

**SHADOW LAKES II ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
FEBRUARY 16, 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 February 16, 2023. Those in attendance recited the Pledge of Allegiance.

**Board Members Present:** Wayne Kancler, Fred Cowell, Beth Chappell, Joe Hudetz. There is a quorum.

**MOTIONS**

Motion made and seconded to approve the minutes of the regular meeting of October 15, 2022. Motion carried unanimously.

**APPEALS**

An appeal for disorderly conduct fc128. The Board will review and notify member of its decision.

FV28 withdrew and paid fine.

Variance enclosure to keep a pet. FV215. The Board will review and notify member of its decision.

**PRESIDENT'S REPORT-Wayne Kancler**

Not a lot has happened for four months. Association is strong. We have collected 76 % of the dues. Only 75 properties have not yet paid their first installment. Three are in the hands of our attorneys pending legal action.

We made a contribution to our reserves this 2023. \$36,000 up to \$317, 031.61. In addition, we added \$16,732 net proceeds from sale of FC283, \$17,670 net proceeds from sale of FC135, sold surplus golf cart \$1500, and in 2021 added cash surplus of \$3,292 to this year's reserves. It falls 50% of the reserve study recommended for 2024. This study will be passed to the Budget Committee.

Our strength is also in property sales. 85 properties were sold in 2022. This year 8 properties have closed. Two are pending. Sales are strong.

Building permits are up. 96 permits last year. People coming in are doing repairs, cleanups up and doing improvements.

Code Enforcement helps by keeping members and their guests safe. 255 fines last year collected \$7500. This year \$650 so far with 12 warnings.

Our final strength is our employees, members, volunteers (Gates, Appeals, POAC, Community Center Fundraising). It is the combined effort of everyone to help keep us strong.

**UPDATES:**

**Construction Rt. 129 and Coal City Road** is complete except for some lighting and electrical work. It should be totally done before spring.

**Comcast** is done except for a few properties due to the winter. If you have damage, check with the office.

**Nicor** has been silent, yet a contractor during a survey was inquiring about the fence by Gate 4A and Novy Road. This is encouraging and we would let residents know.

**Reserve Study.** It was eye opening. What is recommended for 2024 is double. The 5-year plan is pretty much in line what it should be. The reserve study goes out much longer (30 years) as far as life expectancy.

**Audit** should be completed within the next couple of weeks and should be in the June “Fossil Footprints.”

**Association Manager** search has begun. Joe Hudetz stated it was posted on Zip Recruiter and Indeed and Illinois Assn. of Homeowners. One interview is coming up with next couple of weeks. A replacement to take Wayne’s place in a year and a half. Maybe by July 1<sup>st</sup>.

**Negotiations with the City over the Sewer issue.** Negotiations are going slow especially with the City election coming up. Money has been held back depending on the outcome. \$195,000 in bank account right now that would have been paying the bills.

#### **TREASURER – Joe Hudetz**

**Year end financials** are being done and completed soon by the auditors. We came with a budget of \$30,000 of \$2,000,050. This year will be tighter with the City issue. Money was distributed last week to keep balances under \$250,000 to insure FDIC at the banks to keep the monies safe. The reserve study was extensive. It takes out to year 2052. Shadow Lakes took an extensive look at the projections and the cost to replace them to compare with the study. Is it realistic or not? It was a very padded number. We will take it in consideration. That study goes on. Wayne mentioned the cost of dredging which an engineer quoted a price of \$5,000,000.

**Conceal and Carry** We had a great program for Conceal and Carry with a 2 hour presentation. How to handle if someone is beating on the door. There are copies of the slide presentation in the office.

**Review Committee on 3 of the governing documents** is finishing up now. We will present the highlighted items to the Board sometime in March. The Board will look at the recommendations and decide which ones need to go to everyone for voting purposes and which ones the Board needs to address because they have the authority to modify things like “Rules and Regulations” and “Bylaws.” The team was a real good team that reviewed them.

#### **ACTIVITIES – Beth Chappell**

##### **ACTIVITIES**

There are new things this year. A survey was sent out and Activities is working on this. The schedule will be in the “Fossil Footprints.” A calendar of “What’s Going on in Shadow Lakes” will also be posted and available in the Amenity Center and office. There is cost involved in the St. Pat’s Potluck Dinner. The charges will be posted. Beth noted if anyone had more ideas on this to let her know. The Memorial Day Weekend Flea Market will be available to sign up in the office. Wayne noted that there will be postings going on to hire pool monitors. We have 3 or 4 returning people.

**BEAUTIFICATION AND CLEAN UP** The date will be coming up for “Clean Up Day” by the POAC.

**APPEALS – Pat Hintzel**

One in January which was denied.

One appeal coming up in March.

**ARCHITECTURE** – A few building permits going out. No new construction going on.

**FOSSIL FOOTPRINTS** Will be out in March. There will be a complete calendar and a water turn on form for Tier 1 and schedule on by village inside.

**LAKE WATER REPORT** None

**LEGAL MATTERS** – There are 3 collections. One may end up in foreclosure, but it is early.

**MAINTENANCE –Fred Cowell**

Bathroom in Amenity Center painted.

Weed boat and tools repairs for upcoming season.

Supplies ordered.

