



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the March 18, 2019 Board Meeting

Board Meeting

Call to order conducted by Tony Baade at 7:00 p.m.

No President or Vice President's Report

Opening Resident comments

Dave Stroz

Q: Dave Stroz asked about the new website.

A: There was some discussion on how to proceed with the website moving forward, all of which is answered in the Communications Report.

Communications Report

Megan Boedecker presented.

Mac Goodwin and Steve Shiley will join the Communication Committee, which will meet soon to launch the website redesign. If any other residents would like to join this committee, please contact Megan Boedecker at meganboedecker@gmail.com.

Minutes and other documents will continue to be added to the current website in the meantime.

Mperial website

Residents will need to register with the Mperial website to pay dues online and see their standing. You can access the Mperial resident portal at <https://mperialasset.residentportal.com>. There is a bit of functionality to build a website based off Mperial's digital company, Entrata, but would be with limited support from Mperial and Entrata, and the downside is that we could be in the same situation we are in

currently with our Kalman transition, where we struggle to recover our content and intellectual property in the event that we change management companies in the future. On that note, we are still trying to recover the lochlomondlaker.com domain and hosting payment information.

New website option

For that reason and for the sake of time and skill, it's Megan's recommendation to hire a third-party company to redesign the website, from which the Mperial resident portal would be linked. We have an estimate from a local company called Freshly Roasted pricing a redesign at \$4,000 with a \$25/month hosting charge upon launch. This appears to be a reasonable estimate, especially considering all the content and functionality we require, and the quick turnaround time promised. It would help if the newly formed Communication Committee could meet to vet this web design company and assist with content structure decisions and the overall migration.

It was also agreed that we would want to have the new website ready to go by May 18. We will vet other providers as well and vote at the next meeting.

Email

It was asked whether we would have the ability to create email addresses for each board member. It is something that has come up before. There is an add-on option to pay a monthly fee for a "message center" through Mperial's company Entrata, and Freshly Roasted did not have that kind of capability. It should be considered a "phase II" consideration and readdressed after the website launch.

Secretary's Report

Motion to approve November 2018 minutes made by Mary Ellen Casey and seconded by Linda Klink. Motion carried.

Motion to approve February 2019 minutes made by Mary Ellen Casey and seconded by Terry Anderson. Discussion: Megan Boedecker was supposed to be on the approved slate. Motion amended to approve revised minutes. Motion carried.

Treasurer's Report

Linda Klink presented.

Before, we reported on a cash basis, but we are changing to an accrual basis. This is not a cash position report. This shows us expense-wise where we stand with our budget. There is also a cash-flow report to accompany. Net cash as of Feb. is \$68,000.

Administrator's Report

Denise Gavin presented.

Although we budgeted a 5 percent increase in our landscaping contract from last year, the contract came in without the appropriate increase. It will be an increase of 3 percent instead of the budgeted 5 percent. We have been very happy with the service of Mitch's Greenthumb Landscaping Corporation and will be contracting with them again for the 2019 season.

In the months ahead, Denise will be hiring lifeguards and reestablishing schedules and pricing with our utility services.

Dam, Path, & Spillway Director's Report

Terry Anderson presented.

Everything is flowing as it should.

Boat Director's Report

Luke Emde presented.

The 2019 boat season is around the corner, and we're looking forward to getting out on the water. Everything should be ready to go, with residents receiving their stickers in the mail shortly. Make sure to attach sticker on right-hand rear of your watercraft. All electric-powered watercraft require separate stickers and orange flags. Please reach out to Luke with additional questions.

Boat Committee looking forward to improvements at both North and South Beaches. Gary Randeau passed away last year, and so one of those improvements will be the addition of a plaque placed in his memory.

If you would like to volunteer for the boat committee contact Luke at lemde@kcsd96.org.

South Beach Director's Report

Jed Obershaw

Committee meetings will be kicking off soon. Jed is thinking the first Wednesday of the month starting with April 3. The first beach clean-up weekend of the year will be May 25 and 26. If you can lend your time and talents, please join the next committee meeting or contact Jed at jedobershaw@hotmail.com.

North Beach Director's Report

Luke Emde presented on behalf of Mickey Emde.

Tree trimming and overseeding are planned for this year. One of the current considerations for North Beach is the removal of the iron rocking horse playground equipment. We have a quote for new playground equipment but not for removal of the old equipment. Denise will call A&H to get pricing on removal and Terry will investigate other possibilities for removal.

Lake Management

Tony Baade presented.

