

**SHADOW LAKES II ASSOCIATION
BOARD OF DIRECTORS MINUTES
JULY 16, 2022**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 9 p.m. at the Community Center on July 16, 2022. Those in attendance recited the Pledge of Allegiance.

Board Members Present: Wayne Kancler, Joe Hudetz, Fred Cowell, Beth Chappell. Director elect Susan Knuth was invited to sit with the panel.

MOTIONS

Motion was made and seconded to approve the minutes of May 19, 2022. Motion carried

Motion was made and seconded to remove the single stream recycling bin due to constant contamination resulting in additional charges. Motion carried.

Motion was made and seconded to approve a contract with Amazon Key for Business to install a reader at Gate 3 to allow Amazon drivers access at any time in order to make deliveries. Motion carried.

PRESIDENT'S REPORT-Wayne Kancler

Updates were given on the status of the IDOT Project and Comcast.

ACTIVITIES – Beth Chappell

Beth was mentioning limited resources for activities and staff. Beth mentioned all the activities that are lined up for this month's events.

BEAUTIFICATION – Beth Chappell

Beth thanked all who have helped and stepped and volunteered to the gates and berms beautiful.

APPEALS – Pat Hintzel

July – 2 appeals. Both were tailgating and both appeals were denied.

ARCHITECTURE – Joe Hudetz

No report

FOSSIL FOOTPRINTS – Wayne Kancler

Next issue will be out in September. The proposed budget will be attached. The biggest line item will be the water issue with Braidwood's sewer increase. There might be a large increase in dues next year. There will not be a special assessment this year.

LEGAL MATTERS – Wayne Kancler

The city of Braidwood sewer issue is the main topic.

LAKES REPORT – Wayne Kancler

To address the Braidwood Journal "Sound off" article, no chemicals were added to Hawk Lake. The Fishing Club reports on fishing are great.

MAINTENANCE – Fred Cowell

Pot holes filled, painted EV bathrooms, graded nature trail, compactors cleaned, cutting and trimming grass, pool cleaning, repairs in fence from golf cart, b boxes addressed, electricians to fix service to pump by rearing pond,

FISHING REPORT – Fred Cowell

June added 200# flathead minnows. We did that in April and May along with yellow perch, redear, bluegill. There will be another 200# flathead minnows will be added in September, October and November. Walleye and muskie will also be added. Muskies live 8-10 years and need to be replaced.

SECURITY- Wayne Kancler

Code Enforcement has been doing more fines this year, probably due to new members that are not aware of the rule and regulations. Members are also responsible for their guests.

FINANCIALS – Joe Hudetz/Wayne Kancler

The actual costs compared to last year are higher just on the dollar basis. Inflation is 9%.

UNFINISHED BUSINESS

Tabled the usage on the common area until all directors can review what the POAC has submitted in using the common ground areas so the areas are not destroyed.

GOVERNING DOCUMENTS – Joe Hudetz

3 documents under review:

Property Owners Guidebook

Bylaws

Covenants

The Committee meets each month. A few more months and the Committee will present their proposals to the Board.

SEWER BILLING ISSUE – Wayne Kancler

There is a base sewer charge for all residents at every property. A base sewage charge is being assessed to full time residents. The water bill does not break down the cost of water usage and sewer usage and that they should be separate entities. Legal counsel has been obtained. The Association stance is that we should be billed that way. All our water comes in one meter and sewage goes out another meter. Our contention is that is not how we should be billed. The Association is also seeking damages for the overbilling for previous years. Legal action takes a long time. Joe Hudetz believes we have a good chance at a favorable decision in favor of the Association. Correspondence has taken place in the month of June. The Board agreed that the Association should go ahead with this plan of action.

STREAMING MEETINGS – Wayne Kancler

This meeting is being streamed. We contacted legal counsel. The law allows meeting to be recorded.

The Board has all information proposed by the POAC and the Board along with legal counsel are reviewing the streaming. This would be considered only for Shadow Lakes II Association and anyone outside the Association does not need to see the streaming. There needs to be some structure and control. Shadow Lakes Chat Room will show the streaming by Ron Wilczak. The Chat Room is not authorized source of information for the Association. The Website, Bulletin Boards are authorized to provide information.

A bid of \$1,700.00 bid for bringing in sand for the area on the Nature Trail. Joe Hudetz made a motion to accept that bid. J&K? Beth wanted more bids. TNT?

COMMENTS: Larry Hughes LHC discussed repairing the seal wall rumor. The shoreline by the one-way bridge between LHC and SL is the only area in question. Permits for common areas request for bag tournaments. Wayne stated not that there was not that large of a group. It is free anytime. Keys for business to get in. Pontoon boats with two motors. If the boat launch is being used, more cost per boat in relation to launching a kayak. Maybe a difference sticker price. EV54 Sue Kielnik noted stickers are important as they denote that the boat belongs in SL and that the owner has the required liability coverage. Homeowners-note-they are not to let friends bring in their boats and kayaks. Ron Wilczak discussed putting these documents out to public in draft status for review and volunteered to help. Mary LHC is wondering about rocks in the street. The Association notes that the property line is difference from the visible lines. We did add a horse to help identify and someone took the horse. Bobbie Cooper TMV136 abandoned properties. The Association could publish the foreclosed properties on the website. Two lots in question now are FC283 and FC135. Mary Pittman FC238. Stickers for Boardwalk Bay. Code Enforcement watches also members could help identify golf carts without stickers, also the same with boats. It is a problem. Discussion with drivers for golf carts needing licenses. Sher Sohol EV111 on Hawk Lake...Boardwalk Bay is voluntary to join the Association. Only boats coming by ramps in SL need to have stickers. Matt Virgili FC254 drainage from the clay pool area, roads of RT 129 is IDOT easement. Jody Miller EV41 on shutting down certain areas for curfew. Answer no. Toni-The point was discussed, pavement being flooded and streets foliage that needs to be cut back and Gate 2 other letting people in without gate cards. Pat Hintzel TMV noted photos can be obtained in the office through the camera system. Please call the office with time and date. Greg Cholek LHC PHD in biology recommend to help improve the health of the lakes by not using phosphorus free fertilizer in landscaping that affects algae growth. Put items for publishing upcoming meetings' Agenda on the website as to what will be discussed that would concern their interests. FC Don are there places for rent in SL. You may not rent without approval of the Board. There has only been one approval due to the tornado in Coal City. There are guest registration as to who is living in a residence. We do allow contracts to buy that has to be approved be an attorney. A discussion ensued about a private residence. Fred Miller TMV42 water treatments why cannot a text message go out with a blast. An issue this year was that the chemical company switched and did not provide that information when they showed up. There is usually one treatment a year unless an additional treatment is needed. Gate 4A is waiting for a part. POAC suggested that members address other owners on their property upkeep. There is committee working on with Amazon entrance for deliveries. Activities that are not posted. If given notices are put on the website, bulletin boards. They also might be on Facebook Activities.

On a motion made and seconded, by unanimous vote the meeting was adjourned.