

## BOARD MINUTES

March 27, 2021

### Pledge 9 am

**CALL TO ORDER:** Directors present: Wayne Kancler, Fred Cowell, Beth Chappell, Mike Colavecchi  
Assistant Association Manager

### CHAIRMAN'S REPORT – Wayne Kancler

Our association remains strong.

We survived a year of the pandemic. And remain financially stable.

Our condolences to the Pittman family with Billy passing.

We will remain cautious through this pandemic as cases are starting to rise again.

### UPDATES:

**Nicor-**Wayne talked with them on Thursday. There is still one property owner that has 3 parcels along Coal City Road requesting compensation for the property.

**IDOT** – Still on schedule

**COVID UPDATE** – The pool will be open but under CDC and Will County Health Department guidelines.

**WATER TURN ONS** – They have begun. The maintenance staff is back to full-time hours.

**AMENITY CENTER** – The Center is now open 8 am to 8 pm

**COMMUNITY CENTER** – Presently it is closed. Possible interim use.

**EV WASHROOM** – Unisex and handicapped accessible changes were made as well as new low-flush toilets were added for water usage conservation.

**CREDIT CARDS-** The office is now accepting credit cards for payments of dues, stickers, gate cards and fines. Only 24 members used this process.

**PAVILION** - Contractors will be starting work on the roof.

**LIFT STATIONS** – We will be testing a sealing process on select lift stations this year to try to reduce the amount of rain water intrusion and hopefully reduce sewer costs.

**EROSION** – We have been actively attempting to address erosion of our shorelines since 2013 by using Rip Rap. The latest area addressed was the area behind the pavilion. This area was severely eroding. Additional trees and vegetation will be placed here along with benches to enjoy the view, fish or just relax. Additional work is planned to make the entire area behind the pavilion more accessible for use by our members. Greg Machak of LHC, a hobby diver, helped with evaluating silt buildup in our channels. The channels are filled with silt, 12 to 18 inches in some places.

**AERIAL SURVEY** –An aerial survey of the area bordered by our existing nature trail, Rte. 129 and Hole in the Wall Road was recently completed. There are plans to use this survey to determine the feasibility of constructing a hiking/walking trail only. The distance markers that were put on the Nature Trail apparently were not liked by someone and have been pulled down twice. We will try again and deal with the problem.

**BURN PILE** – The city ordinance of Braidwood allows only for the burning yard waste. EVERYTHING from furniture to computers, drywall, decking, etc. have been DUMPED at the burn pile. There will be a fine other than yard waste. Security is good at finding vehicles that are seen on the new camera installed there. Large trees cut down on lots could be used for your fire pits or must be removed by your own

contractor. The burn pile is for twigs and branches. No grass. If the City came in and saw other items burning, Shadow Lakes could possibly no longer burn which would then cost more money to have these items removed.

**DOGS, LEASHES AND POOP** – Geese and dog poop, everywhere and common areas. Please leash the dog and pick up after the dogs.

**SEVERE WEATHER AREA** – Reminder, the shelter is available. Map your neighborhood. The neighborhood plan should be discussed with new members for helping in disasters. This plan will be discussed in the near future.

**WATER BREAKS** – A couple of breaks over the winter. January and February. A break could use up 10,000 gallons of water a day. The Association would like members to watch for water building up around lots and contact the office if they think there is a problem. We have a single meter to warn of large usage, but not actual location.

**PUMPS** - POAC members could help by having representatives remind members again, the pumps cannot handle fibrous/rags material. Only human waste and toilet papers, not wipes or cleaning rags.

**ELECTION** – Two openings this year. Anyone interested pick-up a petition on May 1 and return no later than May 30.

**RECYCLING** – It is hard unless everyone is on board with separating their waste materials. Right now wrong things are being put into the paper recycling. This could be an issue with other recyclable material.

**TREE REMOVAL** – Future Tree Cutting has a list. Mr. Kancler is talking with Future again. If you do have an unsafe tree, please cut it down. Shadow Lakes could do the cutting, but will turn the cost over to the homeowner.

**SNOW MARKERS** – Shadow Lakes will be purchasing markers to help with the snow removal by properties.

- Motion to approve the minutes of the regular Board Meeting of October 17, 2020. Motion passed.
- Motion to approve quote by aquatic weed treatment by Rollins \$6,900.00. Around Fossil Bay Court. Motion passed.
- Motion to approve an Election Committee Chair. Joel Peppitone. Mary Pittman to nominate as the chair this year. Motion passed.
- Motion to approve request for a neighborhood walk for Multiple Sclerosis in May. Motion passed.

**BENCHES** – There are going to be new benches added around Shadow Lakes for sitting/relaxing.

## **DIRECTOR REPORTS**

Laurie Koster and Joe Hudetz not present for their reports.

**Beth Chappell** – Activities and Beautification

### **Activities**

We are hoping things will be a little bit more normal by May or June as far as Covid pandemic and activities that will be allowed.

