

Shadow Lawn Homeowners Association Fall Newsletter 2015

2700 Shadow Lawn Momence, Illinois 60954
www.shadowlawnhoa.com shadowlawnhoa@gmail.com

October 2015

Shadow Lawn Topics

Annual Meeting Minutes: We had our annual meeting on June 6th this year at the beach. It was well-attended and was completed within an hours' time. Please review the draft version of the minutes in the following pages.

Maintenance Building: With an insurance claims check from NationWide (as a result of the anhydrous spill that damaged the pine tree at the road fork), there is unforeseen funds available to invest towards the much needed equipment storage building. The amount of the claims check will cover the entire cost of the building project. As you know, the mowing tractor and implements are being stored on the personal property of John S. As agreed upon at the Annual Meeting, a vote will take place to make a decision on whether or not to construct a building. The Board has come up with a cost-effective building plan and logical site. Please see the last page of this newsletter for specific details and voting slip.

Trust to HOA Status: Documentation from the Secretary of State's office has been received. The deed transfer from Shadow Lawn Trust No. 1 to Shadow Lawn Homeowners Association has been completed. By-laws do not need to be recorded with the County. Re-wording of the by-laws in certain sections is being arranged by the Association attorney.

Road: We've received free road grindings from Gallagher Asphalt. This can be used from small patch jobs. Large chunks in the pile does not allow for large-scale spreading.

Anhydrous Spill: Several homeowners have received personal claims from damages incurred from the anhydrous spill. Shadow Lawn filed a claim for the large pine tree at the fork. We received approximately \$5100 in damages. The Board will be looking installing a maintenance building with this money.

Dock: Shadow Lawn would like to thank Brenda Braun for the dock donation. The floating deck portion was recently restored by Jeff Grosso and Kyle Zelhart. In the coming weeks (as free time allows), a walkway deck and deck anchors will be added. Costs incurred from replacement decking lumber were supplied by the Association. The dock's purpose ranges from fishing and recreation to a temporary dock for boats (there is a 24 hour limit to docking your boat).

Pig Roast: There was a pig roast on August 22 hosted by Mark Duffield. It was well attended. The kids had a blast with the snow cone machine, and the "redneck" slip and slide was quite the attraction. Thank you to Mark and all who attended!

Board of Directors for 2015-2016: The only change to the Board of Directors was in the vice president role. Al Sprinkle stepped down. Thank you for your service Al! Bob Mahlum was elected to vice president, without opposition of course.

Property Maintenance: Please keep in mind that properties should be kept clean. There have been complaints to the Board about properties not being maintained at an acceptable level. Please note the bylaws: "Property Owners must keep their properties clean, neat, and in a healthful condition. Property Owners must provide for their own garbage removal. Lawns must be maintained. Property Owners may not keep abandoned vehicles and equipment on their premises. Property Owners, their families, and guests must respect the common property and do nothing injurious to the land, septic systems (this includes driving motorized vehicles across middle lot), or discredit or injure the good name and reputation of Shadow Lawn." The cleanliness and appearance of one property affects the perception (and property values) of us all, good and bad.

Address Numbers: We are mandating that all homes display legible address numbers on them. This is necessary to help direct emergency vehicles, as well as for deliveries. Please take the time to make sure your numbers are visible from the street or to install new numbers.

Emergency Fund: At the Annual Meeting this past June, it was voted-on unanimously to approve a \$25 special assessment for this upcoming fiscal year. This \$25 special assessment will go towards an emergency disaster fund. The purpose of the

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emergency disaster fund is to provide funds when special equipment and/or services are needed that are beyond the resources and abilities of our residents. Most work is done through the generous volunteer efforts of Shadow Lawn residents. However, it may come a time where a major disaster (i.e. large-scale tree removal or clean-up from hard to reach areas, road disaster, etc...) could arise on Shadow Lawn common grounds. This fund will assist by providing monetary resources should the need for special equipment and services arise. If paid by all property owners this year, the fund will total \$1,000. The Association will discuss future plans for this fund at next year's annual meeting. To have access to emergency funds, the Board must approve prior to work being done. Contact any Board member to begin the approval process. The Board will meet and render a decision quickly.