Floating islands

Lake Management Committee met March 7 with speakers from McCloud Aquatics who discussed floating islands, which the committee leans heavily in favor of. The committee will work with personnel from Lake County Storm Water Management on that. If you'd like to learn more, please attend an upcoming Lake Management meeting.

McCloud services

McCloud also presented and discussed last year's progress and recommendations for this year plant and algae treatments. Discussions focused on costs, new products, lake assessments and "as needed" interventions. Basically, we will keep doing the same "as needed" treatment program with curly leaf and algae for 2019. Paying ahead saves us money, and so we will do so again this year.

Secchi water clarity training

Secchi training has been discontinued by the state of Illinois, but we will continue as an association to take those readings and collect that data. Training will be conducted in May. More to come.

Water inlet samples

We work with Eco Services of Lake County, who monitor the major inlets and run labs on the samples. The expense will be less as we are cutting back on the number of samples taken from each site.

Erosion efforts

Efforts will be made this year to remediate shoreline erosion problems. North and South beach have identified areas of some concern.

Pictorial Study

If you find something wild out there on our lake, in your yard, or elsewhere in Loch Lomond, by all means, pull out your phone, take a photo and send it into the Loch Lomond Board of Directors, and we will display them all during Loch Fest 2019.

Fishing derby

A fishing derby is being organized for June. It will be a four-hour event on Father's Day weekend (which is a

free fishing weekend in Illinois—no license required) followed by a pot luck barbecue on the beach. Expense will be minimal. There will be a small entry fee and the proceeds will be converted to prizes. We're also looking for sponsors for the event. Signs will be needed, too. More information to come.

If you are interested in helping with any of the plans we have for 2019 let Tony Baade know at flyfisher825@gmail.com.

All are welcome to the next Lake Management meeting on April 4 at 7 p.m. on the 2nd floor of the Fremont Library.

Events Report

Mary Ellen Casey presented.

Easter egg hunt

The Annual Loch Lomond Easter Egg Hunt will be on Saturday, April 20 at 10 a.m. at South Beach. The egg hunt is divided up by age groups and the Easter Bunny will be there.

This event is open to Loch Lomond families. There is no charge for this event. We are in need of some helping hands to stuff eggs. The stuffing can be done at your home when it is convenient for you. We can drop off the eggs and candy and pick up the stuffed eggs. If you are able to help us out, please email Mary Ellen at lochfest1@gmail.com.

LochFest 2019

LochFest 2019, is scheduled for Saturday, July 27. We are looking for more volunteers for this event. If you would like to help get sponsors and donations, deliver flyers, cook and serve food, or just lend a helping hand, please email Mary Ellen at lochfest1@gmail.com.

Other events

Some events that we are hoping to schedule this summer or early fall are an outdoor movie night at South Beach; pot luck, bonfire and boat parade; and an event to coincide with the opening of the beach in May.

Volunteers

Mac Goodwin brought up the idea of “zone directors” (basically block captains) to establish a better sense of community, foster communication, and gain engagement from our residents. It would also help develop leaders and volunteers within our neighborhood.

Denise will send a map and other materials from when we had this program in the past.

Tony, Mary Ellen, Mac, Megan and Denise will drive the beginning of a subcommittee to restart this program.

We will also post volunteer openings/needs in regular newsletters to residents.

Old Business

Motion to approve the entire Board of Directors slate for 2019 made by Luke Emde:

President – Tony Baade

Vice President – Open

Secretary – Megan Boedecker

Treasurer – Linda Klink

Dam, Path, and Spillway – Terry Anderson

Boat – Luke Emde

North Beach Director – Mickey Emde

South Beach Director – Jed Obershaw

Lake Management Director – Tony Baade

Special Events Coordinator – Mary Ellen Casey

At-Large – Mac Goodwin, Steve Shiley, and Paul Hemmerling

Seconded by Jed Obershaw. Motion passed.

Closing Resident Comments

Dave Stroz

Q: Committee on zone directors: Dave recommends calling it a “membership” committee and making it permanent.

A: Noted, thank you.

Q: What is “Birds, Bass, and Blooms”?

A: It is a part of our website where residents can get tips on gardening, flora, fauna, etc. We do have a resident that is committed to keeping it running. There is interest in making sure this migrates to the new site and expands.

Executive Session

Motion made by Linda Klink at 7:59 p.m. to move to closed executive session. Seconded by Mary Ellen Casey. Motion carried.

Executive Session called to order at 8:04 p.m.

