

**SHADOW LAKES II ASSOCIATION
ANNUAL HOMEOWNERS MEETING
OCTOBER 28, 2023**

Pledge of Allegiance: 3:35 PM

The Annual Homeowners Meeting of the Shadow Lakes II Association was called to order at 3:30 pm at the Community Center on October 28, 2023. Those in attendance recited the Pledge of Allegiance.

Board Members Present: Wayne Kancler, Joe Hudetz, Fred Cowell, Susan Knuth, Bobbie Cooper, Lucia Vineyard.

APPROVAL OF THE MINUTES: Motion made to approve the minutes of the Annual Homeowners Meeting of October 15, 2022. Motion made, seconded. All in favor? Yes. Motion carries.

PORTION OF TAPE NOT RECORDED *****

PRESIDENT'S REPORT – Wayne

Wayne noted Lucie's job as Association Manager for 3 months. She stated it has been interesting. She feels she fits good at Shadow Lakes. She feels staff and board members are awesome. And has met numerous residents.

FINANCIAL AND ARCHITECTURE – Joe Hudetz

- Covenant document changes will be posted on the website and a hardcopy will be put in the office. The majority of the Association needs to vote on these documents. After the vote the bylaws need to be in agreement with the covenants. That part has already been completed.
- Map your neighborhood is done. Meetings were held. You can take the course on line, Utube, "Map your Neighborhood" and talk with your POAC Rep to find out how to help in a disaster/emergency situation.

ACTIVITIES/BEAUTIFICATION – Susan Knuth

Susan thanked everyone who helped with the Shadoween. It was outstanding. Great activities are planned for the summer.

SECURITY/CODE ENFORCEMENT – Bobbie Cooper

Bobbie thanked all the POAC Reps for their time. They go through the villages. If it happens that residents get letters, try to understand. Look at your property and see if lot numbers are visible. They also look for property upkeep. If you get a letter and not sure why you got it, call the office and ask what you need to do. Shadow Lakes does want the property to look nice. Call the office during day ours or if emergency happens, call the Maintenance Emergency number. White lines were added by the stop signs and seem to be helping. Warning/Fine letters were sent out in the last year (EV 70, FC 108, FV53, TMV 51.)

MAINTENANCE/BEAUTIFICATION/FISHING CLUB – Fred Cowell

Maintenance

Maintenance painted the Community Center

They are working on the water turn offs

Winterized the pool

Did B-Box repairs

Brought Kubota in for upcoming snow season with salting

Fixing the gates

Light on Gate 4 will be fixed

Grass cutting still going on

Lift stations are being updated with digital electronics

I always thank the guys, Joe, John, Brad

Beautification

Fred will be working with Sandie Kancler

Will work with Susan Knuth first week in May for Shadow Lakes cleanup.

Fishing

Last stocking will include perch and crappie within two weeks.

\$5,000 was added by the club for more fish, a strong membership helps to benefit members of the Association.

OLD BUSINESS:

- Discussion on the majority needed for Covenant votes. Majority needed
- Rules/Regulations not being registered. Have the items been addressed. Yes. Once covenants approved, then the rules and bylaws can be completed. Proper progression.
- Association vehicle purchased. Availability was the consideration.
- Bylaws documents being recorded.
- Appeals should be done in private
- Meetings that are held in Braidwood is a chance for Shadow Lakes residents to hear what is going on.
- Water turn off/turn on be changed from. Weather can be beautiful late in the year. Maybe changed by two weeks both in April and October.
- Speeding always a concern as the speed bumps from residents and commercial delivery
- Disabled resident needing help. Permit problem ensued with a resident helping out.

MOTION TO ADJOURN THE MEETING. Fred Cowell motioned, Joe Hudetz seconded. Meeting adjourned 5:00 pm.