

**Shadow Lakes Association II
Board of Directors Regular Meeting
February 26, 2011
Minutes of the Meeting**

Pledge of Allegiance
Roll Call

Let the roll call show that all Board members are present. President Steve Aumueller (SA), Vice President Hank Genteman (HG), Secretary Frank Landolina (FL), Treasurer Chuck Van Patter (CVP) and Director Dan Feely (DF). Office Supervisor Renae

Approval of Meeting Minutes:

December 4th 2010 Regular Meeting, HG motions to accept CVP Seconds, all in favor. Board of Directors Meeting Minutes **December 4th 2010 Regular Meeting APPROVED.**

December 4th 2010 Executive Meeting, CVP motions to accept HG Seconds, all in favor, aye. Board of Directors Special Meeting Minutes **December 4th 2010 Executive Meeting APPROVED.**

Chairman's Report

This Board especially these two guys (Hank and Frank) when they were elected promised to start doing some savings. One of the big savings I have already noticed between Jan 1 and Feb 20 is over \$2400 savings in the office in labor cost already. They did a good job in the office. There is a Braidwood meet the Candidates today at 1:00 PM. You are all welcome to come, there will be coffee and donuts. I have had a few calls about when the kids are getting off school about 3:30 PM; they are blocking some of the gates. There is a rule that they can be fined for it so if you see anyone just ask them to stop, we don't want to have to fine them for that. At the POAC meeting last week, I made a comment about gate cards and fines and I told everyone you couldn't turn gate cards off for unpaid fines, I looked into that more and we can. It is something we can do. Turn gate cards off for unpaid fines. WE are looking for volunteers for May 7th clean up day. Hank has donated some money from maintenance for hot dogs and hamburgers. It is a block party. But you will be expected to clean up. We are also looking for volunteers. The girls in the office, sue especially redid the format for the Fossil Footprints. We will get into that more later. But we are always looking for volunteers to help fold them. We saved a lot of money doing that. Jean and my wife helped. A few of the Board members on their time off helped. It was a nice effort. They will be going out, I know they haven't yet. They will be going out soon.

There was an error in the Fossil Footprints, it said we have an Activities Director and we have a Scheduler. That's it. Also, all broken gate cards are \$10 each.

Hank Genteman for Maintenance and Activities

Maintenance is having a little **problem again with the pumps in EV**. We are getting swifter and sanitary wipes that you use clogging the pumps. We have been having a lot of problems with that. In February 11th we had two guys out from FloTech, cost us about \$400 for clean out. We had them on the 24th this month too, but we had Carl and Mike cleaning out both pumps. Please do not throw this stuff down the toilet. I know it says disposable. But this is what is clogging our pumps up and is costing us a lot of money. If we have to have a pump repaired it is up to 5K or more. We have 28 pumps and we don't want to be replacing or repairing pumps all the time. **We bought a new gas golf cart at \$7,198.** We are going to be using it for maintenance and mostly for security. This way security does not have to go out and around they can go over the golf cart bridges and they can do the Nature Trail with no problem and it will help with the gas on the cars. We are going to try it this year and see how it works out. If it works out, we might even get another one. From Beaver Creek, we have a two year maintenance guarantee on it. It looks real nice. Our snow plowing, this is the bad news. **Our last snow storm we had cost close to 8K.** They worked two days. If people are complaining about Hole-In-The-Wall Road being closed, you can blame me. I thought it was unsafe. We piled snow in the road so you couldn't get through. I think it is very dangerous road to go down in the winter. I haven't heard any complaints but it was for safety reasons. SA, we were at the meeting last Tues and BW spent \$24K on that storm for the whole village and we spent 8K just for us. To put it into perspective, we pay a LOT for snow plowing. And the worst thing they are getting 18K back through a grant. We need to start looking for grants.

Next thing is the gator, is over 5 years old, last year it cost of over \$4K to repair. It's getting old and we talked to the dealer – they don't have an odometer, they go by the hour and he has never seen one with that many hours on it. We do use it a lot. Right now the Gator, beginning of this year already cost us \$600 for the transmission. And now the windshield wipers are caught, it is just a nylon gear, but you have to buy the whole motor for \$550, I said forget it. Then the hydraulic motor on the dumpster went on it. We didn't even ask what it would cost. I think what we are talking about is just trying to keep it running as much as possible and we might have to get rid of it one way or the other. I hate to see it go, it does help us and we have other things in mind to replace it. That's about it.

Activities we have **St. Patricks Day** coming up. There is a list up there for a block / yard party again. We are going to be serving corned beef and cabbage and boiled potatoes. And anyone that comes we ask they bring a dish to pass for at least 8 people. And if you don't bring anything there is a \$3 charge to help pay for the food. There will be some lemonade and kool-aid. We have the clean up and bingo starting on March 26th. Flea market in May tables still open. We traded a \$10 table for two brand new tape players worth about \$60 for Shadow Lakes POAC and Board minutes.

Frank Landolina, Architectural, Security, and Fishing Club

Security I don't have anything – from Kurt, we had one break in a truck but nothing was taken.

Fishing Club I have a letter from Tom:

FISHING CLUB ACTIVITIES/ISSUES:

Novy Rd. Proposal.

January, we held a live ice fishing demo at the Amenity Center ramp out on the ice.

