



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Tony Baade, President

Denise Gavin, Administrator

# Loch Lomond Laker

## Minutes of the April 15, 2019 Board Meeting

### Board Meeting

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

#### No President or Vice President's Report

#### Secretary's Report

Megan Boedecker presented.

Motion to approve March 2019 minutes made by Linda Klink and seconded by Mary Ellen Casey. Motion carried.

Megan noted that a name was misspelled in the November 2019 minutes and was updated.

#### Opening Resident comments

*Dave Stroz*

Q: Dave Stroz brought up the idea of authoring a Chemistry Corner of the website and discussed the structure of such a website feature. He has several topics in mind including phosphorus, erosion, and others.

A: Absolutely, we'd love that input.

*Kate Wright*

Q: Kate noted that her family moved here in September and are working to update their home and make it look nicer. They have a question about the property line they share with the Village of Mundelein. On the shoreline, a lot of stuff washes up in that area. Who is responsible for cleaning that up?

A: The LLPOA board will work with Kate on that. There's some question about whether Banbury Park (near her property) is under the care of the LLPOA or the Village.

#### Communications Report

Megan Boedecker presented.

##### *Website vendor*

Over the past month, Megan members of the communications committee have been vetting potential vendors to build the new LLPOA website. Erick Schwenk of EARS Digital Media presented his proposal for the new website.

It will be a WordPress website with contract terms for three years that include hosting, analytics, and other support on the back end. He will create the website and provide photography and videography.

Motion to accept Erick Schwenk's (EARS) bid for website at \$2,370 for initial build and first year as well as \$1,420 for annual cost made by Mac Goodwin and seconded by Jed Obershaw. Motion carried.

##### *Website domain*

The board is working with Katie Cook, whose name is currently attached to the lochlomondlaker domain.

Katie originally bought the account with other residents when setting up the website years ago, and it was never switched out of her name.

Next steps: the communications committee along with Erick Schwenk will meet with Katie to work this out, perhaps calling GoDaddy to gain access to the account and switch the information to LLPOA.

##### *Email*

There is continued interest in setting up email accounts under the lochlomondlaker domain, and after some research, it appears that Google's email suite option will

work best. Google suite costs \$6/month to give each board member a unique email specifically for Loch Lomond communications and activities.

### *Website redesign*

The communications committee has established a navigation for the website and we are now going page by page on the current site to map information into that navigation. Content will also be rewritten and refreshed as necessary.

One of the sections we're excited to revive is the Bass, Birds, and Blooms section.

### **Treasurer's Report**

Linda Klink presented.

We are currently on an accrual basis. However, in the past, we've always done a cash basis. That means it's difficult to compare new and old reports. We've asked the management company to give us a report on a cash basis as well, so we can compare.

67% of dues have been collected for 2019. We are still working on including beginning balances, foreclosures, etc. in our calculations. **We are writing off outstanding accounts receivable of foreclosed residents no longer living in Loch Lomond.** Currently, we don't have the exact number that we'll be writing off. It hasn't been carried in the budget as income.

There was a question about our taxes. We are on a fiscal year-end, so our tax forms are due in January, and also we're a non-profit, so we don't pay taxes.

Our new management company has set up two accounts for us: an operating account and a reserve account.

Motion to approve the January through March treasurer's report made by Mickey Emde and seconded by Terry Anderson. Motion carried.

Additional note: Gary Randeau's memorial will be coded across four line items due to his involvement in so many areas of the association.

### **Administrator's Report**

Denise Gavin presented.

All services except water have been turned back on at the beach.

Residents are having issues remembering the new management company information and paying dues. The address and contact information are included in the header of the minutes. You can find their website at [mperialassetmanagement.com](http://mperialassetmanagement.com).

The official beach opening is Saturday, May 25. This is Memorial Day weekend, but the beach opens the Saturday before, not on Memorial Day as previously recorded. The date will be changed on the website and the South Beach clean-up weekend will be moved to another date.

We have a reduced staff of six returning guards, partly because there are no swim lessons this year.

Residents are asking guards to give private lessons. We will need to talk to our insurance company about the liability concern before allowing them to move forward with that.

### **Dam, Path, & Spillway Director's Report**

Terry Anderson presented.

There are low-hanging branches across the dam path. We'd like our landscaping service to trim those trees. They happen to be resident Kate Wright's trees, and she indicated that would be fine. Denise will get a quote for how much it would cost.

Also, there's a drainage ditch between the path and the railroad tracks. Two drains go under the path and to our property behind the dam. There's so much stone down there that the water is splashing back onto the back and could add to erosion of the path. There's also a ton of leaves and debris that could cover the drain. However, that should be taken care of as part of the landscaping spring clean-up that is already scheduled.

