

**SHADOW LAKES II ASSOCIATION
ANNUAL HOMEOWNERS MEETING
OCTOBER 21, 2017**

Pledge

Directors present Mike Tomasek, Wayne Kancler, Joe Hudetz, Beth Chappell, Mike Colavecchi (Assistant Association Manager), Peggy McQuarters on the dais. Also proxy from Hank Genteman.

Before calling the Association Meeting to order, the 2018 budget was considered. Mr. Kancler: The budget was reviewed as proposed and presented to the Board. Motion passed to adopt the 2018 budget.

CHAIRMAN'S REPORT – Mike Tomasek

The Association is strong. We have had a very good year financially, organizationally and strong in carrying on our mission to provide a solid residential and recreational environment for all of our members. When Mike Tomasek spoke at the Annual Association Meeting last year, he wanted to have two things happen. One was to appoint an Association Manager and perhaps to have an Assistant Association Manager. Wayne is our Association Manager and Mike Colavecchi is the Assistant Association Manager.

The second thing was to go to another phase of our lake weed problem. Joe Hudetz had a successful trial in FV. We will expand on that.

There is no set agenda for next year, but there are a couple of things:

1. Ideas by Wayne and Joe to expand some of our properties. The concept on the nature trail to make a spot available as a gathering space mid-way through the trail and another offshoot of the nature trail by the Community Center...to open that up.
2. The development of our 5-year plan to approve at our meeting in February and am looking forward to Wayne's ideas.

SECURITY – Joe Hudetz

Mike Colavecchi – very quiet, no reports

ARCHITECTURE – Terry Hintzel

The new amount for permits in the City of Braidwood is \$750 up from \$300. The total cost, labor and materials. Braidwood will still make the call if a permit is necessary. It still requires that the homeowner come to the office and go through our permit process. Shadow Lakes still has \$300 to need a permit package.

NEIGHBORHOOD QUICK RESPONSE TEAM – Joe Hudetz

This is FEMA backed and it basically takes 5 people to make a Team and people to map neighborhoods that also will have items which would be needed to help in a situation if it arises. Road situations from storms, a house needing attention, or natural disasters would be examples. There should be enough people to help map a neighborhood that could help in this team. That might include a homeowner that is a nurse that lives here and would help, maybe homeowners with saws, trucks; anything that could help. There will be more information available in the December Fossil Footprints on how to accomplish this Team.

FINANCIAL – Wayne Kancler

We are financially strong.

Cash in reserves is \$380,641.61. (A little bit less in reserves than last year, but we have had some extraordinary expenses outside of the budget line items)

Operating expenses overall are \$4200 under budget.

Water system repairs are down \$7,000

\$13,000 saved from not having a bad winter, by saving on snow removal

\$3600 less on refuse removal through renegotiation

Utilities expenses are down \$4100

Over budget items:

Sewer repair and maintenance \$16,500

We are still going through pumps in EV.

Pool maintenance \$12,000 this year.

For operating expenses we spent \$40,000 more, but still under budget due to the above savings.

Water and sewer are the biggest budget.

Water usage up 6% - Sewer 4%

We passed the budget will have an effect on our dues.

Annual Increase for the following tiers: 1-\$39.

2-\$51.87

3-\$97.50

4-\$78.00

5-\$16

Our money goes to keeping the Association running, and we do add things:

Bushwhacker \$3100

Low flush toilets \$4300

New lift pump \$15,000

Another \$15,000 coming in the lift pump

\$75,000 in road paving

Pool drain covers \$4,000

Deck work around pool \$6300

Auto vacuum \$4500

New auto-chlorinator \$600

Beach sand \$3600

Nature Trail \$3200

\$5,000 on erosion control

This adds up to about \$124,000

Looking ahead – more use for the nature trail

Rock and road mix made it safer. Maybe a beach area, picnic area, fishing spots.

The other trail maybe another fishing pier.

Resurface the basketball court

Bocce ball court

Expanding chemical testing of the weeds, (all channels and Tully Lakes)

Continue the erosion control

Upgrading our security cameras

Adding some parking areas to common areas

REAL ESTATE – Wayne Kancler

We have this year: 63 disclosure letters when property is bought compared to 57 last year.
Chuck Van Patter: 16 properties for sale next door, usually Keith has 30-40.

FOSSIL FOOTPRINTS – Wayne Kancler

We will be trying to get the December issue out around Thanksgiving
We are mailing to all homeowners if they are not on the email list. Extra copies at the office.
We could not do this without our maintenance, office, security, activities staff. Thank you very much.

MAINTENANCE – Mike Colavecchi

Water turn offs are in progress
In the next couple week Mississippi Pump will be checking our systems. It saves us in the future. EV property owners are flushing wrong items down the drains and the pumps overheat and eventually the pump - up to \$10,000 a pump.
Cement work on the pool. (T & R doing the work)
Removing numerous dead trees.
Compactors had a routine tune up
Hydrants flushed
Gate 3 compactor will be painted
Lights in Amenity Center cleaned
Extensive trimming of tree limbs in EV

ACTIVITIES – Beth Chappell

Overall the year went well along with weather.
We had a great family fest.
Beth thanked all volunteers and staff.
Shadoween is tonight. Sandie and Wayne donated pumpkins and there will be a reptile show.
Nov. 4 is Thanksgiving Potluck if enough people sign up.
We have tried a couple of new bands, if anyone knows of more bands, contact Beth.
Flea Market went well.
We have added new chairs, new colors – purple and green
We might sell new items next year like water bottles, different kinds of T-shirts.
We are still working on getting the work out to homeowners about what is going on in S.L.