Feb 5th, Ice Fishing Derby, with 24 anglers-8 youngsters, 249 fish caught, 70-75 people for "Chili Mixer". A great family event.

An exclusive "Hawk Lake" 60 minute high quality, underwater video with music was released and is for sale in the Office for \$10. 50 more copies are being made.

Our Feb 20th meeting set the stocking plan for 2011--residents asked for more trout stocking--we will plan on 2 trout stockings in 2011--Spring and Fall. Spring trout are usually much smaller, if they are available.

Lots of trout being caught ice fishing along with a 44 Inch Musky in the interior--picture on the Bulletin Board, along with a JUMBO SPAWNING PERCH.

Club memberships were mailed out with the property bills or are available in the office. please join up.

The Fishing club is holding a raffle, starting this week (Feb 26th), tickets will be in the office or from Club members. 1st prize--32 In LCDHDTV, 2nd prize Coleman travel grill and 3rd prize, an underwater video camera. \$5 each ticket.

Frank, thanks again. Tom

Nothing for **Architectural**

HG – I forgot to say we have a new clean up lady for amenity center and all the reports that I have gotten so far are that the washrooms are very clean and smell very good. If you have any problems let me know and we will definitely notify the people.

Chuch VanPatter Financial, Public Relations and Fossil Footprints

Treasurers report

Vehicle Replacement	\$ 23,047.00	Did not use vehicle reserve for Golf Cart.
Long Term Reserve	\$ 276,554.00	
Infrastructure Reserve	\$ 75,933.00	38K addition expected in march
Operating CD 1	\$ 31,000.00	Have 2, added 60K last month, total 91K
Operating CD 2	\$ 60,000.00	
Total CDs	\$ 443,487.00	4 CDs at different banks
Checking Account	\$ 488,045.00	Checking will be depleted for infrastructure
Accounts Receivable	\$ 238,000.00	
Pre Paid Dues	\$ 92,000.00	Through 12/31
Capital Expenses	None	
Infrastructure Expense	None	

Office presented me with 548 pages of financial records. Dennis Beauregard, Don Walker and Ed Beauregard, who is a CPA reviewed all this and had no questions. If anyone wants to go through it, I have it ay my house. It will take you a long time. All ASSN records except wages are open to anyone. I you want to see anything, all o it is right her, just come over to see me or come into the office.

Would like to thanks Bob McChrystal and Joanne Kopecky our former Treasurers because they left financial things in very good shape. Assn expensed for 2010 were very close to the budget with the exception of snow plowing. Lift station repairs which Hank has mentioned and yard refuse was higher. We are working on that and we may put a fence in and do some more burning during Braidwood hours and hopefully get some of those waste hauling costs down. Mike and Carl are doing a lot of lift station repairs and when you get called out at 2:00 AM.

HO, asking about recycling glass and plastic. CVP, doesn't know - we can ask. We used to recycle but they will charge for box now. They did come out and get paper, we get a little money out of that.

HO, before the election you said that all records will be open and you just said that payroll is not open. CVP, the payroll is only ballpark. If you come in and ask we will tell you the range of pay say from 14-15.

HO, I wonder if you can look into the feasibility of getting a shredder for branches instead of burning them. CVP, what happened in the past, poison ivy got in it and we gave it to people for much and we had a lot of hospital cases. So we quit using it. We do still have a small one.

HO, you cannot even burn poison ivy. CVP, correct.

Community Relations

The city is getting money back for snow plowing and we are not. And candidates will be here, we will be having coffee and donuts. I think 5 people are running. There is a scheduled meet the candidates at the Lutheran Church at 6:30 PM. Beaver Creek Golf Carts got approval for all their permits for sale and repair of the shop they are building on the 2acre spot on Hickory St. between Berga and Third street. They will have a shop in there from 6 months to a year. City spends \$138,326 for last 2 weeks.

Fossil Footprints

I would like to apologize we did try something new. We used our own copier, they have all been folded, we are waiting for postage. We are talking to the Board about buying a postage machine. Normal mailing is close to \$400 if we buy a postage machine we can get them out for about \$200. That happens 4X a year, the dues mailing, the voting ballots. I think we come out ahead if we get one of these machines.

The first year will cost us \$370 to get machine after that cost is \$185 per year. Just one mailing of Fossil Footprints we are saving \$152 and then we have 5 others throughout the year. Cost 25 vs 44. When we have them printed at Baileys Printing it was \$640 for each issue. We do need volunteers for them though.

Kirk, for the people you are mailing in SL can't we talk to the post office and just put them in the mailboxes. CVP, that is not allowed.

Dennis B, how long does it take to receive bulk mailings? Sue K, post office says bulk mailings within 8 days.

CVP, Reminder that we have a **suggestion box** for your input. Chuck is reading them:

- Why wait for property owners to do things, we need more activities.
- Please try to have residents take down no trespassing signs they really look terrible and it lowers property values and it looks like a high crime area.
- Plow the nature trail for non lifted golf carts. CVP, I think they have to wait for spring!
- We should get an indoor pool and a pop machine.
- Put an outside pull chain shower at the pool. CVP, we are looking into that. It is a Federal law. HO, I have a question, how do they verify now that someone has taken a shower. The pool monitors have to catch them. If you were sitting outside it would be easier.
- It would be nice if there was a flat screen with all the channels, Wii and some games. People can also bring games if they wanted to.

