

SHADOW LAKES II ASSOCIATION

BOARD OF DIRECTORS MINUTES

MARCH 19, 2022

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 9:00 a.m. at the Community Center on March 19, 2022. Those in attendance recited the Pledge of Allegiance.

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

Motion was made and seconded to approve the minutes of the May 1, 2021. The only item was the presentation by Comcast. Fred Cowell made the motion and it was seconded by Joe Hudetz. Motion carries.

Motion was made and seconded to approve the minutes of the October 16, 2021. Fred Cowell made the motion and it was seconded by Beth Chappell. Motion carries.

Motion was made and seconded to approve the disposition of the cash surplus of 2020. A big portion was salary related with Mike Colavecchi who declined Association Manager Position. We were fortunate on the winter with not much snow. Repairs on water/sewer was prevented by maintenance control. The change in Tier level was more and more full time members. Fred Cowell stated money was used for golf cart and to replenish the reserve. Wayne recommended put money into the reserve for the 5-year plan. Joe Hudetz would like to see a closer look for dredging and also an analysis professionally done for reserving for amounts to handle items and occurrences that come. The analysis was approved already. Some items were still in need to be finished (EV ramp railing, TMV point). Beth Chappell thought to use the money as most important project then the reserves. Fred Cowell made the motion to place the surplus into our reserves use pending the outcome of the reserve study. Joe Hudetz seconded the motion. Motion carries.

Motion to support the Braidwood Lions Club Summerfest in the amount of \$50-Bronze Level was made by Beth Chappell and seconded by Fred Cowell. Motion carries.

When the Board is unable to meet, actions need to be taken by the Board that require unanimous consent. These actions were done by email and approved for employee Christmas bonuses of \$1,250, awarded the snow removal contract to J & K Landscaping after reviewing the bids and approve replacement for the heater replacement in the garage \$2,225. To formally approve the 3 actions a motion was made by Fred Cowell and seconded by Joe Hudetz. Motion carries.

\$36,000 was made for 2022 reserve contribution increased to \$202,089.27. The reserve is comprised of a couple CDs, money market account and a small balance in the checking account. Our reserve funds are segregated from the operating funds.

CHAIRMAN'S REPORT – Wayne Kancler

Nicor-no update. The holdup is a couple of property owners requesting more money for the acquisition. Comcast is here. Properties will be restored. In about 3 weeks, Comcast will release 150 addresses enabled to use the services in EV. First EV, TMV, FV and FC.

IDOT will get closer to completing that project in the fall.

Shadow Lakes's bank First Midwest merged with Old National. Should not be a problem.

Blasts have trigger words that prevented the blast going out. Bingo was categorized as gambling. It is taken care of. People who do not get messages are 3 things. Landlines do not work, spam folder might be blocking messages and then SL was given wrong numbers. Email reads "Dial My Calls."

Recycling. Cameras have been a big help. Construction Rules: not into dumpsters. Get a "dumpster bag." Tires do not go into. Paper bins by compactors-NO CARDBOARD. Test recycler: 2 pickups were contaminated. Please check list on outside for what is allowed.

TREASURER'S REPORT – Joe Hudetz

Audit Report Draft – The audit is unqualified opinion which means that there were no changes necessary. Financial Report should be done within a week. No balance that were incorrect. Office and finances running correctly. Finances through February. Cameras are amazing. The numbers reflect \$6,000 through the first of the year. Change in tiers shows a \$30,000 in dues collection. Shadow Lakes is right on budget for the first two month. The dues were increased by 2%. Everything from activities, maintenance, fuel, water, longer maintenance hours. With a possible 8% increase in the inflation rate it we will do best to stay within budget.

APPEALS – Terry/Pat Hintzel

2 of late were upheld

ARCHITECTUR – Joe Hudetz

Quiet. More residents are doing more to their property.

BEAUTIFICATION – Beth Chappell

Cleanup will be planned soon by the POAC. Activities is also doing their best to have a full calendar of events. ("Fossil Footprints – March issue). There is a contractor coming in to start up the gates, Gate 4 has stumps to be removed. It will give volunteers a start. M & I Landscaping.

ACTIVITIES – Beth Chappell

We will start scheduled activities early. With Covid it might happen at the last minute as far as hiring outside vendors. Schedule is listed in the March issue of the "Fossil Footprints." On Memorial Day events Wayne asked Xfinity to have a table for residents' questions. We also need to be sure and have updated Waiver of Liabilities contracts and Certificates of Insurance for vendors.

FOSSIL FOOTPRINTS – Wayne Kancler.

Next issue is June. If you receive by mail, please help by saving postage and change to email. Also you get the issue in color.

LAKES REPORT – Wayne Kancler

Nothing as yet.

LEGAL MATTERS – Wayne Kancler

No legal matters pending. A couple of foreclosures but they can take months.

MAINTENANCE – Fred Cowell

Snow removal was a key issue. There was a considerable amount of snow. A returning contractor is now doing the job. The Kubota needed repair. Various B-boxes were repaired. Paint was bought prior to increase in pricing for the pool and supplies also ordered. Sleeves needed for the water break. Commendation for all who were there for the break 2:30 p.m. in the afternoon until 1 a.m. in the morning and then back the next day. A lot supplies are backordered. Recycling can save S. L. money, but it has to be done correctly. Road paving as soon as weather allows. Pool will be on schedule.

FISHING CLUB – Fred Cowell

A lot of fish last fall about 8,000 in Oct. and Nov. At one point had to break ice. First supply end of March or early April.

SECURITY – Wayne Kancler

No real issues going on. Most fines are gate violations where the camera system is working well.

UNFINISHED BUSINESS –Wayne Kancler

Common areas – the point at the end of Eon, behind the Amenity Center have not had rules. Will County Forest Preserve rules were obtained and given to the POAC for recommendations. Something in place so everyone can take advantage of the common areas. The point has had dirt, benches, bushes added. It is still to have more done to help the erosion. Proposal was made to have a parking entrance to pull in and then walk. A picnic table will be added and a fence to surround the parking so golf carts can no longer leave trail ruts. Suggestions: Fred, path to picnic table be grave;