)			k
NET OPERATING INCOME	\$ -			\$ 63,608	\$ 63,608		\$ (24,990)			
Other Restricted Income										
3011 Annual Restricted Dam/Lake Assessment	32,200			31,900	(300)	99%	48,300			l
4020 Dam/Lake Maintenance	(102,600)			(63,586)	(39,014)	62%	(48,300)			m
NET OTHER INCOME	\$ (70,400)			\$ (31,686)	\$ 38,714	45%	\$ -			
Reserve Funds needed to cover the projected shortfall in Net Operating Income	-		-				24,990		(24,990)	
Dam & Lake Funds needed to cover the projected shortfall in Net Other Income	70,400	(70,400)					-	-		
NET INCOME	\$ -						\$ -			
PROJECTED ENDING BALANCES		66,542	133,883					68,340	97,604	
			(25,000)						(25,000)	n
PROJECTED ENDING BALANCES IF CONTINGECY FUNDS ARE USED		66,542	108,883					68,340	72,604	

Budget Assumptions:

a - Below is the recap of restricted funds transactions posted through 8/31/2026 along with the pre-approved expenses for the remainder of 2026. While the Board does not anticipate any additional need for Reserve Funds for the remainder of 2026, they are authorized to use an additional \$11,100 for emergency purposes. Assuming no additional Reserve Funds are needed, the ending balances will be slightly higher than projected because these are interest-bearing accounts. The interest for September - December is not reflected in these projected balances because the exact timing of the expense disbursements is unknown at this time.

	Dam & Lake Funds (Restricted)	Reserve Funds (Restricted)
Beginning Balance 1/1/2026	138,183	134,404
Assessment Fees Collected through May 2026	31,600	
YTD Interest Earned through August 2026	858	2,090
Final Payment for Tower and Valve Repairs Completed in 2026	(62,400)	
Balance as of 8/31/2026	108,240	136,494
Assessment Fees Collected in June (<i>still need to transfer from General Operating</i>)	300	
Payment for lake signs and buoys (<i>still need to transfer to General Operating</i>)	(1,186)	
Board approved up to \$50,000 for Pine Pond maintenance to be done 4Q2026	(36,100)	(13,900)
Remaining 2026 budgeted funds to be used for the required dam/spillway inspection	(2,914)	
Projected Ending Balance 12/31/2026	68,340	122,594

Final Tower Repair was \$36,100 under budget. Excess funds are being reallocated to retention pond.

b - Board approved \$600 annual assessment fee and \$450 will be allocated to General Operating Fund. (322 lots * \$450 = \$144,900)

c - SLA no longer receives cable franchise fee income because Sparklight eliminated traditional cable TV service and fully transitioned to internet broadband streaming services.

d - Postage expenses continue to rise and the Quickbooks subscription fee is subject to modest increases each year.

e - Numerous dead trees in common areas have been identified so the tree removal expense is expected to double in 2027.

f - Allocated an additional \$4,000 for the purchase of a leaf vacuume for Fall maintenance of common grounds.

g - Allocated an additional \$1,000 for drainage control.

h - Telephone service contract was renegotiated and should reduce annual expense by approximately \$1,000.

i - Establish sediment accumulation baselines in coves and ponds to use for long-range dredging plan.

j - Improve navigation and investigate feasibility of a secured 'members only' section for sharing non-public content such as our financials and meeting minutes.

k - Clearly define leaseholds, common grounds, and shorelines to use for maintenance and inspection schedules.

l - Board approved \$600 annual assessment fee and \$150 will be allocated to Dam & Lake Maintenance Fund. (322 lots * \$150 = \$48,300)

m - Dam & Lake Funds needed to cover the projected shortfall in Net Other Income

n - At the end of each year, any remaining Net Operating Income that the Board has not already approved for pending expenses, is transferred from the General Operating Fund (Unrestricted) to the Reserve Funds (Restricted) to be retained for future use. This Annual Budget authorizes the SLA Board of Directors to spend **up to \$25,000** of the Reserve Funds (Restricted), as needed, for unplanned/emergency expenses (such as storm cleanup, emergency repairs, taxes, legal fees, improvement projects). Any use of Reserve Funds (Restricted) in excess of \$25,000 requires a membership vote of approval at the annual meeting or a specially called meeting.

REMINDER: Fundraising is not part of the operating budget because fundraising efforts are led by a volunteer Booster Club, not the SLA Board. A separate fundraising account is managed by the Booster Club which is not a part of nor under the control of the Sunset Lake Association.