Community Septic Systems: The 4 community septic systems seem to be running okay, especially after so much rain fell in June. The electric bill for the lift station on the SouthEast system is running about \$30-\$35 per month. There is enough in the septic fund to pay the yearly electric bills and for two septic pumpings. The fund will be consistently dried up each year at the current rate. Tami suggested at the October Board Meeting to put on the 2016 Annual Meeting agenda time to discuss possibly raising community septic assessments to help fund any repairs and/or additional pumpings.

Website & Shadow Lawn Email: Please visit the Shadow Lawn website at your convenience (www.shadowlawnhoa.com). The website includes links to access meeting minutes (going back to 2005), agendas, past newsletters, lot information, pictures, and more. You may use the "Email Us" section on the home page to send an electronic message to the Board. The Shadow Lawn email address is shadowlawnhoa@gmail.com

2015 Annual Meeting Minutes - DRAFT (corrections may be made at 2016 Annual Meeting)

1. Welcome New Residents
 - a. We welcomed the Sireikis & Lapinskaskas families to the neighborhood.
2. Roll Call - *Turn in proxies to Jeff BEFORE roll call. Please inform Jeff if any contact information needs to be updates (i.e. mailing address)*
 - a. See attendance section of this document
3. Review & Approve 2014 Annual Meeting Minutes (Secretary - Jeff)
 - a. Motion to accept minutes as read by Steve Duchene, Seconded by Mary Shanahan. All Ayes by those in attendance. Motion passed
4. Review of Complaint Box Messages (Secretary - Jeff)
 - a. None
 - b. It was stated by Dave Hultquist to change the name to "Suggestion Box". Change will be made.
5. 2014-2015 Expense Report & 2015-2016 Budget Approval (Treasurer - Tami)
 - a. Balance as of 6/5/15 (Total \$10,901.43 - Gen Fund: \$9,523.53, Septic Fund: \$1,377.90)
 - b. Projected Ending Balance 5/31/2016: \$15,009.43
 - c. Motion to accept 15-16 Budget as documented by Steve Duchene, Seconded by Bob Mahlum. All Ayes by those in attendance.
6. Trust to HOA Legal Status Report (President - Ed)
 - a. Trust to HOA transfer is being finalized. We are waiting for approval and documentation from the Secretary of State's office. Mary Shanahan (temp trustee) signed Deed over to Shadow Lawn Homeowners Association.
7. Property Maintenance Reminder
 - a. 2863 foreclosed property backyard is a mess.
 - b. Reminder to keep yards clean and clutter free
8. Address Number Visibility
 - a. Because emergency vehicles and delivery vehicles must identify correct residences, address numbers must be clear. The Board is mandating that all residences must have address numbers in clear view.

