

Shadow Lawn Homeowners Association
Quarterly Board Meeting Minutes
2700 Shadow Lawn, Momence, IL 60954
www.shadowlawnhoa.com shadowlawnhoa@gmail.com

Quarterly Board Meeting February 10th, 2024

Meeting brought to order: 5:34 pm by Jesse Mumm

All Board Members Present: President, Jesse Mumm, Vice President, Al Sprinkle, Roads and Grounds, Tom and Diana Leach, Treasurer, Tami Legacy, Secretary, Brenda Braun.

Community members present: Mike Pope and Mike Ruble

Agenda by Jesse Mumm

- Welcome and announcements (Jesse)
- Review of November Board minutes and approval (Brenda)
- Roads and grounds (Burn pile issue) (Tom and Diana)
- Septic issues (Al and Jesse)
 - Pumping
 - Updates on Channel Lane
 - Float issues in West Lane line
- Succession discussion (Tami)
- Additional Points
- Upcoming events and announcements

Reports

President- Jesse Mumm

Jesse stated that it has been quiet the last couple of months. He complimented everyone that participated in the Halloween and Christmas decorating contest. Loved the participation and is looking forward to continuing it.

Congratulations to Julie as the Halloween winner and to Donna and Jake as the Christmas winners! Great job! Thank you to all that participated.

Shadow Lawn Homeowners Association
Quarterly Board Meeting Minutes
2700 Shadow Lawn, Momence, IL 60954
www.shadowlawnhoa.com shadowlawnhoa@gmail.com

There is a question on who is staying in Ray's house. Mike Pope called Ray and he stated it is not another renter, it is his grandson who is helping out for a bit. There has also been activity at Tony Mumm's old house. It has been sold and as soon as the deed is published, we will send out Shadow lawn documents.

November Minutes: Brenda

Jesse asked Brenda for the quarterly minutes updated. Brenda stated that she has not made and presented the changes requested by Jesse yet and will do so and meet with Jesse next time he is in Shadow Lawn to discuss the proposed changes. The 2nd quarterly minutes will have to be approved when updated with Jesse's changes.

Treasurer Report - Tami

Tami went over the quarter's expenses, she states that it is a slow time, not a lot of bills or dues coming in. We are over budget in miscellaneous expenses which is community events. Tami would like to increase that budget next year as everyone seems to enjoy the cookouts and holiday contests.

We are way under budget in tractor and mowing. This has been attributed to Tom doing all the repairs himself and not having to send the tractor out. We are over in administrative due to having to add a check order. She is happy to have most of all dues are paid. Payment plans have been going well. We have received the past dues for the Silhan residence as agreed.

Jesse asks if homeowners announce when they want to sell as to let others in Shadow Lawn know. Currently no, just word of mouth. But according to the bylaws, the HOA should be notified.

**5. The Shadow Lawn Property Owners' Association has a right of first refusal on all
property going up for sale.**

**6. Anyone selling a property must contact a member of the Board of Directors for an
assessment letter.**

Jesse asked how the budget is looking. Do we need to change anything? We will be looking at changing some of the numbers next year and will present them at the annual meeting. Tami has done a detailed expense report which clearly shows all expenses and it makes it easier to pinpoint what we spend and where. Brenda suggested that we put some money in the budget for tree trimming along the lane. Tami asked us to look at the budget and let her know what expenses we will need/want to change sometime in April. Tom says we need a new tractor to grade the road, The current one is not heavy enough to do a good job.

Shadow Lawn Homeowners Association

Quarterly Board Meeting Minutes

2700 Shadow Lawn, Momence, IL 60954

www.shadowlawnhoa.com

shadowlawnhoa@gmail.com

Jesse has said that he is looking into the cost to chip and tar the main entrance of the road. We would not be able to do the whole lane at once but if agreed on we could do a little at a time. If a chip and seal is done, a new tractor would not be needed. A vote and special assessment would be required. Jesse will bring costs to the annual meeting to inform homeowners and vote.

Roads and grounds - Tom Leach

Tom stated that someone is putting wood on the community pile at the entrance of the circle. There is no problem bringing your wood to either community pile, however, we are asking homeowners to burn the wood and clean the ash because that's what grounds has to do when you leave it. When a fire is started there, it requires to be supervised until it is completely out. So if you bring brush there, please burn it and remove the ashes.

Mike Pope asked where the wood went that he placed at the beach. The wood was removed due to having to mow around it and too close to the fire pit.

Remember that just because it is community grounds does not mean you can dump whatever there. Someone has dumped fencing and debris in the woods and someone else has to come behind them and clean up. If you brought it – take it back with you.