Dan Feely, **We will need this year a new filter.** HG, one of our big pool filters is cracked. We need to have our ladders reset. It needs to be cleaned and repainted. We have about \$6K going into that pool before we can even open it. Our rules and regulation on the pool not being able to bring water in to the pool. Beth, that is incorrect, we changed the rule last year. We allowed new unopened bottles in. You have to buy one from us or you have to bring a new unopened one. It was posted last year on all the doors. (Hank seems annoyed because activities has changed a rule without the Boards knowledge.)

Dan Sennett, POAC

I want to remind homeowners that most issues need to come to the POAC before they go to the Board.

The POAC is going to be the first order of business when a rule is violated. If the rule warrants an automatic fine, the POAC will not be involved. This is for warnings – the POAC will come out and try to talk to the person about the violation. We decided that we will get badges so you will know who we are. This will start in May. The majority are part timers we want to give them a chance to unwind, come out and be part of things and we will work with them. The key is to promote positive things and not collecting fines.

Security, we summarized the results of the survey we sent out on security. We got about 400 responses back. Some of the comments we received were:

- We definitely need security, without it we will become a high crime area.
- We need better lighting
- Security officers need more authority to write people tickets.
- The routes need to be changed
- Make security more visible.
- Get a golf cart for the nature trail.

85% want security
 70% want security 7 days a week
 60% all year round
 60% want 2 people on during summer weekends and Holidays
 35% are not willing to pay extra.

The Chief expressed he would help any way he could. Police officers need contact info for SL avail 24X7.

Based on these results we submit the following schedule.

	Schedule	Schedule	Hours Daily	Hours Weekly	Hours Monthly	
April 1 to Nov 1	7 days a week	9pm – 3 am	6 hours	214	1284	2214 X 10 = \$22,140
May 27 to Sept 3	Weekends & Holidays	9pm – 3 am	6 hours	33	198	2214 X 11 = \$24,354
May 27 to Sept 3	Friday & Sat	3pm to 9pm	6 hours	30	180	2214 X 12 = \$26,568
May 27 to Sept 3	Sun & Holidays	1pm to 5 pm	4 hours	18	72	
Nov 2 to March 31	TBD	TBD	TBD	30	660	
					2214	600 extra hours if needed

Actual schedule to be developed by head of security based on need and activities.

SA, you are saying you want security 7 days a week even in the winter, there is not anything going on in the winter. Kirk, There was 1 break in during the winter. SA, Last year we had several break ins and several golf carts stolen and thats when security was on. I want security; I am just not sure we need that much of it during the winter. Kirk, this is not what I thought needed to be done, these are survey results. This is what the HO's wanted.

FL, I think we should postpone this and decide behind closed doors. SA, One of my concerns is that you said you have 85% of 400. That is less than half of the population. Dan S. The 400 that respond become the majority. The remainder have chosen not to participate in the decision making. We can't assume what they want. The hardest part was remembering that we were basing our recommendation on the survey results not on our personal bias. We want the Board to decide now, we don't want to wait 2 more months for security. Kirt V. we all decided to send out the survey to get input and some of you ran on the basis that you would do what the majority want. SA, I agree we need security. The schedule is what we are not sure of. During the day we have maintenance people out, several Board members are out and about. Kirt V., with this in mind was that we hire people from SL and they need to be able to do the job. SA, there will be security. Rich H, when we hire people from SL, will we be liable for their safety if they get hurt on the job. SA, we have workmen's comp. Dan F., there is a \$34K budget; we are recommending \$26K of that. Rich H., who is going to decide who is qualified for the jobs? Kirt V., they will be trained; they will be considered code enforcement officers. Dan S., it is the Board's responsibility to have someone in charge of security and they should be working and hands on. This recommendation is for the budget. These hours can be changed, they can be fluctuated. I think it is up to our community to say we need a little more here or there. This isn't etched in stone, the money is though. The money is there and I think we give the homeowners the impression that we don't have money for this. There is another \$14K for gas and uniforms. Rich H., how much is the total cost going to be including all insurance and that. How many people are you hiring? SA, we are looking into volunteers also. Sue the labor will be charged to security. HO, do security officers have to pass a background check before they are given a job? SA, they have never had to before. If we want to we can look into that. Just another added expense. HO, well spent in my opinion. Kirt V., they should have a background check. It wouldn't be an added expense, we can do some checks for free, we can go to the police dept and under the Freedom of Information act ask if any record exists. SA, **Kirt please work with Frank on this.** Work with him, he has an idea, he is willing to come up somewhat, you guys are willing to come down. **We can sign a resolution and get this going.** Kirt, this isn't something I drew up, this is the results of a survey. HO, if an off duty police officer from BW works for \$15 an hour which was published why couldn't with a little tweaking of these hours we afford to hire and off duty police officer who has authority to do something if he sees something. SA, one of the problems is a lot of property owners don't want to be policed here. That could be an issue. Kirk, BW police dept is one of the lowest paid depts. I used to make \$80K per year and I spoke to Chief Meyers on that subject and he will not let his officers' work in here. We would essentially be another department if he did that. There are rules for officers having second jobs. FL, they want to be paid under the table that we can't do. HO, I think you need to post the job description so everyone knows what is expected from them. If you see someone walking around with a badge someone might think they can handle busting up ...

