

## **Sunset Lake Association Board of Directors Meeting Minutes**

### **November 18, 2025**

The November meeting of the Sunset Lake Association Board of Directors was called to order on Tuesday, November 18, 2025 at 7:06 p.m. at Hanauer Hall Community Center, 30505 East Lake Drive, Girard, IL 62640.

The meeting was called to order by retiring President Russ Baldwin.

The Pledge of Allegiance was recited.

Roll call was taken by Anne Clough, acting as Secretary in Jenny Buhl's absence. The following members were present: Russ Baldwin (retiring Director), Ron Schultz, Michelle Bearden, Anne Clough, Dave Johnson (retiring Director seated in the audience) and Anne Dorman. Incoming newly elected Board Members Christine Davis and Rodney Winterland were also present. Valerie Jagiela and Jenny Buhl were absent.

Russ Baldwin welcomed recently elected Board Members, Christine Davis and Rodney Winterland. He also recognized the tragic loss of newly elected board member Timothy Ferguson and a moment of reflection.

Approval of the minutes from the October 14, 2025, meeting was advanced to Item IV on the Agenda so that Board members holding office at the time of that meeting could vote. Ron Schultz made a Motion to Approve the minutes and Michelle Bearden seconded such motion. Motion passed.

Approval of the minutes from the October 18, 2025, annual meeting was advanced to Item IV on the Agenda so that Board members holding office at the time of the Annual Meeting could vote. The minutes were amended to include the vote counts as follows: 2.2026 Annual Operating Budget passed with 96 votes to approve and 6 votes to not approve the 2026 budget. Ron Schultz made a Motion to Approve the minutes and Michelle Bearden seconded such motion. Motion passed.

Russ Baldwin thanked the Board members for their hard work on the Board. He noted it was a positive and busy experience for him. Russ then called for the election of his successor as Board President.

**President-** Michelle Bearden made a motion to appoint Ron Schultz President. No other nominations were made. Motion passed with no objection. Ron Schultz accepted the nomination and thanked Russ Baldwin for his efforts and noted that we are in a good place due to the integrity and transparency with which he attended to Association business. Ron also recognized and thanked Dave Johnson for his service as well. Russ Baldwin handed over the rest of the meeting to Ron Schultz, but stayed at the Board table to assist with questions.

**Treasurer-** Michelle Bearden made a motion to appoint Jenny Buhl as Treasurer. Motion passed with no objection. Michelle confirmed Jenny Buhl stated she will accept the office.

**Secretary-** Michelle Bearden made a motion to appoint Anne Clough as Secretary. Motion passed with no objection. Anne Clough accepted the nomination.

**Vice President-** Michelle Bearden made a motion to appoint Rodney Winterland as Vice President. Motion passed without objection. Rodney Winterland accepted the nomination.

### **Old Business:**

**Tower Replacement:** Lakes and Rivers has the parts and they will soon be scheduling a time to install. They are communicating with Gary Wilken to schedule installation.

**Review of proposed Rules and Regulations:** Further review of the proposed changes occurred. There are still some changes to be made. The approval process for removal of trees and septic violation fines still need to be addressed. Michelle Bearden made a motion to adopt the updated rules to take effect January 1, 2026. Included in the Motion was the instruction to post the updates on the Association web-site and to E-Mail to members. Rodney Winterland seconded such motion. Additional discussion was had concerning tree removal approvals. That will be addressed before the final adoption of the rules. Motion passed without objection.

**Royell Internet:** Russ Baldwin reported that he met with the CEO from Royell and they are interested in providing fiberoptic Internet to Sunset Lake. They are currently working on installation in the County and will be in the area of Sunset Lake in the Spring of 2026. They just need to know if the Board is agreeable to discussing the installation of the new service at this point. No action was taken.

**Computer Replacement:** Ron Schultz reported that the process of replacing the office computers is going forward and they are currently evaluating the best equipment to fit the needs of the office.

### **Reports**

**President's Report:** Russ Baldwin/Ron Schultz- Ron Schultz reported that he will fill Tim Ferguson's vacant seat on the Board in the future after Board discussion.