Tom asks if there is a spot to place stone closer to the entrance to relieve him having to drive from Ulloa's house to the main entrance. Bob will ask Rich's family. Could we cut a path around the shed by the beach to place stone? Tom to ask Gene if he can help with his tractor. It was asked if the Shadow lawn tractor is in good shape and running ok. Tom stated that he has made the repairs, and the tractor is ready to go for the summer mowing.

Looking to find a way to get people to slow down. It appears that it is not necessarily homeowners, but delivery drivers and guests. Maybe a slowdown sign? Speed bump? Please inform your guests to go slow.

Septic - Al Sprinkle/ Jesse Mumm

All septic's have been pumped. The West septic will have to be pumped again so that a repair to the ejector can be made, but that will be later in the year. The main at the beach will be the next to be pumped, sometime in May.

Jesse brought up brought up the Channel Lane blockage. He wants me to clear up that this is not the Johnson septic, but the Channel Lane line. He states that he talked with Eric Schmidt again and if they go down 4-6 feet and remove the blockage, replace some lines that the cost would be about \$2,500. And it would not require a permit. He also presented his liability insurance rider that would cover up to a million dollars in case of any damage. Al reiterates that

Shadow Lawn Homeowners Association

Quarterly Board Meeting Minutes

2700 Shadow Lawn, Momence, IL 60954

www.shadowlawnhoa.com

shadowlawnhoa@gmail.com

if there is any spillage, that Shadow Lawn could be condemned. And that there are numerous lines under there that can be damaged further. He asks why does the work need to be done since there has not been any problems with the line in 2 years. Jesse says because we know there is a blockage.

Tami states that we would have to go to the septic homeowners to do a vote. But why would that need to be done if the homeowner has clearly stated that they will not allow digging in their yard? The HOA does not have the authority to force the homeowner to do so. It is not clear if the blockage is on an easement. Jesse states that we spent the money to find the problem and we have the funds in the septic fund and we should do the work and a septic meeting would not be required. If we were to do that, all septic funds would be depleted and no other septs would be able to be pumped or repaired this year. Again, the homeowner is not willing to let the dig. Jesse believes that it is something the homeowners should be willing to do this because it's the right thing. Not everyone agrees. The complaint is that Shadow Lawn has spent more money on that line than all other septs combined. Jesse stated that the money was spent on everything except fixing the problem and now that we know what the problem is, we should fix it. Without the homeowner's permission to dig their yard there is nothing that can be done to go forward at this time.

We are going to have to change the bylaws soon and it will be required to have an all-participation vote.

Succession

Everyone agrees that some sort of succession planning should be done for board members coming on new to the Hoa board to make it easier for new the member to acclimate. Jesse suggests that the person leaving should be paid to train the new member. HOA board members are not paid and should want to do what is best for their community especially as a board member. It has been so hard to get homeowners to step up and be on the board. Tami suggests that anyone wanting to take a position on the board to train with the board member long before they take the position.

Homeowners that may possibly want a position on the board should know what to expect and how to do the job. Jesse suggests that the current member make a commitment to stay an additional 3 months after the change to help new board member acclimate. We will be doing an outline of what each position entails. If the treasurer's position gets a computer and QuickBooks, it would be much easier to transfer the information. It has also been brought up how hard it is for a homeowner that does not live here full time to hold a position.

Shadow Lawn Homeowners Association

Quarterly Board Meeting Minutes

2700 Shadow Lawn, Momence, IL 60954

www.shadowlawnhoa.com

shadowlawnhoa@gmail.com

Jesse states that he is not able to get on the Shadow Lawn HOA page and see old documents. Brenda can fix that if she could get the information from Eric that she has been asking for since the May meeting. The current minutes are not being placed in the right spot and will not be until I can that documentation.

Additional Points

Loose dogs: Jesse stated that he spoke to the dog owners who have had complaints about their loose dogs. No more problems have been reported. Thank you for your cooperation.

Prairie garden - Jesse

Jesse wants to move ahead with the prairie garden this spring. That means he will do all the required work of digging it out, removing the soil, seeding and any other maintenance required, as well as removal of debris if it needs to be taken out. Jesse would like to make it a gift to Shadow Lawn. Brenda wants to wait to see how it turns out on his property before placing it on common grounds. It was discussed about how it will look for the first couple of years. Jesse vows to take care of the total responsibility. Diana asked what species will be planted, as some are invasive. Will it attract insects or varmints? Jesse will get those answers and it will be called for a vote at the annual meeting. This will be something that will affect all homeowners.

