

**SHADOW LAKES II ASSOCIATION
PROPERTY OWNERS' ASSOCIATION COMMITTEE
MINUTES OF MEETING
FEBRUARY 19, 2011**

Chairman, Dan Sennett, called the meeting to order at 9:00am. All present joined in the Pledge of Allegiance.

Roll Call: Present: Terry Hintzel TMV, Beth Chappell FV, Kirk Villare FV, Denise Rhodes LHC, Roy Overland FC, Diane Andrews FC, Faye McDonald EV

Absent: Barb Carlson

Chairman's Report: Dan Sennett

Dan thanked everyone for coming to this meeting.

Dan let us know that there have been problems with the recorder but he believes everything will be corrected and no future problems will occur. Susan will keep typing the minutes.

Dan introduced our new Reps: Terry and Faye and he also introduced Ranae our new Office Supervisor.

Dan thanks Sue who is now working in the office for the previous years working on the POAC.

Dan also thanked Charmaine Albertsen who worked with the POAC for approximately one week before being hired in the office.

Dan thanked the office staff for all of their help with the paperwork for the POAC.

The POAC is going to start the program where along with the warning letter the POAC Rep will follow up with the property owner to see if they can help the property owner prior to a fine being issued.

Over the past few years we have gone back and forth with the rules and regulations. We will be talking later this morning regarding changes to the rules. All villages were well represented at the meeting.

The POAC is looking for volunteers for the Appeals Committee.

SUB-COMMITTEE REPORTS

ARCHITECTURAL: Barb Carlson/Chair

Barb is absent today so there will not be a report.

SPORTSMAN'S FISHING CLUB: Denise Rhodes

There was an ice fishing seminar. The seminar was so successful that they held an ice fishing derby February 5th. There were 24 anglers, 8 youngsters. There were 75 people for the chili mixer.

There was a demonstration of the new video of Hawk Lake shown. This video is for sale in the office for \$10.00. The fishing club meeting is tomorrow at 9:00am and they will be going over the Spring and Fall stocking. Two new fish structures have been placed in the lake.

There is a picture on the bulletin board showing the 44" Muskie that was caught and released.

MAINTENANCE: Roy Overland/Chair

EV lift stations had to be repaired twice. Approximately \$600.00 in repairs.

We purchased a new gas golf cart to be used by Maintenance and Security. It is sitting out front for anyone who wishes to see it.

Snow plowing has cost us this year has cost us approximately \$8,000. Hole in the Wall gate was closed due to the heavy snow.

There were two water repairs in Fisherman's Village and the cost was the responsibility of the

property owners with no cost to the Association.

Hank let us know that the \$8000.00 was for the last snow. The total this year is over \$16,000 for snow plowing.

Property owner asked for the budget amount for this year and what we spent last year.

Hank said that we had a budget of \$30,000 and we spent \$36,000 in snow plowing last year.

We have a \$30,000 budget for this year. Hank explained that it is hard to predict how much snow we will have each year. There have been years that we have only spent \$14,000. Hank said that when there is an excess of money, that the money goes into reserves.

Hank said that we have used the gator for some snow removal. But the gator is getting old and the cost of repairs this year \$800.00. This is one of the reasons for the new golf cart.

BEAUTIFICATION: Diane Andrews/Chair

Not much going on in Beautification. Diane applauded T&R for keeping up with the snow. Diane asked for input on possible electric and lighting for baseball games, movies, and such.

Property Owner brought up the fact that we would need feedback from the property owners near the field. Diane said the lights would only be used when activities occur. She reminded us that at the drive in movies it is difficult to clean up after the movie because it is so dark.

One property owner said she thought it would be a wonderful idea and brought to mind that they would not be really bright lights like they use in ballparks.

Hank said that this will be looked into and it is necessary to get the neighbors response since it is next to their properties.

Dennis suggested portable lights. Hank said that this would take a large generator.

Sandy said that it is important that this should be used only by Shadow Lakes. The lights would not be available to property owners parties.

