

Shadowlawn Corporation
2022 Annual Meeting Report
May 28, 2022

The meeting was called to order on May 28, 2022, at 4 PM by Colleen Hyland.

Attendance was taken. The total of neighbors in attendance plus proxies qualified for a quorum. Nineteen neighbors were in person or on Zoom. Twelve neighbors submitted proxies.

The minutes from the 2021 meeting were approved, with an addendum of including a vote count on the motion to form a committee regarding 41 Lakeview Circle. That vote count can be found at the end of this report. Also, included is Jack Boyce's email from 2021 on the history of the bylaws of Shadowlawn Corporation.

Reports of the Committees

1. Nancy Haling gave the Beachfront Maintenance report. That report is attached.
2. Mooring/Boating. Michael Parker introduced himself as the new Harbor Master and encouraged neighbors to talk to him about their ideas and concerns, related to boating.
3. Lakeview Circle Annual Picnic is scheduled for Saturday, August 6, 2022. Eileen Roth will chair the Picnic Committee. Please email Eileen if you can help the picnic run smoothly at ecroth@verizon.net
4. There was interest in a fall cocktail party. For the second year in a row, Trudy Scarr volunteered to organize the fall cocktail party.
5. Ladies Sherry Party. Katherine Boyce volunteered to host, as she did in 2020 and 2021. We are hoping that the party will go on this December, without a delay due to COVID.
6. Members decided to form a Nominating Committee in order to cultivate a pipeline of volunteers for the Executive Committee. Colleen Hyland and Mary Metz stepped up to lead that committee.

Budget Review

Lance Burghardt reviewed the budget, and it was approved by the members. During the New Business section of the meeting, members voted to raise the 2022 dues to \$400, which is a \$50 increase. This \$50 increase will be used to create an emergency fund.

Old Business

- Colleen Hyland asked that all neighbors respect the shared lake property, when it comes to trash, recycling, and general maintenance. Also, she requested that we work together to monitor visitors to Shadowlawn. Occasionally people, who are not family members of residents, use our beachfront. When this happens, Colleen asked all neighbors to take the responsibility to explain that the lakefront property is for homeowners (and their families) of Lakeview Circle only.
- Thank you to Trudy Scarr for planting the beautiful flowerpots on the deck.
- Many thanks to Dave Caveny for all he does to watch over, organize, and repair everything that needs doing at the beachfront.

New Business

- Lance Burghardt presented the Lake Access Walkway Proposal. After a discussion, members voted not to move forward with construction of the walkway at this time. Members voted against any capital expenditures for 22-23. However, there was agreement to continue to study the possibility of a walkway. Issues raised for further study are:
 1. Various locations for the walkway
 2. Different materials for the walkway, such as concrete
 3. Requesting a handicap parking spot at the lakefront
 4. Soliciting more bids for construction of the walkway

- Members voted to establish an emergency fund, by raising the dues to \$400 for 22-23. The goal is to have a \$20,000 emergency fund.

2022 – 23 Executive Committee

President, Nancy Haling

Vice President, Tom Roth

Treasurer, Lance Burghardt

Secretary, Eileen Roth

Member at Large, Colleen Hyland

We welcomed Nancy Haling, as the new President of Shadowlawn. Tom Roth volunteered to serve in the open position of Vice President. Thank you to Colleen Hyland for her service as President for the past two years.

A motion was made to adjourn the meeting. It was approved.

Addendum to the 2021 Shadowlawn Annual Meeting Minutes

As requested by the members, the vote tally from the 2021 Annual Meeting is included in this addendum. Members voted 24 to 11 in favor of **NOT** forming a committee to investigate allowing 41 LVC to join the association.

This is the content of the email Jack Boyce sent out last year in regards to 41 LVC:

As regards new members, “Article XII. Amendments – These by laws may be altered, amended, repealed or added to by an affirmative vote of not less than two-thirds members.” Expansion of the Association requires 27 members (2/3) approving amendment to the By Laws.

In 2003, the Association members were concerned about expanded Tract D usage (including by The Athaneum). Legal fees of \$10,000 - \$15,000 (exact amount is in Association financial records) were incurred to adopt an Amendment clarifying restrictions on use of Tract D. The Board at that time did not support expansion.

Since 1950, the Association has consistently restricted membership to those properties identified in the original by-laws.

I am unaware of historical documentation supporting inclusion of the property in the original establishment of the Association.

Historical precedent has denied others in the past seeking Association membership.

Increasing membership does not add value to the Association.

Increasing membership does not add value to any individual Association homeowner.

Change to established By-Laws jeopardizes historical precedent for Tract D usage by anyone other than an Association member.

Expanding membership creates risk other petitioners not part of the Association might seek use of Tract D in the future with potential to dilute home value and / or other unintended consequences.

Respectfully submitted,

Eileen Roth

June 21, 2022