Mr. John Ochoa discussed litigation.

Motion to adjourn executive session at 8:55 p.m. by Luke Emde seconded by Mary Ellen Casey. Motion carried.

Adjournment

Motion to adjourn the meeting at 8:57 p.m. was made by Mac Goodwin and seconded by Terry Anderson. Motion carried. The meeting was adjourned.

Attendance

Tony Baade, Linda Klink, Megan Boedecker, Luke Emde, Terry Anderson, Mary Ellen Casey, Mac Goodwin, Jed Obershaw, Steve Shiley, Denise Gavin, Tom Casey, John Hines, John Ochoa

Board members absent: Paul Hemmerling and Mickey Emde

11:45 AM

Loch Lomond Property Owners Association Profit & Loss Budget Performance

03/15/19

February 2019

Accrual Basis

| | Feb 19 | Budget | Jan - Feb 19 | YTD Budget | Annual Budget |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Assessment Income | 0.00 | 0.00 | 210,350.00 | 210,350.00 | 210,350.00 |
| Boat Income | 10.00 | | 2,370.00 | | |
| Boat Storage - North | 0.00 | 500.00 | 1,505.00 | 1,000.00 | 3,000.00 |
| Boat Storage - South | 0.00 | 500.00 | 1,015.00 | 1,000.00 | 3,000.00 |
| Interest Income | 9.37 | 0.00 | 9.37 | 0.00 | 50.00 |
| Keycard | 100.00 | | 140.00 | | |
| Total Income | 119.37 | 1,000.00 | 215,389.37 | 212,350.00 | 216,400.00 |
| Expense | | | | | |
| Administrative | | | | | |
| Events & Festivals | 0.00 | 416.67 | 0.00 | 833.30 | 5,000.00 |
| Insurance Expense | -1,633.00 | 1,583.33 | -1,633.00 | 3,166.70 | 19,000.00 |
| Legal & Accounting Fees | 365.00 | 1,250.00 | 385.00 | 2,500.00 | 15,000.00 |
| Management Fee | 1,300.00 | 1,500.00 | 2,600.00 | 3,000.00 | 18,000.00 |
| Printing, Postage, Newsletter | 0.00 | 416.67 | 0.00 | 833.30 | 5,000.00 |
| Supplies & Doc Storage | 135.76 | 166.67 | 135.76 | 333.30 | 2,000.00 |
| Total Administrative | 167.76 | 5,333.34 | 1,487.76 | 10,666.60 | 64,000.00 |
| Boat Stickers | 552.27 | | 552.27 | | |
| Dam - Path - Spillway | | | | | |
| Sealcoat | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Total Dam - Path - Spillway | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Facilities | | | | | |
| North Beach Expense | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| South Beach Expense | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Total Facilities | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |
| Land - Lake - Lawn | | | | | |
| Lake Maint. - McCloud | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| Lake Maint. - Water Sampling | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.00 |
| Landscape | 0.00 | 0.00 | 0.00 | 0.00 | 12,375.00 |
| Water Safety | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Total Land - Lake - Lawn | 0.00 | 0.00 | 0.00 | 0.00 | 36,375.00 |
| Payroll | | | | | |
| Payroll Contribution | 112.36 | 120.00 | 112.36 | 240.00 | 4,000.00 |
| Payroll Fees | 0.00 | | 35.73 | | |
| Payroll Gross Expense | 1,362.00 | 1,362.00 | 1,362.00 | 2,724.00 | 35,000.00 |
| Total Payroll | 1,474.36 | 1,482.00 | 1,510.09 | 2,964.00 | 39,000.00 |
| Reserves (CapEx) | | | | | |
| Bad Debt Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 31,500.00 |
| Boat Launch - Storage | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Computer | 0.00 | 0.00 | 0.00 | 0.00 | 1,300.00 |
| Dam Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |
| North Beach Major Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| South Beach Major Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Website | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |
| Total Reserves (CapEx) | 0.00 | 0.00 | 0.00 | 0.00 | 60,800.00 |
| Utilities & Services | 0.00 | 333.33 | 0.00 | 666.70 | 4,000.00 |
| Total Expense | 2,194.39 | 7,148.67 | 3,550.12 | 14,297.30 | 216,175.00 |
| Net Ordinary Income | -2,075.02 | -6,148.67 | 211,839.25 | 198,052.70 | 225.00 |
| Net Income | -2,075.02 | -6,148.67 | 211,839.25 | 198,052.70 | 225.00 |