FL, thinks the 500 that didn't respond don't want security. CVP since we are talking to the police dept. BW police employs new technology, the days of driving around aimlessly are over. We need to do it smarter too.

The Board and POAC did get together and went over the **rules changes**, primarily about safety items. We agreed to submit this to the Board for approval the following changes to the Rules. The fine for going over 25 miles over the posted the speed limit is a direct fine.

Comments on rules change proposal

FL I think it should be 30 days not 14 to pay fine. The rule is amount of time allotted to pay fine.

No 3, page 7 par 4 about contractors purchasing gate cards. From 500 lowered to 200. I want it so say any misuse of gate card

will result in loss of bond and gate card will be deleted from system.

No 6 talks about advertising and real estate signs are allowed. It is not in here that it must be purchased from SL. It should say must be purchased from SL. Frank OK with original change.

DF, I have an objection to for sale signs on the golf cart. I would like to figure out how to date them. If they have a golf cart that is overpriced that sign will be on there forever.

No 7 C - change to 8.5 X 11

No 7 D - no trespassing sign on premises, black and white only, two beware of dog signs allowed. HO, If you have two gates if you have a beware of dog sign, you need one on each gate. DF, I object to the signs completely. If you have a dog that is vicious he needs to be on a chain. HG If you have a no trespassing sign and someone comes on your property they can go and talk to the intruder. Otherwise they have to get a warrant to search.

No 8, pets, Should a pet attack another persons pet even while leashed a class X fine.

On the curfew, is that 17 and under, BW law says under 17. Age will be changed from 16 to 17.

No 1, Parking, you cannot have a vehicle parked in SL with a plates greater that B, or >8K lbs, I think it should be a warning, not a class C. They should register annually at the office and should be using the vehicle from the gate to their property only. We don't want them tearing up our roads. Can you ask them to avoid using Hole in the Wall Road? Come in gate 4.

Number 16 page 11 2 and 3 it should say except for SL owned vehicles. They are excluded automatically.

No 17 page 3 G par 1, heading of golf cart we must follow the rules of the road. If they are 16 years or older they must have a drivers license or licensed driver with a valid permit. Change to competent driver over the age of 18.

No 8 is being eliminated - must display annual license decal (logo) on both sides of cart below numbers. OK

On page for 4 no 19 on that the only changes were if it is a class A fines, if people are

19 A-J will all be classified as a direct fine. I think they should be left the way they are. Dan S. - a, must display sticker the ones that are bring left on here are: D, F, H, & I

if you are hanging off the golf cart

if you do not have affixed or permanent lights on at night time

having gas powered golf carts

speeding reckless driving

DF, no 27 Add to rules and regulations members are allowed to store 5x10 utility trailer. Must be empty or contain a boat only.

RULES AND REGULATION CHANGES AGREED ON BY P.O.A.C. & BOARD OF DIRECTORS

A. GENERAL

- PAGE 6-B**
IF COMPLIANCE IS NOT ATTAINED WITHIN **30 DAYS**, A FINE SHALL BE ASSESSED, ETC.
PAGE 6-D
WILL BE DELETED
PAGE 6-C & E
WILL BE COMBINED—IF COMPLIANCE IS NOT ATTAINED WITHIN **30 DAYS** OF ASSESSMENT, A \$5.00 PER DAY FINE WILL BE ASSESSED UNTIL THE VIOLATION IS SATISFIED.

B. CONDUCT

- PAGE 7-2A&B**
THE AMOUNTS TO REPLACE LOST, BROKEN OR STOLEN GATE CARDS WILL BE \$10.00.
PAGE 7-2C
WILL BE DELETED
- PAGE 7-PARAGRAPH 4**
ADDED TO THIS PARAGRAPH WILL BE: CONTRACTORS WISHING TO PURCHASE GATE CARDS TO DO WORK IN SHADOW LAKES WILL PAY A **\$200.00** CONTRACTOR BOND AND WILL BE ISSUED ONLY 2 GATE CARDS. THEY WILL ONLY BE ALLOWED TO ACCESS SHADOW LAKES TO CONDUCT BUSINESS ONLY. THEY WILL NOT BE ALLOWED TO USE ANY OF THE AMENITIES IN SHADOW LAKES. Any misuse of gate card will result in loss of bond and gate card will be deleted from system.
- PAGE 7-3E**
THE LETTER "E" WILL BE ADDED TO THIS SECTION. IT WILL STATE "ANYONE PURPOSELY BREAKING THE GATE ARMS WILL BE ASSESSED A CLASS "A" DIRECT FINE".
- PAGE 7-4**
WILL READ AS: NO ONE MAY BURN HOUSEHOLD GARBAGE OR GRASS. ONLY CLEAR WOOD, TREE LOGS, BRANCHES, AND CLEAR CONSTRUCTION MATERIALS MAY BE BURNED. "**CONTRACTORS ARE NOT ALLOWED TO DO ANY BURNING.**" NO WOLMANIZED OR CREOSOTE WOOD IS ALLOWED TO BE BURNED, AS IT IS A HEALTH HAZARD. BURNINGS OF ANY MATERIALS **MUST** BE CONSISTENT WITH THE CITY OF BRAIDWOOD'S ORDINANCES.
FINE: CLASS "D"-WARNING
- PAGE 8-6 PARAGRAPH 1**