Reserve study noted and what needs to be done and Joe K. is up on that.

Air conditioning being looked at.

Control panels on lift stations will be looked at an updated. 2 for sure, more depending on the budget.

Tier Waters turn on you have to be there (owners).

**FISHING CLUB – Fred Cowell** Spring stocking going on. Golden shiners will be added larger with smaller being stunted. Bluegill, crappies, black crappie, pumpkin, redear, rainbow trout, perch, minnows, walleye, smallmouth, in Hawk Lake, nature trail, common areas and various locations. The Chili/Ice Derby did happen and was well attended. A thank you to Joe Kubalanza for helping with the chili.

**DREDGING** Very costly. The Board is doing what it can to work on that. Some channels are getting very narrow and shallow. Some rip rap was done. This does help save the shoreline.

**WEED BOAT** will be in Hawk Lake primarily but will be back on the other side if needed. Some weed control will be done for boat traffic. Feed need the weeds.

**SECURITY – Sue Knuth** not here. It has been quiet. Couple of tail-gaiting.

**OLD BUSINESS – None**

**NEW BUSINESS** – City of Braidwood, Meet the Candidates. Last election Shadow Lakes sponsored the candidates. Names and addresses of the candidates were available.

Motion to approve a meeting here in the Community Center at 2 pm. Date will be published as election gets closer. Motion made and seconded. Motion carries. Date will be published as election gets closer.

Wayne Kancler wanted to board to think about the security vehicle. He has asked Joe K to check on new vehicles. Probably not an electric. Mid-size pickup. Fred stated he wants economical. Hyundai might be

good. Small pick up to hold tools that maintenance needs to carry round. A small Chevy. Fred would like a new truck with a warranty.

**BIDS for paving.** Sent to 8 different pavers. 4 responded. Maul Paving is suggested to be the paver for 2023.

**MOTION TO ACCEPT MAUL PAVING BID AT \$2.14 PER FOOT.** Beth motioned. Fred seconded. Motion carries. 40,000 sq. ft. Bids went to 8 different pavers. 4 responded. Maul Paving \$85,347/2.14 sq. ft., PT Ferrell \$107,380/2.68 sq. ft., Lemont \$123,675/3.09 sq. ft., D Construction \$167,600/4.19 sq. ft. The area to repave will be in TMV. Flora Fern, Eon, Tummy Tooth, And a last hill in EV. More paving may be possible depending on the outcome of the city water issue. The roads are looked at throughout the year. A chip and seal might be appropriate for Hole in the Wall Road.

**TIER CHANGE REQUEST AT FC37** It is in the Tier 3 category right now. A temporary change is requested for Tier 1. A house had burned down. In the past the Board has helped out what they could for hardship. The Board will look into the situation and get back to the homeowner. Right now there are 3 lots paying the current Tier level. This topic had come up some years ago. Our rules state when you buy into the Association, you buy into our bylaws.

#### **OPEN COMMENTS**

FC97 – Terry Hintzel requested with the election happening in Braidwood, how will it affect the water issue? Wayne Kancler noted he did not know.

FC244 – Bill Vocelka asked about the forecast for reserves on dredging. Does this line item include shore line like rip rap, Wayne noted it took the acreage size of all the lakes. The number is a balloon. Muck control will possible be done this spring. In channels. We will try this as a test, the muck removal. This might be a cheaper solution that dredging. Rip Rap would be done only on common ground in channels. TMV120 – Charles Spizzirri Neighbor’s dog being unleashed and attacking his dog. The owner would like the dog removed from Shadow Lakes. There have been two dog attacks. This issue will be addressed before summer arrives as the dog owner is a part-time resident in Shadow Lakes. TMV120 would like to know the answer.

FC250- Janice Kelm Gate 5, who fixes it? Sharing costs with LHC discussion is going on with Larry Hughes. We will try to get this done. Contractors are deciding the best way to fix.

FC254 – Matt Virgili With an election going on in Braidwood, will the Novy Road shoreline problem still be brought up? Wayne will continue Novy Road issue with the DNR and Bureau of Mines and Reclamation. They made the call last year and Wayne last contacted. The City will do nothing with that.

FC36 – Ron Wilczak. Requested POAC Meetings be recorded. Wayne noted that there is no requirement to record meetings. Wayne wanted a full Board (all Board members) to make a decision on that.

FC238 – Mary Pittman mentioned so many discussions going on in the Shadow Lakes Chatrooms. Wayne mentions “Sticks and Stones.” There is no solution. Freedom of Speech. Ron Wilczak noted the Chartroom is managed by an administrator. The Chatroom is not sponsored by the Association.

FV30 – Mary Landolina Will Gate 1 be moved now that Coal City Road is completed? Both gates on Coal City Road are dangerous. The construction did not affect it that much. Right now, there are no plans. Will let beautification come back in the spring and will let Mary know when she can start to make it pretty.

**MOTION MADE TO ADJOURN TO EXECUTIVE SESSION.** Fred Cowell made the motion.

Time is 7:30 pm

**MOTION TO RECONVENE REGULAR MEETING WAS APPROVED UNANIMOUSLY.** Fred Cowell made the motion.

**MOTION TO ADJOURN UNANIMOUSLY.** Joe Hudetz made the motion