

SHADOW LAKES II ASSOCIATION

BOARD MINUTES

APRIL 15, 2017

Pledge

Directors present: Hank Genteman, Wayne Kancler, Beth Chappell, Mike Tomasek, Joe Hudetz and Peg McQuarters, acting office supervisor, is here in the dais. October 2016 and February 2018 Board Minutes were approved.

CHAIRMAN'S REPORT – Mike Tomasek

The Association remains strong in all respects. God gave us another good winter and Mr. Kancler could tell us that is favorable to our financial situation.

The Braidwood Recreation Club has dismissed their lawsuit against us. Wayne has agreed to stay on with Shadow Lakes indefinitely as Association Manager. That does not mean for life unless he wants it to be. We will hire an Assistant Manager by August. Wayne will work with that person so that person will be able to take over the position of Association Manager at the appropriate time.

The Association makes decision in 3 respects: We take action at the meeting through directors like today with 5 agenda items', by unanimous consent which allows the Board to do anything as long as all Directors sign off on a unanimous consent. The other way is managerial, the day to day decisions. We do that in several ways. Wayne is the manager and our department heads and our office staff makes decisions on a day to day basis. The idea is for all involved in a managerial role to consult with each other.

Sometimes a director can take on a project on an Ad Hoc basis, like Joe Hudetz with the weed program that we are going to do. Both Wayne and Hank are heavily involved in this program. We have our POAC which serves as advisory to the Board of Directors. The Association takes on business under an "American model." It works most efficiently if personal differences are ignored and politics are set aside and all involved work for the good of the Association. Overall, we have been very successful in doing this.

ARCHITECTURE – Joe Hudetz

Car ports-The city does not allow them, neither will Shadow Lakes.

There is a process for making external improvements to your property. Terry is working with Joe and Wayne to track the steps in the process through a spreadsheet. It should make it more visible to see what is going on in the neighborhoods. A S.L. permit will be in the window showing all parties (owner, S.L. and city) are involved. (It should make it more visible to see what is going on in the neighborhoods.)Terry Hintzel will get involved in all phases of new work.

FC: a shed, a deck repair, a gazebo going up, FV: sliding glass door, shoreline stabilization. EV: a deck repair.

There will be a list for the property owner to go by in order to receive the yellow permit sign. This is to prevent unauthorized work.

SECURITY – Joe Hudetz

Our security has a new employee, Miriam, a resident of TMV. She has experience and qualifications.

We have an interview coming up for code enforcement.

Our letters to homeowners have seemed to be paid attention to. Like junk on porches, dog feces. Some people are irate and others calm down. Some people may have a grudge with their neighbor. Enforcement needs to let people know that if a complaint is made they may have to show up at appeal meetings if requested.

Mike Colavecchi has been supervising some of these people now for security. We also encourage people to call in if they see something going on. Tom Lydon, president of the fishing club gave cards to security to hand out if people are fishing, in order to start conversations about who they are. We do have to verify people that are fishing are actually homeowners of Shadow Lakes. Possible passes/permits might be used in the future.

Mike mentioned on two separate nights, that in EV and FC (FC did report to police) a suspicious person was walking around by a shed and a person also came up and knocked on the homeowners window at 3 a.m. If any homeowners see someone walking around at these type of hours, please call the police. This kind of incident would be considered trespassing. "Neighborhood Watch" sends out a message to homeowners who want to be on this program. Security also would like homeowners to get a car license number and report it. It is very helpful if property owners watch for walk-ins/cars and to call security. Maybe placard use should be initiated again. With our new card reader system in at the gates, we can see that the Braidwood Police are making their daily runs on an early morning and nightly schedule.

On the upcoming election, we have one position on the board. To pick up the petition to run is May 1st. The deadline for submitting your biography/petition information to run, is May 30th. Ballots will be mailed out June 13th and a date is set for June 24th to Meet the Candidates. The counting of the votes will take place July 8th.

FINANCIAL – Wayne Kancler

Our Association is financially sound. As shown on the cash summary attached to the agenda our current cash position is \$9,600 ahead of last year. Adjusting for an early payment for paving this year, we would be \$32,000 higher in our cash position compared to last year. Our cash position will fall show a more accurate view by the end of May. Our operating expenses as of March 31st are nearly \$36,000 under budget. Also below budget are water repair expenses \$4,100, below snow removal expense \$13,000, thanks to a snowless winter, refuse removal \$5,600 and utility expenses \$5,400. Total operating expenses are \$5,800 less than last year. Compared to last year, water and sewer repairs are \$23,000 higher with actual water expense \$5,400 higher. Our sewer expense was even with last year.

Our compilation report has been completed and will appear in the next issue of the Fossil Footprints. I will be getting the budget worksheets to the POAC Budget Committee so that they can begin their work on our 2018 budget. Looking ahead to the 2018 budget, the Consumer Price Index is showing a 2.7% inflation rate which is nearly 3 times what it was in 2014. Inflation is coming back. We are anticipating a 4% increase from Braidwood in water and sewer rates.

REAL ESTATE

Properties are turning. Keith has 6 or 7 closings so far this year. There are 13 for sale by owner listings, Keith has 24 listings and there are 23 listings by other realtors. There are just fewer than 100 properties for sale. Reminder, this year's open houses are June 11th and again on August 13th.

FOSSIL FOOTPRINTS/WEBSITE

The March issue is out. The next issues will be June, September and December. Please help defray the cost of mailing by signing up to receive the Fossil Footprints via email.

