

Shadow Lawn Homeowners Association

Quarterly Board Meeting Minutes

2700 Shadow Lawn, Momence, IL 60954

www.shadowlawnhoa.com

shadowlawnhoa@gmail.com

Quarterly Board Meeting August 2nd, 2025

Meeting brought to order: 10:05am by President Alicia Silva

Board Members Present: President, Alicia Silva, Vice President, Al Sprinkle, Roads and Grounds, Mike Pope, Treasurer, Julie Thompson, Secretary, Brenda Braun.

Community members present: Carol Jean Mumm, Tami Legacy, Diana and Tom Leach, Paula Wojciechowski, Brad and Kandy Dodds and Brandon Silva.

Agenda by Alicia

- Welcome and meeting rules
- Announcements
- Financial Report
- Roads and grounds
- Old business
- New business
- Questions and answers
- Adjournment

BOARD AND MEMBER MEETING RULES:

1. **Be Respectful:** Speak respectfully to board members and neighbors. Personal attacks, shouting or disrespectful language will not be tolerated.
2. **One Person speaks at a time:** Please do not interrupt. Raise your hand and wait to be recognized by the meeting chair before speaking.
3. **Stay on topic:** Keep comments and questions relevant to the current agenda item. Off topic issues may be tabled for a future meeting.
4. **Disruptive behavior will not be tolerated:** One verbal warning will be issued. Continued disruptions will result in being asked to leave the meeting.
5. **Help us stay on schedule:** Keep questions and comments brief and focused. Respect everyone's time.

Alicia: These meeting rules will be implemented going forward so as to have more productive meetings, both as a board and as community members.

Announcement: Dave Duda has passed away The Shadow Lawn board and community would like to offer our condolences to the family. A moment of silence was observed in his memory.

Quarterly meeting Minutes: Brenda

Approve Annual meeting minutes; Motion to approve; Julie, Second Alicia.

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Old Business:

Community Events:

- Movie night was in June and was enjoyed by everyone who attended. More to come.
- Community clean-up day – decent turnout. We would like to have one more this summer. The main focus was on the pointe and the beach area to get ready for the Redneck games.
- Redneck games: Thank you to Julie and volunteers for getting this event together. We had a good turnout, and it was a lot of fun!
- Another Bingo morning is currently being planned, and we hope to see you there.

Looking ahead, the board is eager to build on the success of recent gatherings and community initiatives. Plans are underway to organize additional events that foster connection and uphold the spirit of collaboration that defines Shadow Lawn. Community members are encouraged to participate, share ideas, and support ongoing projects. As we strive for greater transparency and accountability, open communication remains a priority for all.

Community Enhancements:

We have added the pontoon pier. A special thank you to Tom and Diana on getting that together for us. Great job!!

Alicia states that she loves seeing people on the river pointing at it and talking about how nice it is.

A new life preserver was ordered for the beach and will be installed shortly.

The mailbox has been added to the Marquee. It will be used for dues, checks only please. As well as for comments or suggestions from the community. All comments and suggestions must be signed to be acknowledged.

Electricity for the Kubota shed. Comed and the electrician came out and the electrician gave us a quote. A special meeting will have to be called of the community members to discuss the expense. We will need an address for shed to pull permits.

Board communications:

HOA email is the preferred method of communication with the board. We will no longer be using personal avenues to communicate about board topics. Below are our email addresses and they transfer with current sitting board members.

shadowlawnhoa.president@gmail.com

shadowlawnhoa.vicepresident@gmail.com

shadowlawnhoa.treasurer@gmail.com

shadowlawnhoa.secretary@gmail.com

shadowlawnhoa.roadsandgrounds@gmail.com

You may also communicate through the HOA Board Facebook page or the mailbox. Alicia reminds members that the same rules implemented for the meeting will also be observed for the Facebook pages. Be respectful.

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Septic - AI Sprinkle

Everything seems to be going well with the septic. All caught up on pumping and still have money left over in the bank. The East line: The board has had meetings with several people and are still working on it. By the next quarterly meeting, we should have solid options, and a separate septic meeting will be called to go over those options.

Several septic companies and the Health Department have visited and provided us with some options. We are also consulting our attorney to clarify our potential liability. We aim to identify clear courses of action.

Roads and grounds – One load of stone was delivered. A road professional was consulted regarding long-term solutions for the road, and it was determined that building up the center would allow for improved drainage. Currently, grading is the most effective maintenance option, and this will continue until an alternative is available. Creating a pitch may further prevent water accumulation, and available material and equipment could potentially be utilized to begin this process. The road company is preparing a summary and quote to be presented at a future meeting. Financial resources and equipment are limited.

(**NOTE:** Mike Pope resigned from the board effective August 7, 2025 due to health reasons. Shadow Lawn thanks him for his contribution during his tenure.)

Treasurer Report – Julie Thompson

Julie handed out an expense report.

Midland bank has lost a check order. We have made the decision to close the Midland account and open a new account at Municipal Bank in Momence.

Julie has passed out the internal banking controls that will be implemented.

1. All expenses must be approved by the board before being incurred.
2. All checks must be signed by two board members
3. Any reimbursements must be accompanied by a receipt or invoice that shows exactly what was purchased.
4. Any invoices given to Shadow Lawn for services must include time and date the service was performed. Any invoices that do not show enough detail will not be paid.
5. Cash and bank audit – will be performed every three months. Currently Bob Mahlum will be doing the audit.

New business:

A large tree is falling near the Kubota shed and may require professional removal. Brenda will take care of smaller trees and use eco-friendly weed killer to manage returning invasive honeysuckle vines that were previously cleared by Diana and volunteers. There is a larger tree behind the shed, more in the field that has been struck by lightning several times and is looking tired. We will need to keep an eye on that one for removal also. We may add these tasks to the next community cleanup.

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Open Floor:

Carol Jean wants the lightning tree to stay – it's our lightning rod!

Brad – New tree down in the Channel. Alicia will go down and look at it. So... there is still more work to be done on the Channel. Another volunteer opportunity! Alicia will also be looking for someone that may be willing to help cut trees. As always, there is a cost to this, so if anyone would like to volunteer to help, it would be greatly appreciated.

Announcements:

Vehicles, including an excavator and truck, were seen driving through the middle field; those involved have been informed not to repeat this. Over the Fourth holiday, guest vehicles were also observed in the field. Alicia asks everyone to remind guests that driving in the middle field is prohibited.

Also- Please inform your guests of the posted speed limit

The ice cream social and movie night was held Saturday August 2nd.

Meeting adjourned: 10:44 am. Motion Diana, Second Julie

Minutes recorded by Brenda Braun, Secretary

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**The annual homeowners meeting will be
Saturday, May 2nd, 2026, at 1:00 pm with grounds clean
up starting at 11:00 am.
Bring rakes, gloves, garbage bags etc..**

Tentative dates for the next Quarterly board meeting;

November 1st, 2025

February 7th, 2026

Annual meeting May 2nd, 2026. Locations to be determined.