SIGNS THAT ADVERTISE A BUSINESS, CORPORATION, POLITICAL EVENT, AND OTHER ADVERTISEMENTS WILL NOT BE ALLOWED ON ANY LOT OR ON OR IN ANY RECREATIONAL VEHICLE, PARK MODEL OR PERMANENT STRUCTURE WITHOUT WRITTEN PERMISSION FROM THE ASSOCIATION OFFICE. **REAL ESTATE SIGNS ARE ALLOWED WITH ONLY 1 BEING PLACED IN YOUR FRONT WINDOW AND YOU ARE ALLOWED TO HAVE A FLYER BOX IN YOUR FRONT LAWN.** ALSO, ORNAMENTAL LAWN SIGNS ARE ALLOWED AS LONG AS THEY ARE NOT OBSCENE OR IN BAD TASTE. OWNER IDENTIFICATION SIGNS ARE PERMITTED, THEY SHALL BE NO LARGER THAN 1.5 SQUARE FEET IN SIZE AND THE DESIGN APPROVED BY THE ASSOCIATION.

7. **PAGE 8-6C PARAGRAPH 4**

A

B

C - "FOR SALE" SIGNS WILL BE ALLOWED ON YOUR GOLF CARTS AND VEHICLES IF YOU ARE TRYING TO SELL THEM. THE SIGNS SHOULD BE NO LARGER THAN **8.5" X 11"** IN SIZE AND SHOULD BE IN BLACK AND WHITE.

D - "WARNING SIGNS" SUCH AS: "NO TRESPASSING" AND "DOG ON PREMISES" ARE ALSO ALLOWED. THESE TOO, HAVE TO BE NO LARGER THAN **8" X 11"** IN SIZE AND BE IN BLACK AND WHITE.

B. PETS

8. **PAGE 8**

A

B - **SHOULD** A PET ATTACK ANOTHER PERSON OR PET WHILE OFF THE MEMBER'S LOT, THEY WILL BE ASSESSED A DIRECT CLASS "X" FINE.

C

B. FAILURE TO COOPERATE

9. **PAGE 9- 13**

13-ANY MEMBER OR GUEST THAT FAILS TO COOPERATE WITH ANY SECURITY OFFICER, SHADOW LAKES EMPLOYEE, P.O.A.C. REPRESENTATIVE AND/OR VOLUNTEER, WHEN ASKED FOR IDENTITY AND/OR LOT NUMBER, WILL BE IN VIOLATION OF THIS RULE AND WILL BE ASSESSED A CLASS "D" DIRECT FINE.

B. ASSOCIATION EMPLOYEE PROTECTION

10. **PAGE 9- 14**

14-ADDED TO THIS REGULATION IS: BEFORE THE DIRECT CLASS "A" FINE THE PERSON OR PERSONS WILL BE GIVEN A "VERBAL WARNING".

B. DISORDERLY CONDUCT

11. **PAGE 9-15**

15-ADDED TO THIS REGULATION IS: A DIRECT CLASS "A" FINE AND/OR POSSIBLE ARREST.

B. CURFEW

12. **PAGE 10-18**

18-THE AGE WILL BE CHANGED FROM 16 YEARS OLD TO 17.

C. VEHICLES AND TRAFFIC REGULATIONS

13. **PAGE 11**

DIRECTLY UNDER THE HEADING OF VEHICLES AND TRAFFIC REGULATIONS: SHOULD SHOW "YOU MUST FOLLOW ALL OF THE ILLINOIS RULES OF THE ROAD".

14. **PAGE 11-1**

THE FINE FOR GOING 25 MPH OVER THE POSTED SPEED LIMIT WILL CHANGE TO A CLASS "A" DIRECT FINE.

C. PARKING

15. **PAGE 11-4**

THE CHANGE MADE TO THIS PARAGRAPH IS THAT YOU CANNOT HAVE A VEHICLE PARKED IN SHADOW LAKES WITH A PLATE REGISTERED GREATER THAN A "B" PLATE WHICH IS NOTHING GREATER THAN 8,000 LBS. OF GROSS VEHICLE WEIGHT. PERMISSION IS NECESSARY FROM THE ASSOCIATION OFFICE FOR ANY VEHICLE DIFFERENT THAN STATED ABOVE. THE FINE FOR VIOLATING THIS RULE IS A "WARNING", THEN A CLASS "C" DIRECT FINE AND FINALLY REMOVAL AT OWNER'S EXPENSE.

16. **PAGE 11-2 AND 3**

FOR THESE REGULATIONS THE FINES WILL BE CHANGED TO CLASS "A" DIRECT FINES (\$100.00).

C. GOLF CART RULES

17. **PAGE 12-PARAGRAPH 1**
DIRECTLY UNDER THE HEADING GOLF CART RULES: SHOULD STATE "MUST FOLLOW THE ILLINOIS RULES OF THE ROAD".
18. **PAGE 12-6
A THROUGH J**
"A" WILL BE DELETED
"B" WILL BECOME "A"
THE LETTERS WILL CHANGE ACCORDINGLY DOWN THE LINE
19. **PAGE 12-6
A THROUGH J**
THE FINES FOR RULES A THROUGH J WILL ALL BE "CLASS "A" DIRECT FINES"
20. **PAGE 12-6C**
ONLY 3 GOLF CARTS ARE ALLOWED PER LOT. THESE MUST BE MAINTAINED AND IN OPERABLE CONDITION.
21. **PAGE 12-6F**
ALL GOLF CARTS MUST HAVE PERMANENTLY FIXED ELECTRIC LIGHTS ON THE FRONT OF THE GOLF CART AND ELECTRIC LIGHTS OR REFLECTORS ON THE REAR OF THE GOLF CARTS, **IF** THE GOLF CART IS DRIVEN AFTER SUNSET OR IN DARKNESS.

