

**SHADOW LAKES II ASSOCIATION
BOARD OF DIRECTORS MINUTES**

**August 17, 2024 Revised per Joe Hudetz, Bobbie Cooper
Approval of Covenant, Camera System, Adjournment time**

Pledge: 9:00 an

Roll Call: Bobbie Cooper, Fred Cowell, Wayne Kancler, Sue Knuth. Joe Hudetz, Luci Vineyard

Motion to approve the minutes of June 15, 2024. Fred motioned. Bobbie seconded. Motion carries.

Motion to ratify spending of \$1750 for evaluation of goose issue. Fred motioned. Joe seconded. Motion carries.

Motion to renew insurance. \$20,837 Cincinnati Insurance for a year. Joe motioned, Fred seconded. Motion carries.

Motion to for Community Center roof replacement. \$33.950 Apec. Fred motioned. Bobbie seconded. Motion carried.

Approval of Covenant changes 70-80% of ballots returned approve change of Covenants. By law changes will come next.

Ratify: Board resolution for Bank Signature Changes for incoming Board Officers Joseph Hudetz president, Pat Hintzel Treasurer and Susan Knuth, Secretary and remove all other signatures from all Association Bank Accounts including CDs and Money Market accounts. Fred Cowell motioned, Bobbie seconded.

CHAIRMAN'S REPORT.

A welcome to Pat Hintzel and Matt Virgili to the Board. Wayne thanked Fred Cowell for his term of service.

Treasurer Report: Joe Hudetz expenses were within 5% of the budget. Revenue increased due to bank interest and settlement with the City of Braidwood. Other income also produced revenue (dues, stickers, fines. etc.)

Activities: Sue Knuth thanked Wayne for his service, volunteers, maintenance and pool monitors. Sue mentioned the cost of the activities budget. Craft fair, band and bingo to come and Halloween Treat or Trunk.

Appeals: Tammi Virgili – 1 August, fine upheld. 1 scheduled for September disorderly conduct.

Architecture: Luci and Joe Hudetz 20 lots were resold first quarter. 10 sales in July (7 of these were full-time). Infrastructure will be addressed by the board in the near future

Beautification: Sandie Kancler. Weather impedes gardening. The Community Center getting updated in back with fencing and bush removal. IDOT hearing proposal to redo I-55 and 129 are going under changes in the near future. This will put off changes to Gate 1 at this time.

Fossil Footprints will be out next week.

Lake Report: Fred: Weed boat situation was good. But there issues again. Small weed boat is out to get small areas. Weed back to the northern lakes soon.

Fishing Club: Fred Cowell Saturday is the all resort fish fry. Signup sheets in Amenity Center. 12-2. Stocking is in September, Minnows, redear. Jumbo perch crappie and rainbow trout in late October, early November.

Maintenance – Fred Cowell: Storm damage clean up and getting dog park fence repair, gate 4 fixed. Pool PH level was off and now fixed, cutting grass is always standard, pot holes fixed, Community Center updated., compactors pained, lift station in process of being fixed.

Legal Matters – 4 properties being taken care of. The court system is a long process.

Security/Code Enforcement – Bobbie thanked Wayne and Fred for their time on the Board. Of the fines sent out most have been for stickers and boats. New homeowners coming in are fixing them up.

Luci Vineyard: Over \$6,000 in fines for mostly stickers this year. New software for the management office. Web, eblast. emails, FF by email, check violations and fines that go with them, accounting system, paying dues on line, members will be able to access their own letters, how much they owe, store documents, own sign in. It is a homeowner program.

OLD BUSINESS: Beach deterrent of geese. Board is still considering quotes. Grading and dredging might help. Removing grass might help. Cutting out a corner that is creating a u-shape pocket. Map Your Neighborhood. Dennis House will possibly do another lecture for preparedness.

NEW BUSINESS: Camera System for the maintenance garage and the fire pit. The burning pile is getting too many items that are not supposed to be burned. Vegetation only is to be burned. Camera visibility is needed to take care of the bad actors. Fines will be put in place. Two bids received. Matt Virgili explained a stand alone camera: to access the camera one needs to go to that location and download

from there. The other is a wireless signal between the garage and the pavilion connecting it to the internet at the office; then it can be viewed from a remote location. The higher price is for the wireless set up like we have going from the gates to the office. The camera will also cover the boat ramp. It will cover the area out in front of the garage. There is a warranty. Matt stated you could do simple set up and add the wireless later. How much the camera is used might determine the decision.

Motion to approve bid to approve the second version of downloading option to the office \$4214.70.

First bid was \$2,526.40 for the standalone. If wireless connection added later, it would be equivalent to the cost of \$4214.70. Joe Hudetz motioned the wireless version, Fred seconded. Motion carries.

EV boat ramp salvaged part is now by boat ramp by Amenity Center. Part of ramp is still in EV. Wayne proposed it go up for bid. That would be in the \$4000 range. The bid would go up for \$1500.

Motion to post the offer of portion of the dock. Bobbie motioned. Fred seconded. Motion carries.

Dial-a-ride is now available for seniors and disables. Have to register with Will County and Shadow is trying to get gate access like Amazon. There are still alerts with the City of Braidwood that go out. One has to register for this also.

Audit Committee – 2 members needed to serve the board. If interested, submit letters to the board.

In talk of speeding, a portion of Smallmouth Lane by FV200. A request of a stop sign at corner of Smallmouth and Walleye. The board will take it into consideration.

Mike Tomasek gave a speech on working with Wayne Kancler over the last 12 years. Fred was also thanked for his terms of service on the Board.

Comcast mentioned as far as prices. It was noted if you go into their office in Joliet (Xfinity) for a better plan.

Adjourned meeting at 11:15 am to executive session for appeal.

Adjourned executive session 12:15 pm.