

**SHADOW LAKES II ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
AUGUST 20, 2022**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 9 a.m. at the Community Center on August 20, 2022. Those in attendance recited the Pledge of Allegiance.

Before starting meeting, Wayne Kancler noted negativity going on in Shadow Lakes with graffiti being put on various items around the villages. The Police Department has been notified. Men and children were spotted. Shadow Lakes does have video footage. Violators will be prosecuted. Also, sandbags noted in the culvert between the two levels of water between Hawk and Dinosaur Lakes. The difference of the lake water was set by Clay Pool Drainage System. Again, prosecution will happen if this does not stop.

**Motion to approve the minutes of July 16, 2022.** Motion made by Fred Cowell, Seconded by Sue Knuth. Motion carries.

**Board Members Present:** Wayne Kancler, Joe Hudetz, Fred Cowell, Beth Chappell. Sue Knuth.

**Counsel Change**

Shadow Lakes General Counsel Michael Olewinski is stepping down and Michael Tomasek will be Shadow Lakes General Counsel. A motion to accept Michael Tomasek as such was made by Joe Hudetz. Fred Cowell seconded. Motion carries unanimously but noted by Beth Chappell that she had not been aware of the Counsel change before the meeting.

**IDOT** is continuing well in the program.

**Comcast** Except for all of FC it is available, and you can sign up. Over 100 residents have signed up. The contractor fixing the easements will be coming back along with subcontractors to fix properties. There is a list in the office. The first 20 feet is for utilities.

**Braidwood Sewer** issue is ongoing with the city. Proposals are being sent back and forth.

**FINANCIALS – Joe Hudetz/Wayne Kancler**

Reserves are an issue. We need to keep a reserve and are planning a reserve study by a professional agency. We have \$260,000 in reserves right now or about 20% of operating expenses that are earmarked for specific items, but we need to plan for the unexpected.

We are paying the city the basic sewer fee that we have always paid. We are not paying the city the increase right now. We are posting it to the balance sheet as liability. If any dues increase is needed, it will happen next year. Shadow Lakes does need to keep a good rapport with the city of Braidwood.

We are in good financial shape. The reserve study should be done in October this year.

**ACTIVITIES – Beth Chappell**

Family Fest was fabulous. Everyone came together and worked together. The following weekend was the fish fry from the fishing club. That also was a success. Greg Machak was super on appearing with his Pirate Ship to help the Family Fest event. Beth mentioned the events that are still to come for 2022. It was noted that there were parties going on elsewhere on the grounds at the same time as the fest. Wayne Kancler noted this will not happen again. Beth also explained what happened at the end of the pool season with Covid, School and jobs that intervened and made scheduling hard. A discussion ensued about the necessity of pool monitors.

**BEAUTIFICATION – Beth Chappell**

Beth thanked all who have helped and stepped up and volunteered to the gates and berms beautiful. Sandie Kancler noted it has been a hard summer weather-wise to keep up with the gardening, but beautification always welcomes flowers from residents. Sandie does try to wheel and deal with nurseries for trees and bushes.

**APPEALS – Pat Hintzel** One appeal for August for property upkeep and it was denied. There are two appeals scheduled for September.

**ARCHITECTURE – Wayne** noted no major construction going on. Joe Hudetz noted that Tier 4 dues are up \$40,000. Tier 1 dues are going down. There are more residents changing to full time homes instead of snow birds. 40% members are now full-time residents.

**FOSSIL FOOTPRINTS – Wayne Kancler** It will be out before the holiday weekend.

**LEGAL MATTERS – Wayne Kancler** The only issue is with the city.

**LAKES REPORT – Fred Cowell**

Thanks for the All-Resort Fish Fry. The club ran out of food. There was some good food. Fishing Club has 158 members, the different events are phenomenal. The club appreciates volunteers. Fall stocking minnows, bluegills, perch, crappies, redear, tiger muskie and rainbow trout. Our goal is to feed the population of fish good. Muskie live 8-10 years and we added 2015. It is time. Muskie are fragile fish. The club is doing good. Weed control has been taken care of. Some channels had to be done over. Very few complaints turned into the office about weeds this year. The channels will be checked again.

**MAINTENANCE – Fred Cowell**

Grass, trimming, and the beautification gates are nice. Sand added to the trail. The pool will be closing soon and will need to be winterized. Ground areas look good. Any construction to be done ...have your contractor take away or get a dumpster bag. Check out [willcountygreen.com](http://willcountygreen.com) for recycling. Do not throw rags or other items down the sewer. The pumps are expensive to repair. The weed boat may go down the FC channel again. The dumpsters' recycling bin is gone. 8 of the 10 pickups made were contaminated. Shadow Lakes had to pay additional for this. There are recycling bins available in the surrounding areas.

**SECURITY- Wayne Kancler** The office sends about 30 letters a week with issues of cleaning up, speeding, rules that get violated. 3 golf carts went into the lakes. Two on the nature trail, one in Dinosaur Lake Two involved alcohol.

**UNFINISHED BUSINESS** – Commons areas are still need additional quotes to finish up the point and rules regulating common ground usage. The POAC is still working on rules for the common areas.

**SEWER BILLING WITH CITY** – Wayne Kancler Still ongoing as mentioned earlier. The budget can be adjusted depending on the city outcome.

**RULES AND REGULATIONS COMMITTEE– Joe Hudetz.**

Joe asked residents to PLEASE email him personally with conflicts, comments, or concerns w/or between our Covenants, By-Laws and Rules and Regulations.

**NEW BUSINESS** – Wayne Kancler None

**COMMENTS:**

FC164-Water level so low. Claypool dictates to our lakes and the Army Corps of Engineers. Dredging.

FV45-Enzymes for the bottom of the lakes

EV41-Stickers made for everyone, even Board members Rule check on electric bicycles. Page 16 current rules per Pat Hintzel.

FC43-Stickers separate for boat/golf cart liability. Residents will behave and confirm to the rules.

TMV126-Changes to bylaws passed out to residents.

FC37-Draft status of committee on governing documents to be sent to residents in advance, bid for the sand on the trail, thanks activities for Family Fest and gate entry interest (remote gate entry). Amazon does have gate entry in process.

**(BOARD ADJOURNED TO EXECUTIVE SESSION FOR ½ HOUR AND RECOVERED TO GO OVER PROPOSED BUDGET.)**

**Motion to Adjourn at 11:30 pm made by Joe Hudetz, seconded by Fred Cowell.**

**The Board in Executive Session:**

**Elected Wayne Kancler as President**

**Joe Hudetz as Treasurer**

**Susan Knuth as Secretary**

**They will serve as the officers for the Board as of August 20, 2022 through August 2023.**