E. AMENITY FACILITIES USAGE

22. **PAGE 15-1**
THE CHANGE TO THIS RULE IS: THE FINE WILL BE A "WARNING" CLASS "D".
23. **PAGE 15-2 & 3**
THE CHANGES TO THESE RULES ARE: THE FINE WILL BE CHANGED TO A CLASS "A" DIRECT FINE.
24. **PAGE 15-4**
THE CHANGE TO THIS RULE IS: THE FINE WILL BE CHANGED TO A "WARNING" FIRST, THEN A CLASS "C" DIRECT FINE.
25. **PAGE 15-5**
THIS WILL BE A NEW RULE ADDED TO THE RULES AND REGULATIONS. **NO ONE** IS ALLOWED IN ANY SHADOW LAKES DUMPSTERS OR CONTAINERS OR RECYCLABLE CONTAINERS (i.e. DUMPSTER DIVING). THE FINE FOR THIS WILL BE A CLASS "C" DIRECT FINE.

F. PROPERTY UPKEEP

26. **PAGE 18-8**
STORAGE OF BUILDING MATERIALS: ADDED TO THIS RULE AND REGULATION IS THE TIME FRAME THAT A RESIDENT HAS TO STORE CONSTRUCTION MATERIAL ON THEIR PROPERTY IS 12 MONTHS OR UPON COMPLETION OF THE JOB, WHICHEVER IS SOONER.
27. **PAGE 18-9**
STORAGE OF EQUIPMENT: ADDED TO THIS RULE AND REGULATION IS MEMBERS OF SHADOWLAKES II ASSOCIATION ARE ALLOWED TO HAVE AND STORE UP TO A 5' X 10' UTILITY TRAILER BUT CANNOT BE ENCLOSED, must be kept empty and may not be used for storage. It may hold a boat only. IT SHOULD ALSO BE NOTED IN THIS RULE THAT PERMISSION IS NOT NEEDED FOR BOAT TRAILERS UP TO 21 FT.
28. **PAGE 19-10-PARAGRAPH 1 & 3**
TREES-THE FINES FOR THIS RULE HAS BEEN CHANGED TO A CLASS "A" DIRECT FINE FOR EACH TREE.
29. **PAGE 19-11**
LITTERING-THE FINE FOR THIS RULE HAS BEEN CHANGED TO A CLASS "C" DIRECT FINE.

FL motions to approve, HG seconds, all in favor? Aye. APPROVED

Dan S. We won't have this discussion now but we probably will at our next meeting. People have pushed to have some sort of **identification on our cars** for SL residents for safety and security. It is something we want to start thinking about having a sticker. So that we know this car belongs in shadow lakes. It would be a free sticker. Jerry T., where I lived in Evergreen Park we had a reflective sticker so when police drove by they could see at a glance the car belonged there. If someone didn't have that the police would stop

joy riders through town. We are going to hash that out at our POAC meetings.

HO, so at this time you haven't approved the lighting rules?

The old lighting rules were about three pages and the main purpose of the lighting rules is one so that whatever you do must protect you property and make you feel safe but it doesn't infringe on your neighbors property. That is really the main rule not all this other sophisticated stuff that was put in there before. And then just the wattage, keep it down to 60W for flood lights that go on and off.

Lighting Rules

General: The principal concern for lighting controls and standards is to promote the enjoyment of one's lot without interfering with, or being interfered by, someone else's activities. It is important to review the lit surfaces when someone proposes to add or increase the intensity of lighting on their property. For example, your lighting should be controlled so that it does not bounce off of the water and trespass onto other properties.

The overall lighting rule is:

- A. All permanent lighting will be installed so as to minimize the effect of light trespass on adjacent lots, as well as public areas including the roadways and lakes.
- B. High Intensity Discharge (H.I.D.) Lighting: Is not allowed.
- C. Entrance Door Lights: Only one (1) maximum 60 watt, or less, incandescent or equivalent bulb per fixture is allowed, adjacent to an entry door. It is recommended that this be of amber or yellow (bug light) color.
- D. Post Lights: A maximum of two (2) posts may be installed on a lot, and are allowed with the following conditions:
 - a. A post containing one (1) single light fixture is limited to a maximum of 60 watts, incandescent or equivalent bulb.
 - b. A post containing more than one (1) bulb is limited to a total of 60 watts, incandescent or equivalent bulb.
 - c. It is recommended that the bulb be of amber or yellow (bug light) color.
- E. Pathway, Landscaping, Deck, and Dock Lights: Malibu-type lights for these areas are allowed with the following conditions:
 - a. The quantity installed shall be the minimum required to accomplish the lighting objective thus preventing light trespass to adjacent lots, roadways, and lakes
 - b. It is recommended that each fixture not exceed 7 watts..
 - c. The fixtures will be of the type that direct the light downward or have muting lenses. Fixtures that direct the light rd are not allowed.
- F. Spotlights and Floodlights: Only (1) maximum 100 watt bulb per fixture is allowed with the following conditions:
 - a. They are not to be left on. They should be on a motion detector and directed downward away from adjoining lots.
 - b. Ground mounted spotlights are not permitted unless illuminating the American Flag.
- G. Safety and Security Lighting: Outside lighting that is required for safety, security, or emergency situations may be left on as required. Care must be taken not to trespass on adjacent lots.