Sunset Lake Association
10-year Budget Planning



Location	Type	Category	Item	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	10-yr Total
Annual Totals -->				\$ 105,800	\$ 75,900	\$ 79,000	\$ 161,600	\$ 79,700	\$ 117,500	\$ 42,400	\$ 28,000	\$ 48,400	\$ 156,700	\$ 895,000
Community Center	Material Fatigue	Extend Life	Roof Replacement											\$ -
Community Center	Material Fatigue	Aesthetics	Hall Flooring			\$ 8,000								\$ 8,000
Office	Material Fatigue	Aesthetics	Carpet Replacement			\$ 6,000								\$ 6,000
Community Center	Aesthetic Decline	Aesthetics	Hall Painting			\$ 1,200								\$ 1,200
Office	Aesthetic Decline	Aesthetics	Office Painting			\$ 1,000								\$ 1,000
Community Center	Safety Concern	Safety	Parking Lot Maint.		\$ 500				\$ 500				\$ 500	\$ 1,500
Community Center	Material Fatigue	Equip Replacement	Refrigerator				\$ 1,200							\$ 1,200
Community Center	Preventive/Maint. Upgrade	Equip Replacement	Copier						\$ 4,000				\$ 5,000	\$ 9,000
Community Center	Cost Reduction	Aesthetics	Lighting Upgrade				\$ 4,000							\$ 4,000
Office	Preventive/Maint. Upgrade	Equip Replacement	Computer Replacement	\$ 1,500										\$ 1,500
Island	Functional Failure	Lake Quality	Shore maintenance (Common)		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000	\$ 5,000
Island	Quality of Life	Community Improvement	Picnic Table(s)				\$ 400					\$ 400		\$ 800
Lake	Preventive/Maint. Upgrade	Lake Quality	Dam Maintenance	\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 5,000
Grounds	Safety Concern	Safety	Tree Removal		\$ 3,000		\$ 3,000		\$ 4,000		\$ 4,000		\$ 4,000	\$ 18,000
Tower & Spillway	Preventive/Maint. Upgrade	Lake Quality	Spillway Maintenance			\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 4,000
Tower & Spillway	Preventive Maint./Upgrade	Extend Life	Spillway Resurfacing				\$ 50,000							\$ 50,000
Island	Quality of Life	Community Improvement	Build Public Dock					\$ 5,000	\$ 12,000					\$ 17,000
Lake	Safety Concern	Safety	Lake signs replacement	\$ 1,500							\$ 500			\$ 2,000
Roads	Safety Concern	Safety	Road signs replacement		\$ -						\$ 500			\$ 500
Lake	Safety Concern	Safety	Bouy Replacement/New		\$ 400	\$ 1,200				\$ 1,200				\$ 2,800
Tower & Spillway	Preventive Maint./Upgrade	Extend Life	Gate Replacement	\$ 70,000									\$ 90,000	\$ 160,000
Tower & Spillway	Preventive Maint./Upgrade	Extend Life	Tower Maintenance				\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000	\$ 4,000
Lake	Material Fatigue	Extend Life	Dock Maintenance (stain/seal)	\$ 1,800			\$ 200			\$ 200			\$ 200	\$ 2,400
Lake	Preventive Maint./Upgrade	Community Improvement	Boat Landing Dock - Deck Replacement									\$ 5,000		\$ 5,000
Lake	Preventive Maint./Upgrade	Community Improvement	Association Dock - Deck Replacement										\$ 5,000	\$ 5,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Maintenance Truck Replacement				\$ 60,000							\$ 60,000
Roads - N	Safety Concern	Safety	Oil & Chip			\$ 18,000			\$ 18,000			\$ 18,000		\$ 54,000
Roads - E	Safety Concern	Safety	Oil & Chip	\$ 15,000			\$ 15,000			\$ 15,000			\$ 15,000	\$ 60,000
Roads - W	Safety Concern	Safety	Oil & Chip					\$ 16,000			\$ 16,000			\$ 32,000
Ponds	Preventive Maint./Upgrade	Lake Quality	Dredging - Circle Pond (lot 16)											\$ -
Ponds	Preventive Maint./Upgrade	Lake Quality	Dredging - Farm Pond			\$ 20,000								\$ 20,000
Ponds	Preventive Maint./Upgrade	Lake Quality	Dredging - Pine Pond		\$ 46,000									\$ 46,000
Ponds	Preventive Maint./Upgrade	Lake Quality	Dredging - Birch Pond					\$ 20,000						\$ 20,000
Ponds	Preventive Maint./Upgrade	Lake Quality	Dredging - Hays Pond						\$ 20,000					\$ 20,000
Lake	Preventive Maint./Upgrade	Lake Quality	Dredging - Misc.				\$ 10,000					\$ 15,000		\$ 25,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Grounds Equipment (misc.)*			\$ 500		\$ 500		\$ 1,000		\$ 1,000		\$ 3,000
Grounds	Aesthetic Decline	Community Improvement	Landscape Projects/Refresh			\$ 2,000		\$ 1,000		\$ 2,000		\$ 2,000		\$ 7,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Zero Turn Mower Replacement				\$ 10,000							\$ 10,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Kubota tractor Replacement									\$ 25,000		\$ 25,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Side by side Replacement						\$ 15,000					\$ 15,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Trailer for mower Replacement					\$ 2,000						\$ 2,000
Lake	Preventive Maint./Upgrade	Equip Replacement	Boat					\$ 8,000						\$ 8,000
Maint. Garage	Preventive Maint./Upgrade	Equip Replacement	Salt spreader Replacement				\$ 4,000							\$ 4,000
Office	Business Need	Equip Replacement	Fireproof file cabinet			\$ 2,500								\$ 2,500
Office	Safety Concern	Equip Replacement	Office chair replacement			\$ 600								\$ 600
Office	Safety Concern	Equip Replacement	Office desk replacement			\$ 1,000				\$ 1,000				\$ 2,000
Tower & Spillway	Preventive/Maint. Upgrade	Lake Quality	Tower, dam, spillway inspection consultant	\$ 10,000					\$ 10,000					\$ 20,000
Island	Preventive/Maint. Upgrade	Lake Quality	Island restoration						\$ 40,000					\$ 40,000
Lake	Preventive Maint./Upgrade	Lake Quality	Water quality testing & service			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 40,000
Grounds	Cost Reduction/Efficiency	Equip Replacement	Leaf Sweeper for tractor		\$ 4,000									\$ 4,000
Lake	Quality of Life	Lake Quality	Bathymetric survey of all lake coves		\$ 12,000									\$ 12,000
Lake	Quality of Life	Lake Quality	Study Fish population/habitat assessment					\$ 6,000						\$ 6,000
Tower & Spillway	Safety Concern	Safety	Dam inspection (state regulations)	\$ 5,000				\$ 5,000					\$ 5,000	\$ 15,000
Roads	Functional Failure	Extend Life	Consultant assess SLA roads and drainage				\$ 8,000							\$ 8,000
Office	Business Need	Community Improvement	update SLA website		\$ 4,000									\$ 4,000
Lake	Quality of Life	Lake Quality	Develop long-ranged dredging plan			\$ 5,000								\$ 5,000
Office	Business Need	Community Improvement	Update SLA lake map		\$ 5,000	\$ 5,000								\$ 10,000