FISHING CLUB – Beth Chappell

It meets the 3rd Sunday of each month at 9 am in the Amenity Center, please sign up
They have many events.
They stock our lakes.
Nov. 19 is their brunch at the Community Center.
They also maintain the barrier at Novy Road area.

BEAUTIFICATION – Beth Chappell

Thank you again to all the volunteers
We did work on is Gate 3...they added landscaping in front of the compactor area... grasses and bushes.

POAC – Tom Lydon

3 muskies caught this weekend.

The POAC has full membership representatives with a couple of backups.

There are gate signs for the summertime.

Sher will be helping activities with Beth next year.

Marcia spent 4 hours going through the neighborhood and gave to Beth things in every community that are in good, bad or suggestions. Marcia also noted some houses that needed help and is passing that on to Jane and Kathy.

Pauline shagged some solicitors out of S.L. and is working on verbiage for some S.L. rules and bylaws.

Sue is helping with the POAC membership.

Stocking of fish will be added the last week of November: crappie, walleye, perch and more forage.

Jean is helping on Community Relations along with her husband Chuck. 57 homes sold this year.

Maintenance – TMV point, the pool and the roads have been given attention.

Terry Hintzel is working great with the City of Braidwood.

Next year Fred C. and Maureen H. will be helping with weed watch next year.

EV is getting help next year with more chemical additions for their weed control in Hawk Lake.

Pat Hintzel has had a lot of appeals, mostly for stickers this year.

A Blood Drive will be happening this November.

Tom will be leaving the Budget Committee this year. There will be a new ad hoc budget member, Lori Velasquez, this year for that committee.

Tom Lydon thanked the POAC members and the Board for their attention to the previous issues.

COMMUNITY RELATIONS – Chuck Van Patter

- There will be a local parade and tree lighting
- The board voted for inter-government agreement with Kankakee River Valley for water. This will help in situations where one town loses pressure another town can help.
- The cost of the city to build wells is very expensive and the water pressure can drop. Henceforth the agreement with Kankakee River Valley.
- The police department had 16 arrests, 48 tickets and 266 service calls.
- Easy Street rezoned and possibly Warren Collision Shop will move there.
- Chip and Seal (a mixture of tar and gravel) is going on in Braidwood for their roads/streets to save money.
- The bills were \$171,000 for two weeks and payroll \$102,000.

SCHEDULED ITEMS

Audit Committee

Every year we appoint an Audit Committee (This is a committee that watches over the bills, payroll, and reconciliations with the banks – to keep watch over S.L. and keep it honest). We will nominate 3 people, Pat Hintzel, Tom Cram and Lori Velasquez. Motion to nominate Pat Hintzel, Lori Velasquez for the Audit Committee – passes unanimously along with Hank Genteman's proxy vote. Nomination Tom Kram for the Audit Committee to let Tom Kram return. Board was not aware of Tom Kram's wish to return. Nomination passes along with one absent vote for Hank Genteman.

By Laws

We have Hank's proxy ("I") on all four numbered items:

1. Strike provision from Article 7, Section D, Paragraph 6 from the bylaws the words "**or a Candidate**" - Motion passes unanimously.
2. Strike Article IX, Section G, Paragraph 12 from the bylaws – Motion passes unanimously.
3. Strike Article IX, Section J from the bylaws – Motion passes unanimously.
4. Confirm Bylaws of Shadow Lakes II Association to reflect the new revised date "October 2014" to "October 2017." Motion passes unanimously.

The Bylaws are so amended as reflected by the motions previously passed.

Fencing

Motion to approve new fencing by Regent Fence for Gates 2, 3, 4, 4a including material, tax, and labor \$12,818. A wood fence instead of vinyl was more expensive. The fencing in place now has been very hard to keep up. Maintenance has been trying to keep them together, but now is the time. The money will be taken out of reserves and that money will be replaced the reserves next year. Discussions included the color of fencing; some of the old fencing may be used within S.L. by common areas. Would the fencing turn green with algae and it was noted that the "wet and forget" will be used by maintenance for upkeep. Also using this type fencing, some homeowners may want to use this type of fencing on their own lots. There are also fences that look like split rail and not just rail. By proxy of Genteman, motion passes unanimously.

Before open comments, we have to amend the Bylaws on the fly as our Bylaws state we have two Audit Committee Members. We will now have three Audit Committee Members. I propose to change the words In Article XI, Section A, Paragraph 1 "**will select at least two Audit Committee Members**" and the last sentence to strike "**two**" out of the last sentence. Motion passes with four affirmative votes and the Bylaws will be amended with the other changes.

OPEN COMMENTS

A discussion was made about the erosion control in TMV. There have been numerous complaints of loud music and drinking (urinating and vulgar language also occurs) on the common ground. This was designated by the POAC as one of the worst erosion areas in S.L. Final discussion ended with the Board suggesting one designated person to not drink and listen to the group as far as how loud this group of people are and then have discussion with the Board. There will be an attempt to resolve this issue where all members are concerned.

The POAC will be putting together in honor of Ron Midona great-grandchild on November 18th. 10 am-1 pm. Donating blood helps many people as far as cancer, accidents, and cardio-heart patients.

ADJOURNED