HO recommends adding the voltage for the new CFL bulbs. Insert 13W for CFL bulbs

HG motions to approve, FL seconds, all in favor? Aye. APPROVED

Old business

Joyce, When all of you were running for office you promised us we would have more Board Meetings. HG, there will be more Board meetings. HO, seems like everything is being done behind closed doors. HG suggested May, June, July, Aug, and Sept. SA, they might post new schedule.

New Business

SA a few new by-lays mostly eliminating office manager and inserting board.

I would like to make a Motion to add this to the Shadow Lakes II Associations Bylaws on page 16

(New Article and Sections)

Article XI The Election Committee

Section A. The President / Chairman of the Board of Directors and the Secretary of the Association on the Board of Directors shall choose an Election Committee Chairperson.

Section B. The Chairperson of the Election Committee shall hold this position until he / she submits a letter of resignation to the Board

of Directors or until the Board of Directors establishes just cause to remove the Chairman of the Election Committee and removes them by majority vote of the Board of Directors.

Section C. The Chairman of the Election Committee along with the Secretary of the Association will determine the size of the Election Committee.

Section D. The Chairman of the Election Committee shall have these powers:

- a. To choose the Election Committee volunteers each year providing that the volunteers have no conflict of interest in accordance with the election.
- b. To rent a P.O. Box on the behalf of the Association for the Board of Directors election's ballots; be entrusted with a key to the P.O. Box at the Post Office holding the ballots and to transport the ballots to the Association Office where the ballots can be counted by the Election Committee.
- c. To preside over and guide the Election Committee during the counting of the ballots process.
- d. To oversee that all of the rules for qualifying or disqualifying ballots are adhered to. The decision of the Chairman of the Election Committee regarding ballot qualification is final.
- e. To certify the results of the count to the Board of Directors.

FL motions to approve, SA seconds, all in favor? Aye. APPROVED

I would like to make a Motion to revise the Bylaws on page 13, Section O., Under Execution of Consents to read as follows:

Section O. Execution of Consents The Association may from time to time be required to have the consent of the Members for an action, i.e. approval of a change in the Covenants or the approval of the sale of Common Property. The procedure for obtaining consents is as follows:

1. Consents shall be by written ballot as is hereinafter provided.
In all Consents, each Member entitled to vote, as is set forth in Article II, Section 4B, shall cast as many votes as shall equal the number of votes which he is entitled to cast on any matter.
2. All Consents shall be made on written ballot, which shall describe the issue requiring approval.
3. Such ballots shall be prepared and mailed by the Secretary of the Association or the Secretary's assigned to each person entitled to vote. The ballot shall indicate the date by which the ballots must be returned. The completed ballots shall be returned as follows: Each ballot shall be placed in a sealed envelope marked "Ballot" but not marked in any other way. Each such "Ballot" envelope shall contain only one ballot, and each voting Member shall be advised that because of the verification procedures hereinafter set forth, the inclusion of more than one ballot in any one "Ballot" envelope shall disqualify the return. Such "Ballot" envelope shall be placed in another sealed envelope which shall bear on its face the name and signature of the Member, his / her Lot number, mailing address, and the P.O. Box number address where the ballots shall be mailed. The ballots shall be returned by U.S. Mail to the P.O. Box address provided on the outside mailing envelope no later than the date specified in the Notice of Election which has been rented on behalf of the Association by the Chairman of the Election Committee.
4. The keys to the P.O. Box will be entrusted to the Chairman of the Election Committee and the Secretary of the Association.
5. The Chairman of the Election Committee and the Secretary of the Association shall designate a day for the counting of the "Ballots." On the day designated for the "Ballot" counting, a delegation made up of a minimum of three (3) people, including the Secretary of the Association, a representative from the POAC and the Chairman of the Election Committee shall redeem the ballots from the P.O. Box at the Post Office. The Chairman of the Election Committee shall then transport the ballots to the Association Office where they will be counted by the Election Committee. The Secretary of the Association and the Chairman of the Election Committee shall determine the size of the Election Committee required for the counting of the ballots. The Election Committee shall then adopt a procedure which shall establish:
 - a. That the outer envelope containing the P.O. Box mailing address and the Member's return address with their signature on it has a valid, dated Post Office stamp on it.
 - b. That the name, address, Lot number and signature on the envelope is valid.
 - c. That the Member is a Member in good standing.
 - d. Such procedure shall be taken in such a manner that the vote of any Member shall not be disclosed to anyone, including the Election Committee.
 - e. The Election Committee shall proceed in the opening of the "Ballot" envelopes and the counting of the votes. If any "Ballot" envelope is found to contain more than one ballot, all ballots contained in such envelope shall be disqualified. Any ballot which shows any other markings than the acceptable X or Check Mark shall be disqualified.
 - f. The Election Committee shall certify the results of the count to the Board of Directors.
 - g. All envelopes and ballots shall be retained for a minimum one year period.