Key:

In Process
Complete
Not Started

All estimates shown in 2026 dollars

* leaf blower, weedeater, chainsaw, etc.

2025 Sunset Lake Annual Meeting Minutes - October 18, 2025

The annual meeting was held at Hanauer Hall at 10am on Saturday, October 18, 2025, with the following board members in attendance, President Russ Baldwin, Vice President Ron Schultz, Treasurer Michelle Bearden, Valerie Jagiela and Dave Johnson. Jenny Buhl, Anne Clough and Anne Dorman were absent.

Four of the Nine board seats are open, with terms expiring for Russ Baldwin, Dave Johnson, Val Jagiela and one unfilled seat. Rodney Winterland, Christine Davis and Val Jagiela submitted their information to be included on the ballot in the annual packet mailed to members in September.

President Russ Baldwin gave his final address, thanking the current board members and unelected members of SLA for all their time and help in completing projects over the last year. A few major projects include cove dredging and silt pond dredging to preserve the health of our lake. Russ explained the terms of the open board seats noted above, with 3 of the seats being 3-year terms and 1 open seat being a 1-year term. The nominee with the least number of votes will take the 1-year term.

Treasurer Michelle Bearden gave the Annual Treasurers report explaining balances of each account and that we do have a balanced budget. Michelle explained the \$500 Annual Assessment per leasehold collected from members will be allocated differently in 2026, with \$400 allocated to the operating expenses and \$100 allocated to lake and dam maintenance. This change is necessary to cover current costs of operating expenses. It was not proposed to raise the assessment at this time but could possibly change in 2027 with the rising cost of goods and services.

President Russ Baldwin explained to conduct business it is necessary to receive a quorum of 15% absentee ballots, at 105 ballots received, that quorum was met. Board members tallied the ballots with the following results. (Val Jagiela removed herself from the ballot counting process as she is one of the nominees on the ballot)

1. Board Member Vote

Rodney Winterland-97 Votes-Awarded 3-year term
Christine Davis-96 Votes-Awarded 3-year term
Val Jagiela-92 Votes-Awarded 3-year term
Tim Ferguson (write in)-26 votes-Awarded 1-year term

Honorable Mentions:

Jenny Neff (write in)-12 votes
Dave Johnson- Neff (write in)-8 votes
Russ Baldwin (write in)-1 vote
Mark Severns (write in)-1 vote

2. 2026 Annual Operating Budget

Passed with 96 votes to approve and 6 votes to not approve the 2026 budget.

The meeting was adjourned at 10:50am CST.