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9. Anhydrous Ammonia Spill Incident & Current Status (President - Ed)
 - a. Ed stated that any personal property damage must be claimed by individual property owners, not the Shadow Lawn HOA. Shadow Lawn has filed a claim for the dead pine tree at the fork. We are awaiting claim reward status.
10. Community Septic System Status (President - Ed)
 - a. The main septic line running in front of Ed's house was repaired and paid for by Shadow Lawn. The repair stemmed from the main line being naturally damaged. The main line is owned and maintained by Shadow Lawn.
 - b. The leach field on the North East community system is beginning to fail. The pitch level was incorrectly constructed. The system fills fast after heavy rain. The business that installed the system has long been out of business.
 - c. Shadow Lawn will continue to monitor this system closely.
11. Mowing, Road, & Tractor Maintenance Report (Road & Grounds Commissioner - John)
 - a. Because sensor repairs need to be made, the tractor will be taken to the Kubota dealer in Watseka.
 - b. A blade was purchased last fall for grading and plowing road.
 - c. John thanked for all volunteer mowers. John stated that another resident is needed to help assist with the mowing on a part-time consistent basis. The option to reduce this resident's dues by 50% would be offered. Steve Duchene motioned to allow this offer to be made to a resident for 50% of yearly dues. This motion was seconded by Jeff Grosso. All Ayes by those in attendance. Motion passes. Since John Schmidt does most of the mowing and all equipment maintenance, John would still be entitled to full waiver of yearly dues.
 - d. Ron and Nancy McMahon are willing to be common ground mowers and would accept the offer of 50% yearly dues.
 - e. Many in attendance thanked John for his work, time, and efforts in keeping Shadow Lawn grounds.
12. Discussion & Action on Garage Construction
 - a. A maintenance garage to store Shadow Lawn tools and equipment is necessary. Right now, all equipment is being stored on the personal property of John Schmidt. The Board will investigate options, costs, and site location. The site of the building will be where it can be easily monitored, but yet not hindering natural views.
 - b. Because a garage would incur a substantial cost, project costs would be mailed-out to property owners later in which they will be afforded a vote.
13. Discussion & Action on Beach Pavilion Construction
 - a. Not much discussion took place. Since a garage is a higher priority, the pavilion project discussion will be tabled.
14. Property Owners Suggestions and/or New Discussion Items
 - a. Internet Service - Internet options are limited in Shadow Lawn. Steve Duchene mentioned that MediaCom might be an option. Many in attendance would be interested in finding out what the cost would be to run MediaCom into Shadow Lawn.
 - b. Volunteer Tree Removal Force - With so much rain this spring, many trees fell over into the Channel. In order to allow free access down the Channel, Dave Hultquist volunteered time and money to remove very large trees. It was said that all of us have the opportunity and access to use the Channel at any time. This disaster affects us all, not just those on the Channel. Dave incurred costs for labor and a wrecker truck. The truck was used to wench large trunks and branches from the Channel. Al Sprinkle makes a motion to reimburse, with applicable documentation/receipts, Dave Hultquist \$500 for the costs he incurred of removing the large trees from the Channel. Seconded by Steve Duchene. All Ayes by those in attendance. No Nays.
 - c. Emergency Fund - With the event of the Channel tree removal in mind, some in attendance felt that emergencies that would require resources/equipment outside of our resident's abilities could occur anywhere in Shadow Lawn. Arlene Baskys raised the question as to how much Shadow Lawn should be responsible for in the event large-scale disasters do occur on Shadow Lawn common grounds. Jeff Grosso brought up the idea of setting aside an emergency fund that could be used in the event where equipment/resources are needed, but not available from resident volunteers. The emergency fund is only to be used for equipment/resources that are not readily available from volunteer residents. It is also only to be used for emergencies related to common grounds. To fund the emergency line-item, a proposal was made for a \$25 special assessment for the

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2015-2016 budget year, due by October 1, 2015. \$25 per property owner would accumulate approx. \$1000 into the emergency fund. The proposal also calls for a re-evaluation of the fund contribution at the 2016 Annual Meeting. Steve Duchene made a motion for a \$25 special assessment for all property owners for this upcoming budget year. Seconded by Mary Shanahan. No dissention. All Ayes by those in attendance. Zero Nays.

15. Nominate & Elect 2015-2016 Board of Directors

- a. President
 - i. Motion to nominate Ed Shanahan by Jeff Grosso, seconded by Sherman Mumm. All Ayes by those in attendance.
- b. Vice President
 - i. Al Sprinkle is stepping down from the Board. Motion to nominate Bob Mahlum by Steve Duchene, seconded by Kyle Zelhart. All Ayes by those in attendance.
- c. Secretary
 - i. Motion to nominate Jeff Grosso by Monica Latty, seconded by Ed Shanahan. All Ayes by those in attendance.
- d. Treasurer
 - i. Motion to nominate Tami Legacy by Monica Latty, seconded by Ed Shanahan. All Ayes by those in attendance.
- e. Roads and Grounds Commissioner
 - i. Motion to nominate John Schmidt by Jeff Grosso, seconded by Monica Latty. All Ayes by those in attendance.

16. Adjourn

- a. Motion to adjourn at 12:02 by Jeff Grosso, seconded by Ed Shanahan. All Ayes by those in attendance.

