

**SHADOW LAKES II ASSOCIATION**  
**Annual Homeowners Board Meeting**  
**October 16, 2021**

**Open 4:15 pm**

**Pledge**

**CALL TO ORDER:** Directors Present: Wayne Kancler, Laurie Koster, Fred Cowell, Joe Hudetz, Beth Chappell

Approval of minutes motioned by homeowner, Mike Bialka, Seconded by Sher Sohol. Motion passes.

**CHAIRMAN'S REPORT – Wayne Kancler**

This is for the homeowners, by the homeowners and am turning the meeting over to homeowners. We The Association remains strong. We will touch on a few things.

Two years of clean audit with clean opinions.

Ten years of finishing budgets at or under budget.

Added \$217,996.88 of value in land, buildings and equipment

Additions and improvements over the past few years \$427,163.

Road overlays this past year of \$93,000

Our new cameras are in place since mid-September. They were \$28,000

\$40,576 in lift station pumps

\$16,600 in lift station control panels. They are vital to waste removal and sewer removal.

\$17,635 new roof on pavilion

\$8,645 in a new HVAC system at the east end of the Community Center

Real Estate Sales 9/30/21 65 properties changed hands. Highest sold was \$260,000. Some of LHC are more than that.

Building permits up to September 30<sup>th</sup> were at 95 for 2 additions and four new park models.

New homeowners are increasing full time residency in Tier 4. 363 full time residents under Tier 4. 90% of the Association ownership.

Since installing the cameras 8 tail gating \$800, 3 dumping construction \$150. Code enforcement is active every day. 404 letters of violations and finest 404 issued through Sept. 30. 226 have been paid. 178 are still open. Total fines in 2021 are \$4,700. Last year it was \$5,100, year before that was \$7,400. Because of code enforcement the amount of fines are being reduced.

Nicor – no news

Coal City Road – IDOT is going on now.

Comcast – Not final approval, but still a positive sign as staging will be coming soon.

Com Ed – Constellation is ending. They stopped that program.

Wild Aquatic took silt sample from the channel to do an evaluation to use natural sources to eat up the silt at the bottom of channels. They are doing a trial to how it works and the cost.

Laurie Fossil Footprints will be coming out in winter. Thanks for submissions this year.

Security not a lot going on this time.

**Joe Hudetz:**

Finances: Treasury report of the ¾ of the year, we are on budget, doing well. The Association has positive areas where we are saving money. Our legal expenses are up 350%. A good deal of that was the

election and foreclosures. And regarding entertainment, that budget was increased for the outside services was increased by 50%. Basic news is good. There might be a small surplus.

Architecture: Wayne covered most. Members are fixing up their properties and there are a lot of new owners coming out to Shadow Lakes to avoid the city.

We had a good response team with preparedness with Exelon if there is a problem with the plant. If there is an issue, there would be 2-3 days. Not a Get-out-of-town right away. They have a lot of safety values. We will have another quick training class next year with the new people that have moved in and a refresher for the ones that have already done the classes.

Beth Chappell.

Activities: With Covid we did okay. Hopefully next year we will get to try some new ideas. We have crafters that want to do this. We were under budget which is good. It is hard with a minimal budget. \$600 for a band is very hard. Mostly now they are over \$1,000. The family fest all the costs is included in the budget. It is remarkable to keep the costs the way they are. Trunk or Treat is a big event.

Beautification: The volunteers have put up decorations. Mums were bought. Plants are being looked at for the pool area.

Fred Cowell- Gate 1 outbound has been figures to be in the ground or relay in the box. Waiting the parts. Also the pool parts are coming in. Water turns off are going on. Installing benches by the pavilion. Installed new cabinets in the office. Cold patches are going on the roads and in TMV pot holes. Grass cutting and trimming. Cold weather: be sure your heat tape is working. Some people use heat guns to check dead cylinders. Lift station and panels have been replaced in certain areas and 2 more are scheduled for next year. Thank you to the maintenance department. Please use the suggestion box by the office.

Fishing Club stocking was started last week, Nature Trail and Hawk Lake. Also more is coming for the next couple of weeks for game fish and forage.

## **OLD BUSINESS**

**Internet** - Last year's talk with Horizon. It is Comcast that is coming in. Looks like Tuesday there will be another meeting.

**Abandoned home** – The city tagged it. They do not want to do anything else. As far as the house, no one can occupy it until things are fixed. The Board needs to see as far as legal opinion, what we can do and the cost to clean it up.

**For Sale Signs.** We have a rule that states no signs. The owners should be noted to comply and take them down. The rules and regs. are being looked at. Realtors do realize there is a ruling more current on that. Wayne Kancler asked homeowners for opinion as far as realtor signs using larger signs compared to the smaller sign in windows. Back the signs closer to the home and no so close to the road. The rules allow some signs. Don will do a survey.

Power Company and ask for an energy audit. It is free. Free light bulbs. Just make an appointment to have them come out. The consolidated rates are listed on the website to help save money other than Com Ed. Fred noted how the contract runs. One year then the next year it is raised.

Mike Tomasek noted to attendees that the people sitting up front (the Board) are doing superb job are he is proud to be a member of Shadow Lakes. Wayne noted back that that it was nice to hear that.

Stop sign by Fossil Cove Bridge needs to be moved. The sign is noted to be a sign mostly to slow people down. There could be another sign added at the intersection. There is a tree by there that needed to be trimmed. A letter will be sent to homeowner to trim the tree.

Governing documents. We had an email from attorneys. This seems to be a very large file and the thumb drive should be arriving this week (in October in 2021).

To have meetings next year, it was noted by a homeowner to live stream meetings on a Facebook Page or Website. The city is doing that. It would make it more available for people to see the meeting. Semi technical people would have to be brought on board. That was noted as a good idea.

Comcast – Get them on board faster.

Ron Wilczak thanked everybody who participates as volunteers, noted geese are gone, that the removal process was wrong and had been corrected, noted rules needed to be addressed for a correct procedure, committees should be formed to research details on meetings or topics and report to the POAC or the Board and noted that his actions have been to present topics to the people.

Garden ideas noted for November 7<sup>th</sup> seed/flower donations and thanks went to coffee clutch for their donations and the upcoming event hosted by the Community Center Fundraisers.

Motion to adjourned given by Barb and seconded by Sher. Motion passed.

Adjourned 5 pm.