MAINTENANCE – Hank Genteman

- Shadow Lakes bought a new chain saw sharpener, a couple hundred dollars, we usually sharpen 3-4 chains a month. It will save money in the long run.
- Mississippi Pump has done spring service
- We bought aquafix for the lift station, to deodorize.
- Maintenance did power wash the pool
- Cleaned fishing fence/ditch by Novy Road.
- Maul Paving is to start April 17th. FV roads are designated.
- Mondy was hired to do other paving work for some patching.
- Maintenance has done sewer repair and B-box repair. Water turn-on are going on. We are saving on the new rules of the homeowners being present. One homeowner thought S.L. could use more paving done in TMV.

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ACTIVITIES – Beth Chappell

- Easter and Mother Day Bingo is planned.
- May 27 – pool opens and flea market, either house or pavilion (deadline to signup)
- July 1 and 2 – a lot of activities will be going on
- Aug. 5- Family Fest
- Labor Day is another big weekend
- If anyone has a band in mind, call Beth Chappell
- Sign up if you would like to work for Activities – applications are in the office
- The last potluck which was another big event, received a big thank you. Sher, Deb and John who decorated and ran this activity. The corned beef was great.

BEAUTIFICATION – Beth Chappell

May 6th - 9 am to noon. Clean up of Shadow Lakes. Please sign up at this meeting or in the office. Lunch to follow.

There is a \$400 fishing kayak being raffled for the Community Center Fundraiser. Winner notified July 2nd.

Openly thanks to the staff who did the last potluck dinner. Especially Sher Sohol.

We have wonderful volunteers and supplies will be ordered soon to help with maintaining the gates.

FISHING CLUB – Beth Chappell

It is the 3rd Sunday of every money 9 am at the Amenity Center, except for this Sunday which is Easter. \$35 a family to join. They hold many events. The club is a part of the community.

This Sunday will be the Wayne Walsh Memorial Scholarship Fund. The winner is a granddaughter of one of our residents.

June 3rd is pan fish derby

June 18th a portion will be for the start of a kayak club.

The club ordered 300 to 400 thousand minnows last Wednesday. Catfish, red ear and perch will be coming in next Wednesday. A lot of forage and perch will be going in by the conservation/nature trail.

POAC – Tom Lydon

The roadway activity signs, they will only be put up for the big weekends over the summer.

There will be an orientation on June 11 next year for all association members

A violation sheet on golf cart rules was given to Joe Hudetz

Rules are being looked at by the POAC as to what needs to be addressed.

Update of phone numbers for the neighborhood watch. (Sandi Kancler noted to get homeowners number, not to give out her personal number.)

Wet and Forget will be out with the POAC Reps to put on mold areas and to show homeowners how it works. It is for sale at Ace Hardware. We could send a group of reps to help elderly owners.

Dumpster beautification. This does not have any support from the Board.

COMMUNITY RELATIONS – Chuck Van Patter

Homeowners are complaining about the lack of transparency in the City.

The Mayor is working on their web site.

Mayor is talking to American Inn which is possibly relocating - regrowth for the City.

High School Tag Day is today.

Audit for the City was by Avatar Audit Solutions are looking for homeowners who have not paid their taxes to the City.

The Police Department has hired two part time officers.

Last time a 24 arrests, 54 tickets and 269 service calls.

The City still has not determined what they will do with the City sticker. They may add this on to the water bill.

If anyone interested Mitchell Street open for Fishing.

April 29th, Braidwood police department is accepting old prescriptions.

NEW AND OLD BUSINESS

Joe Hudetz – Weed Trial

A trial of weed kill by Fisherman Village. Notification was done and signs posted. They will analyze this in the fall and possibly expand next year. A motion was made to approve entering into contract with Rollins Aquatic in the amount of \$2495 to provide weed control services to the Association and also to ratify what has already been done that is consistent with that contract and that the Treasurer of the Association has the authority to sign that contract. Motion passes unanimously.

Sale of FC45.

Shadow Lakes acquired Lot FC45 for \$3,000 and forgiveness of dues. Motion to place FC45 for sale at list price \$19,500 with Keith Eastman and to authorize Wayne Kancler to enter into any necessary contracts to accomplish the foregoing. Motion passes unanimously.

Dumpster Mural Disposal

Beth Chappell – Talked with Fred Cowell and discusses numerous ideas. There are a couple of companies coming out as to landscaping by the dumpsters. Looking at different angles. As far as the high school students in this issue...at last check there is no support among board members for this proposal as far as maintenance or content. Motion to approve the painting of murals on the dumpsters. Motion fails as a result of not receiving a second.

Weed Whacker – Hank Genteman

There were two people who weed whacked at a cost of \$10,000. It will also help in the nature trail. There was also a lawnmower thrown away and another weed whacker, and blades. It did cost a lot of money. This weed whacker is a one-person operator. We have gone quite a few years without a weed whacker. It is \$3,100. Motion to approve purchase of a weed whacker type device for \$3,100 that has more capacity than a residential weed whacker to help with maintenance. Motion passes unanimously.

Radar Detection Device, etc. – Joe Hudetz

This will come free from the City of Braidwood. This device runs on batteries: one charges while another is being used. We will have access for the summer and maintenance could possibly mount and move this device around. This will help possibly tell our homeowners how fast they are going in the golf carts. This device flashes the speed. It will be a nice tool to use. It gives security and POAC an opportunity to see the golf carts that are not slowing down.

It will give feedback. No cost to the Association. As far as the mosquito truck, it needs to go fast in order to get the chemicals to work. Any member who reports an offender needs to identify themselves.

OPEN COMMENTS

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

Adjourned.