The board will get together for an informal meeting before the annual meeting to come together and button down what needs to be gone over. We will be doing a newsletter to help let everyone know what has been discussed so that it can be presented at the annual meeting beforehand and possibly help make the time more efficient. If you have anything you would like included in a spring newsletter, please email us at shadowlawnhoa@gmail.com.

How do we keep in contact with all the homeowners as some are not on the internet? Mailings are expensive. Emails? Suggestions? For now, announcements are on the Shadowlawn Hoa page, Facebook and the marquee. Again, I remind everyone that homeowner participation is essential. If you can not make the meeting, please give a proxy. If you are not getting involved, your voice is not heard. Like Tami says "If you don't vote – you can't complain".

Mike Ruble asked about the "private property" sign at the beginning of the road. It was taken down when the sign was painted and not put back up. It is in the shed. The sign needs to be power washed to remove the peeling paint. A quote was given for someone to come out for \$200. We are not able to do the power washing ourselves due to no electricity or water that far away. An affirmative vote was taken to power wash the sign and put the private property sign back up.

It is the general consensus that we need to do something to encourage homeowner participation. Al suggests doing what the boat club does and charge \$100 annual assessment and if you participate in volunteer activities such as clean up, an amount would be reduced.

Shadow Lawn Homeowners Association

Quarterly Board Meeting Minutes

2700 Shadow Lawn, Momence, IL 60954

www.shadowlawnhoa.com

shadowlawnhoa@gmail.com

Brenda asks if that would be fair to the ones that physically are unable to help. Here is the bottom line; everyone can help in some way, whether it be to serve on the HOA board, supply

refreshments, tools or garbage bags to those doing the clean up. Simply attending the meetings. Informing your guests to slow down or not throw garbage out everywhere. We all have things that we can do to help keep our community the beautiful place it is.

The annual homeowners meeting will be May 4th, 2024 at 1:00 pm with grounds clean up at starting at 11:00 am.

Bring rakes, gloves, garbage bags etc..

Shadow Lawn HOA will be sponsoring a cookout after the meeting with food and refreshments.

Please come welcome new board members or get to know the current board members and your neighbors.

Meeting adjourned: 7:32 pm. Motion Tom, second Tami

Minutes recorded by Brenda Braun, Secretary

Shadow Lawn Homeowners Association
Quarterly Board Meeting Minutes
2700 Shadow Lawn, Momence, IL 60954
www.shadowlawnhoa.com shadowlawnhoa@gmail.com

Addendum to meeting minutes as requested by Jesse Mumm:

There are several important omissions and inaccuracies in this draft of the Board Meeting Minutes from 110423. They are:

1. "Jesse asked Brenda to remove that he said he would do the work on the Johnsons septic illegally." I did not ask that Brenda remove from the previous minutes that I said something. I never said it in the first place. I do not advocate for people to do things illegally. This still needs to be corrected and new Board Meeting Minutes for August revised and posted. Secondly, it is on a common septic line for the Channel Lane, not the "Johnsons septic," which would be the pipes running from their house to the common line. This is incorrectly stated again on page 2 and needs to be corrected.
2. I spoke with Angela Colon at the Kankakee County Department of Health who affirmed that small repairs consisting of less than 25% of a septic line do not require a permit or an inspection. I shared that printed information with everyone at the table but it was omitted from the notes. This is important information since an objection was raised to the repair based on the need for a permit. It also shows that we were never actually discussing anything that would have been "illegal" either way. That was never true when it was suggested at the Annual Meeting in May.
3. "He [meaning me] wants to use general funds" is also not something I proposed. I agreed to talk with Schmidt Excavating again to get an estimate on costs for removing a blockage and return to the Board with that in February.
4. Within the Treasurer Report section is written, "Eric does not remember the conversation and will not be changing the minutes." The changed 2023 Annual Meeting minutes recorded by former Secretary Eric Schiffhauer were forwarded by me directly to Brenda Braun, who during the meeting acknowledged having received them. Eric added to them: "Could add other names to bank account in addition to Tami to make payments easier, no objections raised." He could not get more specific than that and he knew there was no official vote called, but he did remember that it was raised and there was no strong objection.

Folks, we can disagree on stuff, and we can feel strongly about it sometimes. But no one deserves to be misrepresented. The task of the Board Secretary has to be to render accurate and non-biased meeting minutes so people can make up their own minds on anything we discuss without prejudice. In the same spirit, if I have truly misremembered something, and this is proven to all by sharing the recording with the Board, then I will admit being wrong as well.

Brenda, please revise and resend to the Board, and when all is approved, then please repost to our Shadow Lawn HOA website. Thank you.

Jesse Mumm