

**SHADOW LAKES II ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
June 17, 2023**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 9 a.m. at the Community Center on June 17, 2023. Those in attendance recited the Pledge of Allegiance.

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

Introduction of Lucille Vineyard. She will become the Association Manager on July 17, 2023. She comes into the Association with an excellent background, extensive knowledge and experience in Community Association Management. Wayne thanked both Joe and Sue who found Lucille. It was a unanimous decision by the board to hire Lucille. Lucy spoke a bit on her background and is looking forward to coming on board.

### **MOTIONS**

Motion made by Fred and seconded by Joe to approve the minutes of the regular meeting of April 13, 2023. Motion carries.

Approval for repair of bridge rail. The two bids are from PT Ferrell \$7,615 and T&R \$4,985. Both are for repair (straightening out), not new material. Wayne Kancler asked for a motion to accept T&R for the job Joe Hudetz made the motion, Sue Knuth seconded. Motion carries.

### **PRESIDENT'S REPORT-Wayne Kancler**

- Our Association remains strong due to members, volunteers, and employees.
- Appeals (2) property upkeep (denied), failure to stop at a stop sign (upheld). No scheduled appeals for July. New volunteers are welcomed. Please contact Pat Hintzel after the meeting.
- Behavior of members and guests. Memorial Day weekend was a very busy weekend. Some think they can party harder than others. Lot of speeding, lot of loud music from speakers of homes, cars, motorcycles, golf carts. Be sure to control that noise level. Sound travels much faster on the lakes. Appreciate and honor your neighbors. Keep the noise level down.
- Vandalism – someone broke down the volleyball post, by hanging or intentional damage by golf cart. If you see something, report it.
- Golf cart driving while under influences have caused accidents; carts going into the lake, off the road on the nature trail, head on collisions on the nature trail. Minors were driving, unless you have a valid driver license and 16 years old, you may not drive a golf cart. Children on laps, if you do not have a seat you should not be on the cart. No wagons are to be pulled by golf carts. There is very little room on the streets. Obey the rules, they are there for members and guests.
- Fireworks are not allowed in Shadow Lakes. If it goes “boom” you will be fined. With current drought conditions, this could be very dangerous. No campfires on the nature trail.
- Code enforcement is there for Shadow Lakes. Body Cams have been purchased and worn by the enforcement officers. The security truck will also have cameras. Please cooperate with them
- Nicor is talking to Shadow Lakes again. Would the Association be willing to do another interest survey? At last talk, Nicor wanted Shadow Lakes to pay for the cost of boring and installation of their lines. A quote might be coming for the cost to Shadow.

- Comcast - They are working on the repair schedule. They are pleased with the number of people who have signed up. It is free in the Community and Amenity centers and the speed is very fast.
- 50 Building permits so far this year. Owners are coming in with a lot of repairs and code enforcement is also looking the minor repairs that need to be done.
- 33 new property owners. That speaks well for Shadow Lakes. 50 to 60 turnover a year is an average.
- Sewer negotiations with the city. The city was busy with their election. Now the election is over, contact with Shadow Lakes will continue shortly. Our last letter with the city was last October. Shadow Lakes has held back what we're disputing \$347,521.35. Until the settlement is reached, Shadow Lakes is only paying for the actual usage flow.
- Ballots went out for the election of the one position on the board of directors. Beth Chappell and Bobbie Cooper. The ballots will be counted in July.

#### **TREASURER – Joe Hudetz**

- 20 resumes were reviewed. Joe and Sue were very impressed with Lucy's presentation.
- There is a treasury cash situation of a little over a million dollars of which \$350,000 is held back for the city. We paid under an old rate and are still waiting for them to answer how we calculate and the way they calculate. Water does come in and water does go out. They want to charge for 860 houses. We have one line in and one line out. Not 860.
- Operations through May vs budget are almost on target except for \$60,000 in sewer and water budget.
- Everything is pretty much on target. Shadow moves to the money around to be sure to go by the guidelines of the FDIC of bank closures.
- The reason for the holdup on the governing documents is that they did not include the properties of Lighthouse Cove or Boardwalk Bay. They are considered social members and have access to our amenities. We need to redo that clause. The covenants and Light House Cove and Shadow Lakes need be amended. The majority of members have to respond. The attorney agrees that the covenants need to be worded correctly. History is noted that it was always intended for LHC to be able to enjoy SL amenities. Letters will have to go out to all members in order to accept the covenant changes. August is the deadline for members accepting the changes. The changes will be on line for viewing. Pat Hintzel who is on the committee hopes to have the changes available by the next POAC meeting.