**Legal & Insurance:** Russ Baldwin/Anne Clough- Nothing to report

**Lake Patrol-Safety Enforcement:** Russ Baldwin/Dave Johnson- Nothing to report

**Water Quality:** Val Jagiela/Anne Dorman- Nothing to report

**Building & Construction Permits:** Ron Schultz- The following building and construction permits were approved: Lot 51- pontoon lift; Lot 16- boat dock; Lot 200 deck and porch

enclosure (approved but with a fine assessed for commencing construction prior to receiving approval); Lot 112a- septic.

A building and construction permit was submitted but approval was pending: Lot 108- replacement of shed

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

**Leasehold Ground:** Anne Dorman- Nothing to report

**Treasurer's Report:** Michelle Bearden/Jenny Buhl- Michelle Bearden reported that the Association has a C/D which will expire on December 4, 2025, before the next meeting. It will have a balance of \$79,000.00. She suggests rolling it into another comparable C/D because the money is not needed for operations at this time. We currently have \$55,000.00 cash available for Association expenses. She offered to renew the C/D on behalf of the Board. There was a consensus to do so. Ron Schultz asked Michelle to work with the newly appointed board/executive officers to put their names on the Association accounts. Written report was submitted by Michelle. She agreed to assist Jenny Buhl in finishing up the treasurer's reports for calendar year 2025. The following action was taken based upon the contents of the Treasurer's report:

Rodney Winterland made a motion to allow checks to be drawn on the Association accounts as needed, with the President's approval, until the new signature cards can be signed by the executive board members. Michelle Bearded seconded. Motion passed without objection.

Michelle Barden made a motion to redeem the C/D on December 4, 2025 and reinvest the funds into a 6 month Relationship C/D at United Community Bank. Chris Davis seconded the motion. Motion passed without objection.

**Bylaws, Rules & Regulations/NFPC Status:** Val Jagiela/Ron Schultz/Russ Baldwin- Rules and Regularions were discussed under Old Business. See above

**Sanitation:** Russ Baldwin/Dave Johnson- Nothing to report

**Leases:** Amy Walkenbach- Administrator of Leases- Amy reported that transfers of Lot 82 and Lot 65 have been completed. There are three pending transfers which have not been completed.

**Long Term Planning Committee-** Ron Schultz reported there is a planning committee meeting tomorrow night and they hope to present a draft of the comprehensive plan to the Board at the January regular meeting and then have a Town Hall Meeting for all members in February.

**Sunset Lake Booster Club Report: Andrea Bushnell-** The Christmas Walk will occur on December 6, 2025. Included in the walk will be four homes and Hanauer Hall. The mega raffle drawing will occur after the walk at Hanauer Hall at 8:00 p.m.

The Booster Club is partnering with Neighbors Feeding Neighbors to accept food and other donations, which may be left at Hanauer Hall until the weekend of November 22 at which time the donations will be collected and distributed to the food pantries serving Girard and Virden.

The fireworks will be held on June 27, 2026, under the direction of Falling Skies Pyrotechnics. The Booster Club is currently working on the contract for the 2026 show.

The Booster Club is currently preparing a proposal for construction of a pavilion on the common grounds at Hanauer Hall and will present to the Board when the proposal is complete.

Booster Club meetings are the third Thursday of the month at 6:00 p.m. at Hanauer Hall and the Booster Club is always looking for additional Association members to join them.

Ron Schultz thanked the Booster Club for their efforts.

#### **New Business:**

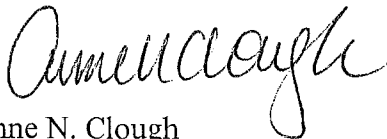
#### **Guest Recognition**

**Janet Mihkelson- Lot 255-** Jane mentioned that there are three separate garbage companies which are traveling on our deteriorating roads and we should consider consolidating garbage pick-up to cut back on the amount of the truck traffic.

**Sue Muschong- Lot 207-** In relation to amending the rules and regulations, Sue would like the Board to research and consider the proper wording for the certification of occupancy in the proposed amendments to the Rules and Regulations. Her concern is creating wording that does not create liability on behalf of the Association concerning defects in construction. Ron Schultz acknowledged her question and concern and said he wanted additional language in the Rules and Regulations about this issue and would work on a disclaimer.

A motion was made by Chris Davis to adjourn the meeting at 8:35 p.m. Motion was seconded by Michelle Bearden. Motion passed without objection.

Respectfully submitted,



Anne N. Clough  
Sunset Lake Association Secretary

\*Note: The equipment for live stream of the meeting was malfunctioning, so no live stream was available for tonight's meeting.