Diane said they would only be used by the Activity Department.

Kirk said that should the occasion arise security would be able to utilize them.

SECURITY: Kirk Villare/Chair

APPEALS: Barb Carlson

One appeal, appeal upheld

ACTIVITIES: Beth Chappell/Chair

Valentine party on the 12th.

March 19th - St Patrick's potluck. The Association is supplying the corned beef and cabbage. Please bring a side dish or donate \$3.00. Time is 5:00pm Sign up sheet in office

March 26th - Bingo starts. Bingo will be every other Saturday unless posted otherwise

Memorial Weekend - Flea Market

There are still open tables for the flea market. Sign up sheets are in the office. We are working on a band for this weekend also. Pool opens.

We are working on activities now. Activities will be posted.

Diane Rhodes asked about candy bingo. Beth said there will be candy bingo again this year.

Beth asked property owners for suggestions on activities they would like to see.

Looking forward to a great year

COMMUNITY RELATIONS

December, January, and February meeting: New police cars have been leased and at the end of the lease Braidwood will be able to purchase the squad cars for \$1.00. Exelon donated radios

and electronics for the new squads. The police department has \$236,000 of drug money they have to spend and some of that money will be spent on the squads.

City spending \$619,632 money. Two part time city clerks were hired.

City Village Administrators have been talking to Holiday Inn and The Flying J Fuel Station about location on Reed Rd and 55. The City has approved Beaver Creek's application to build a shop near Reed Rd off of 55. City stickers went on sale February 15th.

Public Safety Commissioner would like to see the City Squads stay in Braidwood. Currently they are being taken home by the police personnel. They feel this wastes \$19,000 in gas a year by taking them home.

City elections are coming up. Next Saturday there will be candidates here for a "Question and Answer" session at 1:00pm. The City is starting to realize that Shadow Lakes is a big voting block.

OFFICE SUPERVISOR REPORT: Ranae

Current financial information:

Open Invoices	\$242,986
Checking Account	\$491,702
Operating CD	\$ 91,264
Infrastructure Reserve	\$ 75,933
Long Term Reserves	\$222,954
Vehicle Replacement	\$ 23,847

OLD BUSINESS

Dan asked if there was any old business. There was no old business.

NEW BUSINESS

There is a security proposal and Kirk will take over:

Kirk said that a few months ago he was approached and asked to put together a proposal for security. At the last meeting it was decided to put out a survey to the property owners.

We had an outstanding response.

Approximately 85% responded that they want security

60% want security all year long, 70% want security 7 days a week, 60% want two people working in summer, weekends and holidays, 34% are willing to pay extra

Kirk said that he was at the Police Department a few days ago. The Police told Kirk that we definitely need security here. The property owners that are here in summers need to put away and secure the things we leave out making it harder for anyone to know what is on the property. Cover windows also. Lighting was also brought up by the officers. They feel we need more lighting here. Property owners need to put up lighting around their homes. Our security officers need to be able to act upon what they see - Write fines, etc. The police need to have a point of contact after hours and phone numbers of the property owners should they need to be called.

Kirk said that since we have started working with the police department, the police department is responding a lot quicker. The street signs have been a big help.

According to the survey, this is what they would like to have regarding to security

Route and hours need to be unpredictable

Security needs to be able to enforce the rules of Shadow Lakes

Security needs to do more than just drive around, they need to be proactive

Security should be more available

Security needs to use the golf cart and patrol the nature trail

Homeowners wanted to know why we needed to pay extra for security, they were told that there is money in the budget

Security should have the authority to write citations

People hired for security should be residents of Shadow Lakes - they will be familiar with the residents, the layout of Shadow Lakes, and a knowledge of rules and regulations

The POAC has come up with a schedule for security:

April 1 st to November 1 st	7 days a week 9pm to 3am total of 214 hours for a week and 1284 hours for the month
May 27 th to September 3 rd	second person would start working weekends and Holidays 9pm to 3am 6 hours 33 hours/week 198 hours/month
May 27 th to September 3 rd	3pm to 9pm Friday and Saturday 30 hours/week 180 hours/month
Sundays and Holidays	1pm to 5pm 18 hrs week 72 hours/month
November 2 nd thru March 31 st	30 hours/week 660 hours

This would be scheduled by the Security Supervisor

The total of all the hours is 2,214 hours. If we have a pay scale of \$10, \$11, \$12 an hour it would come to \$22,140 up to \$26,568. According to the budget we have \$34,000. With this schedule it leaves approximately 600 hours left if needed.