#### **ACTIVITIES/BEAUTIFICATION – Beth Chappell**

Shadow had good attendance at events. Many yard sales in May. There are new rules for the pool and new employees hired. Upcoming events were stated. Family Fest is August 5<sup>th</sup>. Suggestions are welcomed.

**BEAUTIFICATION – Beth Chappell.** Beth thanked Sandie Kancler at Cleanup Day in May. Gates look great. Thank goes out to the volunteers.

**ARCHITECTURE – Joe Hudetz.** Permits need to be started in the office. If you need to go the city you will be told by the office in Shadow Lakes. Yellow stickers should be in homeowners' window to note they

have followed the guidelines. Call the office if you see building activity without yellow form in the windows. There was a lot of information in the last issue of "Fossil Footprints" about when a permit is required.

**LAKE REPORTS – Fred Cowell**

The weed boat was put into the lake May 14<sup>th</sup> and taken out right away as it had issues. We have been repairing it for many years. The weed abatement boat was put in the northern lakes boat as no weed treatment was done in Hawk Lake. The weed boat was put to use in mostly in channels to help boats to get out. Putting the boat motor in reserve and go forward right away might be a good tip to help you out. Sportsman Fishing Club stocked many fish yesterday 1100 black crappie, 230 pounds of minnows in various locations. A week before that nice size bluegill and before that crappie. We had issues with vendors from winter kill of too much. Minnesota and South Dakota. The algae bloom weed abatement boat will solve the problem. The chemical weed treatment company was bought out last year. When the new company and Shadow scheduled a treatment, a lack of communication on the new company as to where the treatment was needed, a member called to report that weed treatment was going on in Hawk Lake. Wayne apologized for the misunderstanding. Hawk Lake does not require weed treatment. It is straightened out now.

**LEGAL MATTERS –** The board will be going into executive. 5 issues with collection attorneys. Non-payment, foreclosure, or eviction. It is a very slow process.

**MAINTENANCE - Fred Cowell**

The pool was repaired and painted, playground area cleaned and repaired, a dead tree was cut down by Future. Various painting, pump room, dumpsters. The beach volleyball pit was damaged and repaired. MVP checked all valves and pumps, lift stations are in good shape. Installed 2 new basketball nets. Replaced several b-boxes in several villages. Removed and replaced the broken ping-pong table. New table looks nice. Resurfacing of roads Tummy Tooth, Eon Flora Fern. Conditioned the beach area with tractor, bush trimming, grass cutting. Thanks go to maintenance staff.

**SECURITY/CODE ENFORCEMENT – Sue Knuth**

Sue gave a report on what code enforcement does for last year into this year. First homeowners get a warning letter. A fine occurs when they do not comply. Property upkeep is number 1 offense.

**TMV**

Property Upkeep (40) Pets (5) Expired plates (7) speeding and gate violations (9), decals (7)

**FV**

Property Upkeep (20) Pets (6) Expired plates (5) speeding and gate violations (14) decals (10)

**EV**

Property Upkeep (37) Pets (4) Expired plates (3) speeding and gate violations (9) decals (2)

**FC**

Property Upkeep (42) Pets (6) Expired plates (0) speeding and gate violations (27) decals (8)

Reminder for golf carts, watercraft \$5 a set by end of June \$10 after that and a \$25 fine for not have been up-to-date. House numbers need to be visible from front and waterside.

Underage driving. Do not let children drive, they do not react as adults. This is a \$100 fine. Standing on back of golf cart is a violation. (\$100). If a child cannot drive a car on regular streets, do not do in Shadow Lakes. A seat for each person. Not sitting on laps. Use of placard cards. It has your lot number and village. Use in car windows. If you see something happening, notify the office. Maybe this homeowner needs help. Do keep up-to-date with insurance. You need this to purchase stickers. Put the stickers on each side of the golf cart. UPS, Amazon and mail personnel, if they are going fast, take down the number and turn that into the office. Reminder, when you purchased property in SL a Common Interest Homeowners Association, part of the agreement was to follow the rules. Would you like to file a complaint? Tell the Association office. This maintains the value of the property of Shadow Lakes.

Sandie Kancler spoke on activities actions, donations given to beautification, do not put lawn ornaments on common ground including fronts of dumpsters. A need for volunteers for whenever you can help. Call the office and leave your name. Do not take from the gates. The plants are for all to enjoy. If you see something/contact the office.

