

## SHADOW LAKES II ASSOCIATION

### BOARD MINUTES

February 18, 2017

Directors present: Hank Genteman, Wayne Kancler, Beth Chappell, Mike Tomasek and Ranae Damaschke the office supervisor is here in the dais. October Minutes not approved as Director Secretary Joe Hudetz is absent. October Minutes will be approved at the April 2017 meeting.

Our thoughts and prayers remain with Marie Green's family. She was a terrific employee and person and is with the Lord. She will be missed.

I am pleased to report that the Association remains strong in all respects. Our Association remains strong as we have a good manager who gets us good insurance which hires good counsel which allows us to effectively defend against frivolous law suits like the one brought against us by the Braidwood Rec Club.

A cookbook was sent to Mike Tomasek, it is a complimentary copy of the Tastes of Shadow Lakes. Who is the head cookbook person. Pat Hintzel is taking care of the funds. What is the plan, how long for sale and the balance and the idea of what will be done with the money. Suggestions will be taken from people. 100 have been sold. We will let it ride for a while. Cookbook Publishers of New Jersey are doing the printing. Maybe a dedication plaque for Marie Green as she started the cookbook. Is it opening under the Associations name? A discussion occurred between Board Members and members of the Association. The cookbook had not been yet approved by the Board. Matter tabled.

An Association Manager and Assistant Association Manager positions which the Board wants in place by August 2017. We need a manager. It should not be a budget hit to the Association. The Board will make it cost efficient where the two positions will overlap and eventually will become one. We will start interviewing with a month or two

We are in the process of talking with vendors regarding lake management vendors regarding going into some sort of trial regarding weeds. If we decide to do it we are looking at doing something with the low bridge channel in FV. We are looking from the POAC and Fishing Club getting information for the final decision. The trial is reasonably priced; the products that are being used. May 1<sup>st</sup> will be the date in questions if we move forward.

#### SECURITY – Wayne Kancler

One item: a hand pump that had a lot of sentimental value was taken from a yard between the fall and present time.

#### FINANCIAL – Wayne Kancler

Cash position is stronger than last year by \$29,000. This is a good indication as to the economy picking up. The invoices on dues contained terms on the 2-pay plan and/or penalty if you are late. Expenses for the first month are under budget by \$6,000. Water costs for January were up due to two leaks which were not found fast enough. We lose about 10,000 gallons are lost in a day if the leaks are not found. This is mostly due to park model owners not upkeeping their property The sewer costs are in line. The Braidwood water rates will be increasing between 3-4 percent this year. This will be about \$5,000 more a

year on our water costs. Our accountants were here and the compilation review is being done by the accountants. They should be back within a couple of weeks. I will then pass this on to the POAC