

**SHADOW LAKES II ASSOCIATION
ANNUAL HOMEOWNERS MEETING
OCTOBER 15, 2022**

Pledge of Allegiance: 3:35 PM

The Annual Homeowners Meeting of the Shadow Lakes II Association was called to order at 3:30 pm at the Community Center on October 15, 2022. Those in attendance recited the Pledge of Allegiance.

Board Members Present: Wayne Kancler, Joe Hudetz (by phone), Fred Cowell, Susan Knuth, Beth Chappell.

APPROVAL OF THE MINUTES: Motion made to approve the minutes of the Annual Homeowners Meeting of October 16, 2021. Fred Cowell made the motion. Seconded by Susan Knuth. Motion carries.

PRESIDENT'S REPORT – Wayne Kancler

The Association remains strong. Joe Hudetz pointed out earlier that the Association is financially strong. There are reserves of \$280,645.68 compared to last year of \$165,530.06. This 2023 budget will be adding \$36,000 to that amount. The Association is still in negotiations with the City of Braidwood regarding the sewer charges. The budget remains very tight.

The Association also remains strong due to the Property Owners Association Committee that works with the Board. The Association can always use more volunteers. Community Center Fundraising Committee does a great job in raising money for the Association and makes additions to the Community Center to make it a nice center for everyone. Volunteers help keep the cost of running Shadow Lakes down. The Fishing Club provides stocking for the lakes and has events to raise even more money to add fish to our lakes. The employees that work for Shadow Lakes live here and take pride in what they do. The Association also remains strong from past and current Board members. As a business, the staff is an asset. The maintenance is also doing a great job. Give them a "thanks" now and then. Another sign of strength is the real estate sales. Sixty-six sales this year. Nine properties sold for over \$200,000 and the highest value was \$315,900. Our full-time properties are now at 405 or almost half of the Association.

UPDATES:

- IDOT should be getting the corner of Coal City Road and Rt 129 done by winter.. We can start our projects with Gate 1 & fencing.

- Comcast service is now available to EVERY lot. Is not available yet for Community Center or Amenity Center but will be hooked up. Work is underway and Wayne has been working with Comcast subcontractors to make repairs that occurred during the installation. Wayne has been given a weekly schedule detailing where they are doing their work at and repairing damages. If you have an issue from Comcast Installation and have not yet filed a complaint - or your issues have not been fixed - please file complaint. Costs of running the Association can be increased by the addition of full-timers adding to stress on our infrastructure.

- Costs of everything are increasing, water and sewer included. The increase the city hit us with if we are unable to deal, will be an additional \$211,000. The Association is trying to do things on budget to alleviate this cost as the best we can. Our dues increase is the largest in a long time but gives us an additional \$101,000 in revenue. We are still \$109,000 short and have reduced budget by almost \$149,000 in line items, such as road overlays. May not get much more roads done in 2023 - budget was cut by \$50,000. About half of what was done this year may be done additionally next year. Erosion and dredging issues have become a bit more of a problem in channels. The last meeting discussed some biological changes to silt in the channels that could reduce up to 1 foot of silt out of the channels and add to depth, but the Board was not happy with price of bid received. One of the big issues is a need for a new Association Manager. At end of Wayne's term as board member, he will be stepping down. A search for a new Manager will be underway. No one from inside SL showed any interest in taking on this job. Job descriptions for Shadow Lakes is available in the office. We had a reserve study done two weeks ago - results should be by end of year. The Association is still unsure if it will be published or report left at office, it depends on length of document. The engineer was looking at buildings. Dredging was also an issue. We will find out how well we are doing on our 5-year plan.

CODE ENFORCEMENT – Susan Knuth

Explorer village – 13 fines, 30 warnings

Fossil Cove – 35 fines, 32 warnings

Tully Monster – 11 fines, 39 warnings

Fisherman Village – 26 fines, 22 warnings

Susan thanked Wayne for the years of dedication to Shadow Lakes.

FINANCIAL AND ARCHITECTURE – Joe Hudetz

Joe already touched on the financial aspect.

Sixty-eight properties had applied for building permits

ACTIVITIES/BEAUTIFICATION – Beth Chappell

Beth thanked everyone who helped with the Family Fest. Shadoween is coming up and Thanksgiving Potluck. If anyone has ideas, please submit to Beth.