Attendance

Property Owner	Lot #(s)	Attendance (P=Present, A=Absent (no proxy))
Hultquist Sr	1,2	P
Baskys	5,6	P
Springer	10	A
McMahon	15,16	P
Middaugh	19	P
Haak	22	A
Sebeck	1	P
Wojciechowski	4,5	A
T. Mumm	17	A
Wilson	14	A
S. Mumm	11	P
Schmidt	31-34	P
Legacy	38,39	P
Mahlum	40	P
Zelhart	35,36	P

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Hamilton	18,19	P
Leach	12	A
Sikkut	6-8	A
Duchene	16,17	P
Sprinkle	2,3,11	P
Willey	3,4	P
Hultquist Sr. & Jr	8,9	P
Shanahan	13,14	P
Pocius	18	P
Kaminski	21	P
Wehrmann	24	P
Schroeder	3	A
Engstrom & Kowalski	9,10	Proxy to Grosso
Grosso	13	P
Latty	16	P
Ulloa	26,28	A
Braun	37	P
Trykoski	20	A
Silhan/Teschke	7	A
Plecas	2	Proxy to Shanahan
Noffsinger	29,30	A
Roman	12	Proxy to Shanahan
Sireikis	23	P
Lapinkskas	15, 14	A

Draft Respectfully Submitted,

Jeff Grosso
Secretary; Shadow Lawn Homeowners Association Board of Directors

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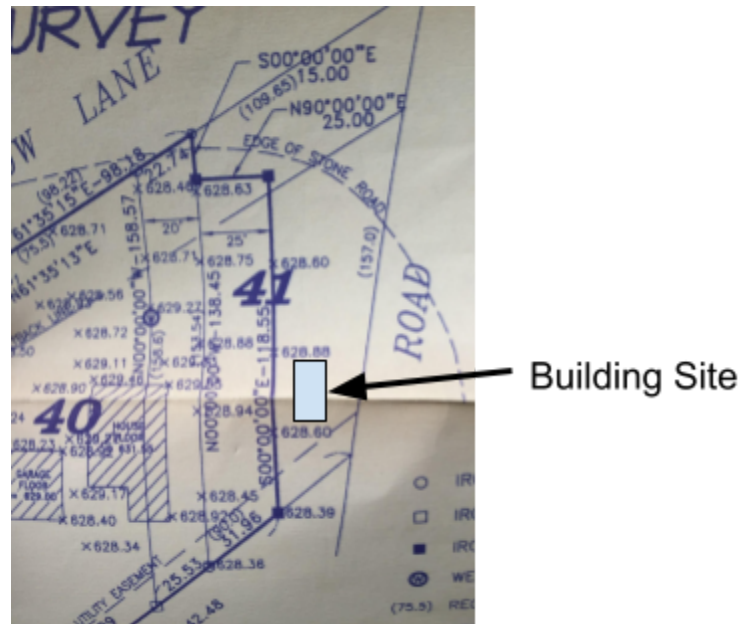
Maintenance Building Project Information and Voting Slip

Building Dimensions and Details:

Steel Frame, 18' wide x 21' length x 9' eave height. Colors will reflect nature: brown and beige, greens. The building will sit on a stone base and be anchored with 30" anchoring rods.

Site: Lot 41 (East of Mahlum Residence, Near entrance road, South of message board)

The Board explored various common ground sites throughout Shadow Lawn. We wanted to make sure the building was placed at a site where it least distracts natural views, but yet is exposed enough for security. Lot 41 is the best of all options.



The building's purpose will be to house Shadow Lawn-owned equipment. Electric may be installed at a later time.

The entire cost of the building will be covered from the insurance claim check. With a majority "yes" vote from Association members' return ballots, the Board is hoping to have the building project done before the ground freezes.

Total Approximate Building Cost (building & free install, stone, permit): \$5100

To return your ballot you may,

- Mail back to 2700 Shadow Lawn Momence, Illinois 60954
- Hand-In personally to any Board member
- Email your vote via email to shadowlawnhoa@gmail.com

RETURN BALLOTS MUST BE IN BY SATURDAY OCTOBER 17.

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Building Vote Ballot

Please choose "Yes" or "No" to allow the Board to begin the maintenance building project as described in the previous page.

☐ **Yes**

☐ **No**

Printed Name _____

Signature _____

Please mail this ballot to 2700 Shadow Lawn Momence, IL 60954

OR

You may also hand the ballot to any Board member. You may also email your vote to shadowlawnhoa@gmail.com

**BALLOT DUE BY SATURDAY
OCTOBER 17, 2015**