

**SHADOW LAKES II ASSOCIATION
BOARD MINUTES
AUGUST 26, 2017**

Pledge and Call to Order

Directors Present: Hank Genteman, Wayne Kancler, Beth Chappell, Mike Tomasek, Joe Hudetz and Ranae Damaschke, the Office Supervisor, was also on the dais.

Minutes of June 2017 approved unanimously.

CONSIDERATION OF APPEAL

The Board considered an appeal involving FC39 and took the matter under advisement.

SELECTION OF OFFICERS AND DEPARTMENT HEADS

The Board made the following selections unanimously:

Secretary/Architectural/Security – Joe Hudetz

Activities/Beautification – Beth Chappell

Maintenance/President Pro Term – Hank Genteman

Treasurer/Manager of the Association – Wayne Kancler

President – Mike Tomasek

APPOINTMENT OF ASSISTANT MANAGER

The Board appointed Michael Colavecchi as Assistant Manager of the Association by a unanimous decision.

CHAIRMAN'S REPORT – Mike Tomasek

The Association is strong in all respects due to the character of the membership, volunteers and all others who serve the Association in various capacities.

SECRETARY – Joe Hudetz

There was a summary letter given by Helen Zemaitis on the last election. There is one other volunteer to work on the Election Committee. There might be an upcoming change on the ways the votes are put forth, less confusing. A few ballots were not acceptable and therefore not counted. A thank you to Helen for handling the elections.

ARCHITECTURAL

It is an involved process between the City of Braidwood and Shadow Lakes. Terry is noticing that homeowners are now paying more attention to the process.

There has been a lot of reroofs, siding, windows, a shed, 6 or 7 fences. Shoreline erosion is a very expensive item. This is part of Shadow Lakes guidelines...to stabilization their shore. Terry has been informing homeowners and also prospective home owners.

SECURITY

Mosquito Abatement who was here in June, has to travel at 27 mph to deliver the spray. Property Upkeep code enforcement has been out and has sent warning and fine letters. POAC has given code enforcement a list of properties on and off water to have their address lot numbers visible along with

golf carts and boats that are not stickered. Warning and tickets have been sent out regarding golf cart and vehicle rules. Common area boats need to be removed by Oct. 31st. The flashing radar light vehicle noting speed, has helped people understand some of the rules.

WEEDS

There was a meeting with Rollins Aquatic to give a quote on dead end channels and problem weed areas. That should be coming back shortly. Fisherman Village did have a quote that needed to be gone over. Full season to one time application. We will be looking at two different quotes. We hope this alleviates some the repairs needed on the weed boat.

FINANCIAL – Wayne Kancler

Cash Position \$323,503.68 this year compared to \$329,294.24 last year. Total Assets: \$520,926.80 compared to last year of \$518,854.32 Operating expenses: we are under budget by about \$30,937 due to mild winter our budget is under \$13,000, utility expenses are \$5300 under budget, water system repair \$3500 under, refuse removed \$3200 under, Our total operating expenses are \$23,000 over last year which means we spent a little more. Water through 7/31 we are \$4800 over. With a 4% increase sure to happen next year will add \$13,000 to the budget. Our water usage is up 13%. We have more permanent people. Sewer rates are \$11,700 higher than last year. We will be looking into the 2018 budget from the POAC. The budget meeting is September 23rd 9 am at the Community Center.

REAL ESTATE – Wayne Kancler

A thank you to Chuck and Jean Van Patter for two successful Open Houses. We have 21 new homeowners. As of right now, we issued 53 disclosure letter representing a new sale. Last year was 40. About 100 homes have turned over.

CHUCK VAN PATTTER: Multiple listing went down from 55 to 34. By owner: 26 down to 20. The total numbers for Open Houses went from 98 to 81 at the August Open House. A special thanks to K & W Bakery for helping out at the Gate and all the volunteers. 36 closed, 5 in Lighthouse Cove and 6 are still pending. Financing is an issue for Mobile Homes.

FOSSIL FOOTPRINTS – Wayne Kancler

September will be going out early. Publication dates are: March June Sept and December. Extra copies are at the office and try to get the office to email instead of mailing to keep costs down. A thank you to all staff to helped while I was out of the office.

MAINTENANCE – Hank Genteman

- Removed floating dock in Hawk Lake.
- Put up new signs.
- Lift stations still have problems. FV lift station with the grease was about 2-6 inches deep. The float will not work and will burn out.
- Lift station at Novy Road and EV was clogged.
- Installed tampon machine in ladies washroom in the AC was installed.
- Grass has been cut.
- When the pool closes, we will be doing deck work.
- Maintenance department has made stalls by the garage for the department.
- If people would help by cleaning up their docks.
- The weeds by EV: either blanket the bottom more or add chemicals.
- The guys are doing a good job. We have no control of the weeds. They are doing what they can do. Weeds grow fast.

ACTIVITIES – Beth Chappell

The new cleaner in the pool is really showing a difference. The pool did not have to close except 1 time. We have passed every inspection. The rules are being adhered to. The Hawaiian night was fun. Fourth of July went well. Family Fest was fabulous. Thanks to Wayne for the Out-of-Sight Trailer Bingo, Labor Day Weekend we have Beauty & the Beast movie, Flea Market, Bingo \$10 a table Karaoke, Candy Bar Bingo, Ice Cream Social and a new band. Pool closed Sept 4 at 8 pm Board Meeting and Halloween/Oktoberfest same day of Oct. 21st.

BEAUTIFICATION – Beth Chappell

Everything is looking good. Sandie: volunteers are cutting down plants or splitting them.

FISHING CLUB – Beth Chappell

Fish Fry had a great turnout. There were close to 200 attending. Sept 3 Kids Fishing Derby Fall stocking is done in the last of October or early November: trout, crappie, walleye and perch Catfish and Oktoberfest is 7th at the rearing pond Thank You Brunch is November 19 at the Community Center 2017 was a great fishing year Last meeting has 63 attending and 8 new members.

POAC – Tom Lydon

New Rep – Pauline Vody. This makes a full staffing. Thank you to the board for removing the raft in Hawk Lake and removing the trailer in TMV. Gate signs are coming to an end. We have the Sept and Oct meetings. We have seen fewer children on laps of adults riding in golf carts. There is a blanket rule to apply with a child and that is to “operate your golf cart in an acceptable manner,” if a fine is mandated. The reps helped with mold effort by a few POAC reps. Numbers are becoming more visible on both houses and water side. A big thank you to Don, Code Enforcement. POAC meeting is Sept. 16. Free flu shots will be available. September 23rd the Budget Meeting will take place at the Community Center. November 18 we will set up the events for next year. The POAC is trying to get the office to hand out rules when homeowners are purchasing stickers.

COMMUNITY RELATIONS – Chuck Van Patter

Ordinance 1710 was repealed

NEW AND OLD BUSINESS

The Board appointed a Marie Green Memorial Committee consisting of Tom Lydon as Chairman and members consisting of those he deems appropriate.

MEMBERS QUESTIONS AND COMMENTS

A discussion was had regarding items of general interest to the membership.

The meeting was adjourned by motion approved unanimously.