**MAP YOUR NEIGHBORHOOD PROGRAM** in a disaster situation. The dates are being set up by villages. It is a great program, 1 ½ hour program by villages on a Saturday or Sunday. Watch for the upcoming dates. This is where our Association needs to help others by using skills. There is a storm shelter under the office, it is unlocked during severe weather.

#### **UNFINISHED BUSINESS**

- The use of common property was tabled.
- A third code enforcement was almost hired, but needed surgery and recovery time. We have not filled that position just yet.
- Cameras from Medlin for the Community Center and Amenity Center. Fred would like camera in office facing outside by the vestibule, Beth wanted separate area quotes, indoor office camera aimed outside and front doors by the real estate office for gate entrances. The cost is \$10,000 for Community Center and \$13,000 for Amenity Center which does not include office. Joe Hudetz would like more time to go over this item. The AC system is very old. Gate 1 has not yet been wired due to the construction at RT129 and Coal City Road. Tabled
- Tabled issue for a backup generator for additional second quote.

#### **NEW BUSINESS**

**Weed Boat** – Weed boat was not being used as much due the chemical companies hired to treat the water and no use at all in Hawk Lake. The cost to replace the weed boat is anywhere from \$59,000 to \$85,000 for a new weed boat. It needs to be put into the 5-year plan. Another option is to use a smaller weed boat. It could be for small areas. Wayne asked Fred to put up more additional information. Parts are hard to get. This boat is 15 to 18 years old. It probably has outlived its' usefulness. A discussion of renting a weed boat instead of purchasing.

**Cash Register for Activities** - Beth would like to see a touch screen for the staff that covers the cost of food items, other items. It would track items that are purchased.

## **OPEN COMMENTS**

**Edie Vocelka FC244** – Questioned about homeowners using phosphorus free weed treatment vs other treatment. We do not want run off of chemicals into the water, everything we use affects the waters of Shadow Lakes. Phosphorus middle number is “0” on package when buying fertilizer.

**Cheri Vocelka TMV75** – Covenant changes. How much is majority (50% plus 1) is needed from Shadow Lakes needed in order to make the changes.

**Mary Landolina FV30** – Could something be done to prevent bigger pot holes? The paving process is planned. We have seen some roads breaking down, maybe hire a contractor will bring in liquid for the cracks. Once all roads have been paved in Shadow Lakes, and not chip and seal, there should be less cracking.

**Larry Hughes LHC 228** –Had questions about water level and loading/unloading pontoon boats. Wayne did mention the present drought condition. Additional algae treatments could also be ordered. Fred noted the levels of water between Hawk and northern lakes. The aquifer is totally depleted.

Covenants when reviewed: Will LHC still have voting rights? LHC will have rights to vote for directors. LHC questioned if it would every come to a decision that their privileges to use SL amenities will be never be taken away. No their rights of access to Shadow Lakes remain.

**Jim Knuth – FV45** Third is economic interest. A Division should be put in place. Where does the money go? Joe Hudetz stated that is in the language being set up with the attorneys. Classes in place between LHC and SL. The new wording will not include LHC and POAC issues.

**Jody Miller - EV 41** Hiring part-timers and even a third person, they should get a instructional class on code enforcement. Wayne had a meeting with all 3 code enforcement officers and how they need to be the eyes and ears for the Association. Hire someone from outside with no prejudice.

No solicitation for election of candidates during activities. That could be done at “Meet the Candidates.”

Rules are not clear cut and dry. 16 and valid or a responsible adult only. These can be viewed differently. You have to have a valid driver’s license. Joe Hudetz noted the changes were made and will be place for review.

Weed treatment that occurred at LHC. Someone noted he saw the boat go around twice and by Mike Green’s cove. Wayne noted that should not happen again. Miscommunication with new treatment company.

Terry Hintzel - TMV97 Covenants come due on August 1st? Due they have to be voted on by then. An extension needed? Wayne noted it can altered any time. The attorney noted this. Terry noted that any by-law change has to be done with an 80% association board approval. Article X. The attorney is reviewing the changes. She is tying in the bylaws and covenants. It would not be appropriate for the Board to vote a change in.

Sue Knuth noted again that the POAC Reps should be going to their villages with answers and questions.

**ADJOURN TO EXECUTIVE SESSION 10:40 AM.** Motion to adjourn made by Joe Hudetz seconded by Fred Cowell. Adjourned.