Hank said that we have to remember the gas and insurance costs. Dan said that labor for security is \$34,000 in the budget.

Property owner said that we need to have citations signed by the security officer.

Property owner thinks it would be good idea to keep track of incidents so that we can identify problem times and areas.

Don Walker asked about lighting. He reminded us that we have rules on lighting and at one time a property owner would get letters or fines

Kirk said that with the new Board that things are being changed to make things like "lighting" easier to understand and follow. The survey did tell us a lot about what the property owners feel we need.

Property Owner noticed that there is no time schedule for during the day. Kirk said that the times suggested in the schedule were the times suggested by the property owners in the survey.

Denise said that we need to report to the office when we see things like underage drivers on golf carts. This was created by the property owners.

Kirk said that the new Board is encouraging a more open atmosphere.

Dan reminded us that Maintenance, property owners, POAC Reps are out during the day.

Kirk said the response from the property owners was phenomenal. Each survey was read and a graph was made.

Property owner questioned what if the person reporting to the office is not sure of the lot number on the golf cart? Kirk said that the office cannot respond without an accurate lot number.

Hank said that years ago we had volunteers. Hank said that we are looking for volunteers again to help with security.

Faye said she feels it is POAC representative responsibility to ask questions. She suggested that we have badges with our names. Kirk asked if the office could do some sort of badge.

Property owner stated that as property owners we have the right to ask when we see something wrong. Faye responded that people will notice if they see badges, people will realize that there is a presence of people watching.

Dan said that the survey was the hardest thing they had to do. It is hard to remain objective and each Rep had to remain objective. Kirk said that the POAC are representatives of their village.

Kirk made a motion

*******MOTION*******

To present security schedule to the Board.

Beth Chappel seconded the motion. All POAC Reps present approved. Motion Passed.

Steve asked that the POAC send this schedule and proposal be sent to Frank Landolina.

Dan asked that Denise hand out the proposed changes to the rules be passed out to the property owners.

If compliance is not obtained within 14 days a fine shall be assessed. The reason we put 14 days is to give a definite time limit. The key is if the 14 days is not long enough you can call and ask for additional time.

If you don't pay your fine, your gate card will be deleted. This will be deleted from the Rules

Compliance not satisfied in 14 days, a \$5 a day fine will be assessed.

Conduct: Page 7

We had all different amounts for gate cards. Now it is \$10.00 for obtaining another gate card no matter the reason it is needed.

Page 7, Paragraph 4

The contractor bond was not specific enough. We now give them two gate cards only. And the bond

#4 changed to Anyone purposely breaking the gate -

Burning: Contractors are not allowed to do any burning. Our rules and regulations require them to have a dumpster.

Signs: Real Estate are now allowed and flyer boxes are allowed.

For sale signs are allowed on golf carts and vehicles. They must be 8 ½ x 11 and black and white warning signs - No trespassing, Beware of Dog are also allowed. These too have to be 8 12 x 11 black and white

Pets - should a pet attack another person or another pet. We can't do anything about this

Failure to cooperate: we added the Board.

Homeowners having a difficult time with employees, Board, POAC - we want to give them a warning if it continues there will be a fine

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Disorderly Conduct - we feel that a possible arrest should be included

Curfew - changed from under 16 years old to read under 17 years old. The police will issue "P" tickets. Because we are annexed by Braidwood, we have to follow Braidwood Laws. We can always have more of the law but never less of the laws.

Must follow rules of the road regarding golf carts and cars.

