

**SHADOW LAKES II ASSOCIATION
BOARD OF DIRECTORS MINUTES
June 15, 2024**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 9 a.m. at the Community Center on May 15, 2024. Those in attendance recited the Pledge of Allegiance.

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

Also present, Association Manager Luci Vineyard

MOTIONS

On a motion made and seconded, the minutes of the Board meeting of April 20, 2021 were approved unanimously.

On a motion made to update the reserve study of October 22, 2022 at a cost of a cost of \$1,750.00, Mr. Kancler asked that the matter be tabled with a suggestion that the update should be every three years. The motion was unanimously tabled.

PRESIDENT'S REPORT – Wayne Kancler

Reminder that ballots for the two open Director positions must be post-marked by June 29, 2024. We are still waiting for the return of sufficient ballots to approve the recommended Covenant changes. We have received 418 of the 863 ballots mailed. We need a minimum of 433 ballots returned in order to adopt those changes. Once adopted, we can then proceed with the updates of our other governing documents.

Mr. Kancler asked Ms. Sohol of the status of this year's budget committee.

A member of the Braidwood Police Department will be at next month's POAC meeting to answer to and discuss laws related to registered sex offenders.

Reminder, Burn Pile is for nature vegetation only, trees, limbs, branches. No grass.

Novy Road Erosion: An engineer has finally been assigned by the state to review the submitted project. There are funds allocated, but It is a slow process.

EV Fishing pier and kayak launch. It is in progress now. An older section of the pier might be moved to the pier by the Amenity Center.

TREASURER'S REPORT – Joe Hudetz

Cash about \$750,000. \$100,000 a month to operate our regular operations. We have 7 months to go. We have \$375,000 in reserves.

ACTIVITIES Susan Knuth

Events have been well attended. Flea Market went well. The pool, diving is not allowed in the pool. Sue described what is allowed in the pool also what is being sold in the Amenity Center. What they have to offer as far as other activities you can borrow and what more is coming this summer.

APPEALS – Tammy Virgili

One appeal

ARCHITECTURE – Joe Hudetz

Last 3 months there has been a lot of permits issued. This place is looking better. 20 applications for the villages over this period.

BEAUTIFICATION – Fred Cowell / Sandie Kancler – New pots by Community Center to prevent golf carts from going around the center.

FOSSIL FOOTPRINTS – 90 Cent to mail. Please sign up to receive it by email.

FISHING – Fred Cowell

Muck reducer added to the treatment. Some erosion control added, boulders and rip rap. Big and Little Shadow being done. The weed boat is out in Hawk Lake and Northern Lakes. The lakes seem to be doing well. Weed treatment does not treat algae.

MAINTENANCE – Fred Cowell

Painting and repairs done to pool, potholes filled, road paving basically done, b boxes repaired, replaced two filters in the pool and a couple other items updated the pool from 30 years, repairs to gate 4a, repaired gate 2 light, EV boat ramp being updated, grass cutting, next year heat/air condition for office replacement.

CODE ENFORCEMENT - Bobbie Cooper

A new officer has been added. A lot of people are getting warning letters (209). We want people to maintain their property. Stickers have to be put on by July 1st. Please update insurance papers in the office.

MANAGER’S REPORT - Luci Vineyard

Update on property violations.

OLD BUSINESS – Speed Hump in EV. Not much feedback. If positive feedback does not come in, the decision is still not permanent.

NEIGHBORHOOD EMERGENCY PREPAREDNESS - Joe Hudetz

Saturday, June 29. 10 am – about one hour. How to prepare for power outages, attack by another country, a professional will be speaking.

OLD BUSINESS – Beach, geese feces. Shadow Lakes does spray, chlorinate, enzyme treatments, sometimes it is just seasonal. The pool and beach are inspected by the health department. Maybe a cheaper string treatment (maintenance will research), maybe dogs chasing them.

NEW BUSINESS – Camera by burn pit. We are slowing down behavior of people putting things there that do not belong. The fire pit may be eliminated by the EPA. A quote on this camera by the maintenance garage is being taken.

OPEN COMMENTS - Members

Nicor – came out with gas smells. Nicor noted fittings by the meters need to be replaced. This is a homeowner issue, contact the provider for the smell. Right now, Nicor is not considering replacing the other villages with natural gas.

Geese – A better notification on beach closure by the “blast.”

Road Repair – Budget and proposed budget was questioned at meeting. It does not look like the roads being replaced are using the budget expenses.

Cleanup in common areas

Trail – will it be budgeted to grade the trail? Line item is in. It is being address currently.

Boat ramp extension – estimate was for two additional sections, \$19,000 for pier, internal fault for measurement. The pier is being extended.

Water reconciliation final number \$83,991. That money is still in Shadow Lake reserve.

Stickers - \$35 as of July 1st Late fee \$25.00 plus sticker for current year is \$35.

License plate information, should that information should be taken. Start a data base with pictures with license plates showing. Information collected as to whom is driving the golf carts.

Political signs on property – the covenants have not been approved yet and this is where it is being addressed.

MOTION TO ADJOURN TO EXECUTIVE SESSION Fred motioned, Sue Knuth seconded.

10:10 AM

MOTION TO RECONVENE THE REGULAR MEETING WAS UNANIMOUSLY APPROVED AT 12:25 PM.

MOTION TO ADJOURN THE REGULAR MEETING WAS UNANIMOUSLY APPROVED AT 12:28 PM.