

**SHADOW LAKES II ASSOCIATION
BOARD OF DIRECTORS MINUTES
APRIL 13, 2023 – Revised APRIL 22, 2023**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 7 p.m. at the Community Center on April 13, 2023. Those in attendance recited the Pledge of Allegiance.

Board Members Present: Wayne Kancler, Fred Cowell, Beth Chappell, Joe Hudetz and Susan Knuth.

MOTIONS

Motion made by Fred and seconded by Joe to approve the minutes of the regular meeting of February 16, 2023. Motion carries unanimously.

Motion made by Fred and seconded by Beth to approve 2023 Summerfest Sponsorship \$50 by Shadow Lakes. Motion carries unanimously.

Motion made by Joe and seconded by Fred to approve the closure of money market account \$2759.78 at Old National Bank. Motion carried unanimously.

Question raised by Joe Hudetz to consider difference between repairing or use brand new material on the damaged bridge rail. Joe Hudetz wants a second look before making a motion to consider restoration of the bridge.

APPEALS

- First appeal of FC128 to be moved to executive session at end of regular board meeting.

- Second appeal for a variance request of a sauna in TMV. Vote taken to remove sauna 4 to 1 (Susan yes, Joe No, Wayne No, Fred No, Beth No). Sauna to be removed.

TAPE STOPPED AND BATTERIES ADDED

PRESIDENT’S REPORT-Wayne Kancler

- The 2022 audit has been completed and will be published in June’s “Fossil Footprints.”
- The Association has collected 99.5% of 2023 Dues.
- Wayne thanked the employees and volunteers for their contribution to Shadow Lakes.
- Wayne requested the names for the POAC Budget Committee to begin the 2024 Budget.
- There is a reminder for the Memorial Sunrise Flag Ceremony on May 29, 2023 at Sunrise.
- Comcast will be contacted for scheduling the remaining damage repairs. There is now free internet service in the Amenity Center along with basic television. It will also be added to the Community Center tomorrow. This transition from the previous vendor will save Shadow Lakes \$1,200 a year.
- Property sales are strong. 17 sales so far this year. Building permits are at 23 so far this year.
- Code Violations are at 40 so far this year. The Association has collected \$1075 versus \$575 from last year at this time.
- Still searching for a new Association Manager.
- Sewer negotiations are still on a hold. The Association has held back \$293.155.92.

- Novy Road, there is grant money available and has funds totaling \$1,124,800 for this issue.
- Stop feeding wildlife in Shadow Lakes. Diane Brannock gave an update report of the “Here Kitty Kitty.”
- There will be an opening for a director. Apply for a petition May 1 through May 30. They will be available in the office. If you want to run, please come in to get the form.
- City Election – Wayne mentioned all the new Commissioners. Shadow Lakes received great feedback from “Meet the Candidates” afternoon.

UPDATES:

TREASURER – Joe Hudetz

Our audit was clean. Nothing was insignificant. It was a thorough job. This puts Shadow Lakes above and beyond what goes on. \$1,200,000 was the budget. Overall we had a net excess of about \$150,000. And \$20,000 came from no snow. We are in good shape. Reserves are strong. The money is put away for the sewer bill, we hope this will be in Shadow Lakes’ favor.

The Association Documents have been updated and will go to the Board for their review. Once approved, the documents will go to the website. There are about 90 pages. The members will get a chance to comment on them. It will hopefully be approved at the Annual Homeowners Meeting in October.

ACTIVITIES/BEAUTIFICATION – Beth Chappell

It was a great success for the family fest. Great weather. Beth thanked those who contributed to the event. There are many events coming up for this year. Beth mentioned utilizing sponsors to help with the activity events. Two business have responded to letters that have been sent out. Volunteers were thanked for their help with the gates and mentioned the Cleanup Day for May 6th.

ARCHITECTURE – Joe Hudetz

A lot of people are doing serious work on their homes. Fines are going to the ones not taking care of their property. Sher asked of a person will be put into position to help with Code Permits. The Association does have eyes on what is being done in Shadow Lakes. Sue Knuth and Joe Hudetz are working at interviewing people for the Association Manager.

FOSSIL FOOTPRINTS – Wayne Kancler

It will be coming out the last week of May.

LAKE REPORTS – The control vendor has not contacted Wayne yet.