Speeding over 25mph changed to a direct fine 16 to 25mph is a Class D fine

Parking - nothing over a "B" plate unless you have permission from the office

Motor Vehicles on golf cart bridge, nature trail - Class A fine

Reckless driving changed to Class A fine

Golf cart rules - Illinois rules of the road You no longer have to have the

Logo - just the lot numbers and the sticker

Fines for rules A thru J will all be changed to Direct fines

Reads only 2 golf carts per lot - recommend 3 allowed per lot. Permanent lights on the front of the golf cart. Flashlights are not acceptable.

Amenity Center Usage - changed to a warning prior to fines

Drinking at Amenity Center - Class A fine

Dan asked Steve to address this. Steve said that having these rules in writing takes some of the liability away from Shadow Lakes.

Pool - changed to a warning prior to fine.

New Rule: No one is allowed in any Shadow Lakes dumpster, paper recyclers.

Property Upkeep: changed to storage of construction materials to 12 months

Trailers: Do not need permission for boat trailers. Up to 5x10 utility trailer will be allowed to be on the property.

Trees: Need permission to cut trees down - this is in the Covenants and cannot be changed. Changed to a Class A fine

Littering: changed to a Class C fine

Lighting: We have to keep our neighbors in mind with lighting. Maximum of 60 watts. Flood lights 100 watts. Flood lights may not be kept on. Motion detectors are suggested. Warning then a Class D fine

Property Owner - suggested that the property owner can place foil on the light by the neighbor's side.

Property Owner - questioned why we have to ask the office about cutting the trees. Steve said he was going to suggest that we change from the office to the Board.

Property Owner asked if the property owner has to be present when the contractor is burning. The answer was no - but the burning has to be during the hours that Braidwood lists.

Property Owner said that someone has been dumping grass cuttings on the nature trail.

Property Owner commented on the curfew. She felt that ID's should be carried.

Property Owner wants to know why we are not going to turn off the gate cards if fines are paid. Steve explained that if the property owner doesn't pay the fines not only do we put a lien on the property - when the property owner comes in to pay the dues, the money paid is applied to the fines first - and if they don't catch up on their dues at the end of the year, we can then turn off their gate cards and water until the Association dues are paid.

Property Owner - 12 months upon completion of a job. Feels 12 months is excessive. It was explained that permits are for 12 months.

Kirk made a motion

*******MOTION*******

Motion made to pass these changes onto the Board

All POAC Representatives present approved. Motion Passed.

Dennis: Why can't we take the stickers we are not using any more and use them to put on the property owners cars.

Property Owner: agreed - said this would be a good way to know who is fishing whether they belong here or not

Dennis: said we should use our cell phone cameras to help identify who is here fishing when there is a question

Kirk said that there is discussion now about having cars towed that

Sandy - I think this is a wonderful idea but this idea was brought up last year and now this year it is wonderful. Last year we were all told that there are free signs in the office. We should wait until summer when the weekend people are here and see how they feel about stickers.

Dan suggested that we leave it up to the individual.

Property owner said that this would be a quick way to identify.

Hank said that there will be a problem if we charge for stickers. He suggested that if the charge to have stickers make up is around \$.75 we should just do.

Property owner - said we should have a comprehensive list detailing all of our fixed assets. And to also work on the five year plan.

Property owner brought up common area that not accessible. She asked if stairs could be put in. The property is on the big lake.

Chuck said that Dan Feely is looking into it. T&R was supposed to do some work there. The Board will follow up on this.

We should send a letter to everybody offering stickers (for a nominal fee) for guests or family members of property owners so that the cars should they park outside the gates will be identified.

Hank announced that the new golf cart for Maintenance and Security is parked out front for everybody to see.

Property Owner thanked Ranae for the friendliness in the office.

Sandy thanked everybody who participated in Neighborhood Watch. Pam has started a good program and we hope to continue and build on this.

Motion was made to adjourn.

Meeting adjourned.

PUBLIC COMMENT