Bingo is in the Community Center until May

Easter Egg Hunt

Clean Up in May

Open Interview times for Activities Department for employment positions

Flea Market in May – The department is trying out an idea of having residents use the grassy area by Gate 4a.

Labor Day – Crafters will have a craft fair on Labor Day weekend.

There will be Tournament weekends on Holiday Weekends. Sign up sheets for participants.  
Golf Cart Parade for the food pantry with LHC. Boat Parade.  
Father's Day Camp Out, not sure with Covid.  
Family Fest on schedule.  
Luau Maui Wowi  
Band - for Memorial Day,  
Fourth of July: do more during the day and less at night so members can go to other events somewhere else.  
There will be craft events  
There will be an Amazing Race for Shadow Lakes residents

People are wanting Friday night games back and Beth Chappell asked for suggestions..  
Sandie Kancler also asked if anyone has any ideas for the Community Center Fundraising Events and mentioned their committee's upcoming events. All monies raised at these events go for items needed at the Community Center. Sandie also asked for suggestions concerning the Community Center.

### **Beautification:**

There will be a tree and bushes added by the Pavilion. A tree or bush by the Center. Plants will be added by the office. The beach will be getting tall grasses.

We appreciate the volunteers at the gates.

The Internet, some problems in Shadow Lakes as far as some residents get it and some don't. There were three new hot spots mentioned/ Wayne mentioned if anyone would like to get these numbers to the office, they would be added to our useful numbers list. Comcast has not gotten back to Shadow Lakes as far as what they have available.

### **Fred Cowell – Maintenance and Fishing Club**

#### **Maintenance**

The walkover bridge was done in Tully Monster Village.

The furnace and air conditioning unit in the Community Center was replaced.

Several B-boxes have been replaced.

Potholes filled with cold patch

Will replace roof in the pavilion within the next month or two and hopefully will release some of the heat with vents.

Lift stations had sealer added. Three pumps had to go back to the shop at \$7-8,000.

Pool will be painted. Chemicals have been bought.

Fan added to the Community Center to help air flow.

EV bathhouse/ bathroom is almost complete.

May 8<sup>th</sup> will be volunteer cleanup date.

Fred thanked the maintenance crew for their help this winter with the huge snowfalls.

#### **Fishing Club**

First meeting last week.

Events will be adult fishing derby, family pan fish derby, golf cart wash, auction (with different items and baskets), kids fishing contest/derby, all resort fish fry and catfish derby and then the 50/50 raffle with split pot and 3-4 other great prizes.

Stocking will start next week with minnows. The other stocking will depend on our suppliers with the next week or two.

## **Michael Colavecchi**

### **Architecture**

Permits have been issued for concrete pads for sheds, room addition, deck, roof, fence, door replacement. Permits are just starting to pickup.

A part has been ordered to repair Gate 1. There was a sensor problem.

### **Security**

Code Enforcement will be back on duty to coincide with water turn ons.

No big security issues to report.

Security will be back full-time hours Memorial Day Weekend.

## **FINANCIAL – Wayne Kancler**

Shadow Lakes is making every effort to get back to normal, whatever that might be. There are still a lot of activities that are outdoors to enjoy. There will be enhancements outdoors within the grounds, with the nature trail, water accessibility, erosion control as shown by the openness of the pavilion view.

The completed audit is available at today's meeting. It was a clean audit again. Equity as a member of the Association has increased by 6%. The values continue to grow. We had a surplus of \$53,000.00 due to the Covid-19 and a reduction in related costs. We spent \$3,300 on benches to enhance the grounds. Camera system needs to be updated will be between \$28,000 and \$35,000. The system would go analog to digital. This would be the best time with this unusual surplus. Other suggestions for the surplus are areas or items of the 5-year plan included reserves, Gambian baskets along the bridges at a cost of \$27,000, a gazebo at this pavilion point, a naturalist lake survey, the office floor, more weed blankets in Hawk Lake shallow areas by the pier. The POAC will also have more input on this issue.

**COMMENTS:** Question on cameras for the gates and dumpsters as far as too many items being dumped that should not be dumped. These items do cost in time and money. We do not have a serious crime problem, but many issues do cost money that cameras will solve. The cameras might also help with the Braidwood police requests.

**FINES:** There has been a recommendation of increasing fines which are presently being typed up by the POAC. (There was a gentleman far in the back and the tape was inaudible.) There was a lengthy conversation on the apps for possible gate system update. There are issues with the internet service. The Board is doing everything it can to make Shadow Lakes better. This is a community that is half residential and half recreation. There are a lot more full-time homeowners now that require more costs. This is a 50/50 split on demographics and it is hard to please everyone.

**WATER ISSUES** discussion on water quality assessment. Shadow Lakes will be getting naturalist in concerning the waters in the spring.

**Meeting adjourned 10:30 am.**