Beth thanked people who volunteered at the gates and berm. Sandie Kancler noted that two more trees (for the price of one) added for the point in Tully Monster Village. Sandie also thanked all Association members who come out for the Community Center events.

MAINTENANCE/FISHING CLUB – Fred Cowell

The Maintenance Staff has been out painting the garage, water turn offs, getting the equipment ready for winter, Kubota with salt spreader, b-boxes repaired, repairing the weed boat which is 27 years old, grass cutting is being completed, fixing gates. Fred thanked the Maintenance Staff again. Wayne noted that weed control was off due to a new vendor coming on board and a change in the scheduling.

The Cat/Carp Derby was a success, but only a small bluegill was caught and a trophy will be presented to Paula McAllister. It might be moved back to the Rearing Pond next year. Stocking will be coming in soon. Crappie, bluegill, trout, tiger muskie, forage and game fish. Fred asked for help with fishing out the rearing pond after the meeting. Wayne Kancler thanked Tom Stec and all who helped him for constructing a kayak ramp close to the Rearing Pond.

APPEALS – Pat Hintzel

Summary of 2022 Appeals to date. 12 Appeals heard, 1 appeal was upheld and fines were removed. 11 had Appeals denied. In 2021 also had 12 Appeals- 7 appeals were upheld and 5 had appeals denied and fines enforced. Committee needs volunteers from every village. The Appeals meet 2nd Saturday of every month. If anyone is interested talk to Pat.

DIANE BRANNOCK discussed a new venture called “Here Kitty Kitty.” It is a program to help take care of feral cats by fostering, donating, help shopping etc. Right now there are 7 active volunteers. There is a Facebook Page. A fundraiser will be done during Shadoween. There is a separate bank account set up for funds, donations, and expenses.

OPEN COMMENTS

Kim Forester-Eon point, rip rap access to water, fines applied to membership on violations, coordination of events were discussed. (Layout by J&K, access will be available, a Committee is working on the Property Owners Guidebook/Bylaws).

What is status with Comcast-(Wayne mentioned contacting the office to have your property added for Xfinity to look at.)

Matt-Comcast leaving cables over the bridges. (Wayne has contacted them this week.)

Marsha Baumgartner – Addressing “signage” on flag poles, windows, golf carts. Please address rules and fines for members. (Wayne would address.)

Mary - Mary is objecting to altering the covenants of Shadow Lakes. The board is trying to see if we can propose a variance and not change the full covenants on the issue of wildlife medical change. (Wayne mentioned will be addressed by legal counsel.)

Fred was talking about reducing muck in rearing pond caused by decomposition, a 10lb bag was \$100 it did reduce muck. It's an enzyme. He had brought info to Wayne and says we can use it on our personal properties. Wayne also addressed rip/rap for erosion that while it was planned to be taken care of, winter might come along and change the plans as money is now needed elsewhere.

While many people take vacations to other places, the Association dues are still relatively low to stay here, enjoy the water, trails, swimming and activities and to continue to maintain and still make improvements.

Wayne also negotiated with Waste Management and the current 3-year contract is less money than the prior contract.

Ron-update on sewer issue. (Wayne stated it is still in negotiations with offers being made and denied. Will try to negotiate a deal that will make both parties happy.) Ron also mentioned that the POAC meeting being videotaped and streamed. Ron also mentioned the idea of the remote gate entry for members.

Sandi Kancler requested at meetings, that all phones and computers be shut off. Also, that communication on events get better for the events. (Susan Knuth mentioned the "blast" for membership.)

Ron mentioned cameras be added by stop signs for speed trap or not stopping and electric bicycles to be addressed. (Wayne mentioned getting volunteers for speed traps.)

Steve wanted gates addressed with the delivery trucks blocking gate entrances and the need for parking placards to denote being an Association member/resident.

Accountability for the oversight of the Braidwood/Shadow Lakes sewer issue. (Wayne explained how the issue arose.)

Peg the Coal City Road from Rt 129 to I-55, cutting the trees back to visibly see Gate 2. (Wayne mentioned that property lines along the road are very close. Maybe reflectors could be added; Marcia mentioned writing the state again.)

Motion made and seconded, by unanimous vote the meeting was adjourned a 6:00 pm.