LEGAL MATTERS – Only issue is the one with the city. One other that is to be taken up in Executive Session.

MAINTENANCE - Fred Cowell

The weed boat is being fixed for areas that need help. Pool is being cleaned and painted. Chemicals were bought last year due to a shortage. Air conditioning units are being replaced. MVP is working the lift stations. Water turn ons going on right now. Road paving on Eon, Flora Fern and Catfish. Potholes are being filled. Coal City Road the tree cutting machine is cutting back foliage. Then road repair.

FISHING – Fred Cowell

Golden shiners were added. Fish stocking will start soon, but snow is still happening up north. Fishing Derby is May 13. Fish of the Month Jeff Theiss caught a while albino that was stocked about 6 years ago. Activities are being posted.

CODE ENFORCEMENT – Sue Knuth

Get stickers for each side of cart and boat. Kayaks also, Larry and Don, please watch for boats that go into Shadow Lakes' waters (need to have stickers). Lot numbers need to be on all boats, kayaks, golf cart, etc. Watch your speed. 10 miles an hour. Watch the water speed on the water. Wake signs are posted. Dogs must be on a leash when off your property. Music, keep it at a normal tone. Respect your neighbors. Put lot numbers on your property and lakeside if you're on water. Boardwalk Bay residents are required to pay dues to have access to the boat ramps in Shadow Lakes. If they are not registered, they are not allowed to use Shadow Lakes' boat ramps.

UNFINISHED BUSINESS

- Replacement of 2013 Dodge Ram. Need to authorize, get quotes. Terry Hintzel offered some help in procurement of a vehicle. The Board approved the possible purchase after quotes available.
- FC37 Tier Change was directed for discussed at the Executive Session after the meeting.
- MAP YOUR NEIGHBORHOOD – We have had a turnover of people here. Wayne would like Joe Hudetz to revive that again. Wayne is also instrumenting a meeting with the Fire Department to give a course on CPR training.
- The POAC updated guidelines for common areas. The Board did not get together on this issue and will now be solidifying the rules and regulations for that.
- Pickle ball play came up again. Wayne is going to consider a court on the Pavilion.
- Concern about fixing up items for activities instead of adding more new items. Bag area, shuffleboard. Wayne stated back that the maintenance crew does upkeep items.

NEW BUSINESS

- TMV120 – Request to ban dangerous dog. Various complaints. Board's decision unanimously is to have dog removed.
- Board decision to hire a third Code Enforcement Officer. Training would be needed and retrain along with including logging in items of code violations on the computer. Beth wanted definition of each department, security vs code violations and how many hours they would be utilized. Susan noted that if there is a problem, police can be called. Votes taken to hire a third Code Enforcement/Security officer: Susan yes, Joe Hudetz yes, Fred yes, Beth Yes, Wayne yes.
- Bids on cameras and replace Community and Amenity centers quotes. Board just received the quotes and needs to look at them. Will defer until everyone looks.
- Quotes for a backup generator for the office and pool pump room. The quote is a little over \$11,000. Board, please look over the quote.
- Request for used tire garden. To gather tires, paint and configure them, add plants for a homeowners' lot. Wayne no, Sue no, Joe no, Fred no, Beth yes.

- A request from Wayne to move \$21,905 from reserves to operating account to pay for 2022 control panels completed in 2023. Fred yes, Joe Yes, Sue Yes, Beth Yes.

OPEN COMMENTS AND QUESTIONS

Larry Hughes a copy of the 3 governing documents, will people have ability to view before approval? This process might not be done until the Annual Homeowners Meeting in October. The Board and Members have to see the documents first. They will then be posted.

Variances in an Association is not to allow a variance unless of health or hardship issue.

Cheri Bolyn asked about the remote gate access. The issue is still in Ron Wilczak hands. And also, what is a status of "No Trespassing." If you need to speak to a neighbor, ask. But there is no soliciting. Ron Wilczak stated that everyone can live their own lives. Yes, follow rules, but also respect others.

Mary Pittman asked Beth Chappell about the schedule for the pool opening and training the new people. The signs in the pool need to be change. Items which are allowed and not allowed in the pool/by the pool. Maybe pass out the pool rules as people go in after their showers.

Lynn Schuler, could ping pong paddles be purchased for the Amenity Center? Beth, yes.

ADJOURNED 9:15 PM FOR THE EXECUTIVE SESSION