It goes to election committee and secretary instead of manager.

HG motions to approve, FL seconds, all in favor? Aye. APPROVED

I would like to make a Motion to revise the Bylaws on page 5, Section D, paragraph 1, under Collection and Lien to read as follows:

Section D. Collection and Lien. The amount of the assessment levied by the Association shall be paid to it on or before the date fixed by resolution of the Board. If the dues are not received on time, the Member will be subject to an immediate 10% penalty, and interest assessment of 1 ½% for each month the Annual Assessment remains unpaid; after 60 days a Notice to Lien will be mailed, after an additional 30 days a Lien will be filed with the Will County Recorder and a \$200 Lien Fee will be invoiced to the Lot. The Board of Directors or the Boards' assigned employee will work with the Association Attorney to begin any and all Legal Proceedings including Foreclosure Proceedings against the property. All attorney fees and associated costs shall be invoiced to the lot.

HG motions to approve, FL seconds, all in favor? Aye. APPROVED

I would like to make a Motion to revise the Bylaws on page 6, Article IV, under Violation fines, Section A., VII, to read as follows;

VII The Board of Directors or the Board's assigned employee will work with the Association Attorney to begin any and all legal proceedings including foreclosure proceedings against the property. All attorney fees and associated costs incurred by the Association shall be invoiced to the lot.

FL motions to approve, HG seconds, all in favor? Aye. APPROVED

I would like to make a Motion for **Addition to the Bylaws on page 13, article VII, under The Board of Directors, New Section P., numbers 1 & 2**

Section P. Conflicts of Interest

1. No Board Member may receive compensation from the Association for his / her work for the Association.
2. No family member of a Board Member may hold a paying position within the Shadow Lakes Associations' Main Office.

CVP motions to approve, FL seconds, all in favor? Aye. APPROVED

I would like to make a Motion for **Addition to the Bylaws on page 16, Article IX, New Section J. numbers 1 & 2., under Property Owners Association Committee**

Section J. Conflicts of Interest

1. No POAC Representative shall hold a paying position within the Shadow Lakes II Associations' Main Office.
2. No relative of a POAC Representative shall hold a paying position within the Shadow Lakes II Associations' Main Office.

HG motions to approve, FL seconds, all in favor? Aye. APPROVED

I would like to make a Motion to add the following building improvement to the Architectural Guidelines on page 7, under Building Standards, Trellis Style Roof Areas, New number 5.

5. A lightweight roof made from materials such as aluminum or fiberglass may be added on top of the trellis style roof with the written permission of the of the Architectural Committee or the approval from the Board of Directors.

Further discussion on details – cannot attach to house.

HG motions to approve, FL seconds, all in favor? 4 Ayes. 1 No. APPROVED

CVP, On the **5 year plan**, we are adding three things

- To change the covenants will be asking for an ad hoc committee
- On Novy Road, trees tilting in toward the lake something needs to be done
- Starting silt in on channel and talking to people about the cost of dredging

SA, we have some money left from last year that we are looking to apply somewhere. 15K from last year will apply to CD or Infrastructure.

Discussion on Gate appearance, Condition of Novy Road and acquiring extra property.

Public Comments

Dennis Beauregard, On the pumps, can we put screens up to catch these diapers and things? HG, No, they would be catching everything. SA, they make grinding pumps but they are real expensive and our pits are not big enough.

HO, EV73 made some improvements shed on top part of property. We have 40 steps down to the water. SA, you know that has been OKd. HO, I would like to build something very attractive at the bottom. Now you want to add a second shed and there are rules against that. Boat houses are not allowed as high as a shed. You can build a boat house that is lower. SA, suggest that you fill out paperwork for a variance. Discussion about this rule.

Beth, wants to know what is going on with the activities position. Confusion over title. Director or Scheduler. HG, you are a scheduler and if there is a problem, maybe we need to change everything. I don't want to hear any more about it! We heard you complaining about it all the time. I

HO, Question, if someone submits a variance to you that is against the covenants are you able to approve that variance? SA, no you can't go against the covenants.

HO, did you change the rules back to make the shed size match the covenants? SA, that was never passed.

HO, But you can possibly have 2 sheds? SA, No. HO, you just told him to put in a variance for a second shed. SA, for a boat house, he can't have a second shed. HO, but you can put in a variance to make it as tall as a shed so really it is a second shed. SA, there is a lot of gray areas. HO, I would love to have 2 sheds on my property. More discussion on this topic.

HO, I want to comment on snow plowing, they are not plowing the roads wide enough. You can't even pass another car, you have to back up. Why can't we do our own snow plowing? SA, it is under consideration right now.

McWhorter FV224 XX can't hear her question, but Board responded that we are talking to BW about that right now.

Diane want's to know if newly elected board members Frank and Hank are going to stand by their campaign promises on full disclosure. HG, there are 500 pages right here if you want to read them.

HO, want to know what our policy is on renting. SA, no renters allowed right now. If you get permission form the Board. HO, in TMV there are a few places that are run down.

HG motions to adjourn, FL seconds, all in favor? Aye. MEETING ADJOURNED 11:30 AM

Minutes of the Board of Directors Regular Meeting, February 26, 2011, submitted by the Recording Secretary Pam Santos
Approved by Secretary of the Association on the Board of Directors, Frank Landolina