

**SHADOW LAKES II ASSOCIATION
BOARD OF DIRECTORS MINUTES
May 19, 2022**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 7 p.m. at the Community Center on May 19, 2022. Those in attendance recited the Pledge of Allegiance.

Guest speaker Tony Altiery (City Administrator) from the City of Braidwood to explain a large rise in the water/sewer bill. This year about \$160,000 over what the Association has budgeted. There is a \$32.95 minimum charge for every house. From 2008 to the present the residences have changed from 300 to 791 homes. The homes have not been charged for the last 12 years. ¾ of a million dollars. The city will wave that amount. Going forward the Association will have to pay. An increase about 10 to 20% in dues might be close. It will be a permanent increase every year. The exact number is still not known.

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

Motion to approve the minutes of the March 19, 2022. Fred motioned. Joe seconded. Approved.

CHAIRMAN'S REPORT – Wayne Kancler

IDOT - very busy. Expected to be completed by the end of the year. The city is applying for grants for improving Coal City Road. DNR will be out to look at the erosion of Novy Road. Again, this is applying for grant money.

Nicor – nothing to report. Properties are involved and this is a private matter.\

Xfinity – TMV and EV available. Still working on FV and FC. Possibly end at summer. Issues of your property will be taken care of. There are easements on every property. There is danger if utility work is going on. 12-foot easement.

Single Stream – Test is not going well. No flexible packaging. It contaminates the whole dumpster. The Association will be charged more. If it continues, it will stop.

2023 budget – The Association will have to revise the 5-year plan due to the dues increase. A special assessment might be in order.

TREASURER'S REPORT – Joe Hudetz

Audit is completed and in the "Fossil Footprints." Full audit will be in the office. The Association is right on target. The Budget Committee could possibly get this amount needed within two month.

APPEALS – Terry/Pat Hintzel

Two appeals of late were upheld by the Appeals Committee.

ARCHITECTURE – Joe Hudetz

The movement is turning from Tier 1 to Tier 4, a permanent status. Permits are needed to make improvements, building sheds before going to the city of Braidwood. There is a committee of six people who are going over our rules and regulations, fine structures and change wording to include new types of situations and to clarify rules as to is this really a fine or is an appeal in order.

ACTIVITIES – Beth Chappell

Beth went over the activity schedule of events. Beth noted that it was hard with covid in the past and contracting vendors to appear at events for entertainment.

BEAUTIFICATION – Beth Chappell

A thank you to the 23 people who came to the May cleanup.

LAKES REPORT – Fred Cowell

A thank you to the homeowners who helped clean up the waters on the northern lakes on Cleanup Day with using their boats. The last couple of weeks the Association added 200# of fathead minnows, 1500 bluegills, 540 redear sunfish, 103 good size perch. The 500# minnows, 1,100 large size gills added in May.

MAINTENANCE – Fred Cowell

Pool painted, road paving, patching ongoing, lift stations cleaned, air conditioning being bid out for the Community Center, one bid for \$11,145 so far, b boxes replaced in various locations, grass cutting and weed boat will be going into Hawk Lake soon, weed treatment in various locations.

APPEALS – Pat Hintzel

Cameras are doing a great job. They are cutting down on the appeals as the actions are caught on camera. Three fines paid for gate violations.

LEGAL MATTERS – Wayne Kancler

Successful in two foreclosures. Two more properties that are pending due to deaths.

REQUEST FOR BLOCK PARTY – Allowed per Board (it is a cul-de-sac).

POAC Rules and Regulation - The Committee was working on rules for common area use. The point is almost ready to open. Ideas given on parking to avoid erosion again and swimming access.

OPEN COMMENTS FROM FLOOR

Gate 1 was discussed with relationship to new Coal City Road configuration.

Discussion on splitting pool and activities department.

Volunteers always needed.

5-year plan for the EV pier?

LHC eligibility for election voting.

Motion made by Fred Cowell to Adjourn Meeting and seconded by Joe Hudetz. Adjourned 9 PM