There is a fallen tree inside the gate at the bottom of the hill in the dam area. Any residents who would like to remove it for firewood or any other reason, go for it.

Across the overflow pond there is an old metal catwalk that needs to be removed.

The concrete of the dam is in great shape, and no animals burrowing into the bank. Terry suggests doing a board "field trip" to the dam so all members can get acquainted with it.

Terry would like new signage along the dam and fence and perhaps even the outside of the fence facing Rt 45.

It might also be a good idea to make a legend board to give information and history about the dam and place it near the current dedication stone.

Near the spillway retention pond, there's a small grassy area that goes down to the pond. That grassy area is experiencing a lot of erosion and it needs to be stoned or filled in somehow. We need to find out whose property that is (LLPOA or the Village). Maybe we can form a coalition with the Village and Lake County Storm Water Management to take care of that area.

### **Boat Director's Report**

Tony Baade presented on behalf of Luke Emde.

Things are looking good for the 2019 boating season! The removable boat launch pier is back in the water for anyone wishing to launch their boats or getting their boats back from winter storage.

There is a new memorial plaque at the south beach fishing pier in memory of Gary Randeau, a long time Loch Lomond resident and volunteer to our community. Please take a look next time you are at South Beach.

Residents should be receiving their boating stickers and storage stickers with their beach tags from our new management company. Please remember ANY boat entering Loch Lomond needs to be properly registered and display proper stickers according to the Loch Lomond boating regulations. If you have any questions concerning boating, stickers, rules etc., please contact Luke Emde, Boat Director, at 1-847 807 9740.

### **South Beach Director's Report**

Jed Obershaw

We held our first committee April 3. We discussed getting a new gate with a card reader by the boat-

launch gate. This would help both residents and emergency personnel access the lake more quickly. There is plenty of discussion Denise will get a quote

We also discussed adding another bulletin board.

The South Beach Committee will meet again on Wednesday, May 1 at the library.

### **North Beach Director's Report**

Mickey Emde presented.

We're just waiting for spring to come. North Beach looks pretty good and just needs a clean-up before summer begins.

### **Lake Management**

Tony Baade presented.

At our last lake management meeting, Jerry, an employee from the Lake County Health Department Eco Services and a specialist in water quality and plant management joined us to talk about sediments, nutrients, and pollutants. Sources of concern for pollutants entering the lake are Site 1 (the Firth Canal) and site 3 (North Beach). These areas and other inlets will be continually monitored for sediments, phosphorus, and other nutrients entering the lake. We're going to do some re-development to minimize nutrient flows into our lake.

### *McCloud Aquatics*

Each year we try to bring down the cost of spraying our lake. In the last few years we've moved to a "spray as needed" routine, spraying for hazardous algae blooms and curly leaf pondweed. This year we have a proposal for between \$17-18,000, less 5% if we pay ahead of time.

For 2019, the spraying would cost \$15,651.25.

Motion to accept the McCloud Aquatics proposal and pay in advance made by Linda Klink and seconded by Terry Anderson. Motion carried.

There is a natural algae herbicide created when soaking a bale of barley in the water. It works especially well at inlets to the lake as water flows through it. McCloud will

install a system for us at \$1500. It is a more natural solution to chemical spraying, but it is experimental. The perforated barrel would be underneath the pier just outside the designated swimming area at South Beach. McCloud will handle the installation and maintenance throughout the season.

Motion to accept this proposal made by Jed Obershaw and seconded by Mac Goodwin. Motion carried.

#### *Secchi training*

Secchi training is scheduled again this year. We will continue as an association to take those readings and collect that data. Training will be conducted May 25 at North Beach at 10 a.m. Anyone interested can join us.

#### *Father's Day fishing tournament*

Father's Day is June 16, and Illinois' free fishing weekend begins June 14, which means people can fish without a license for that weekend. We are going to take advantage of that with a fishing tournament on June 15. The tournament will take place in the morning/early afternoon to be followed by lunch.

Cost is \$10 per person, due the day of the event. Details will need to be worked out, but rules and schedules are drafted.

Interested residents need to register by June 1 so we can make appropriate plans for the tournament.

This will now be considered a special event under Mary Ellen Casey's portfolio.

### **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. With the help of a number of volunteers, 2000 eggs have been stuffed.

#### *LochFest 2019*

LochFest 2019, is scheduled for Saturday, July 27.

There will be a dog party, fishing derby with the beach festival kicking off at noon.

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](mailto:lochfest1@gmail.com).

#### *Volunteers*

We are working on our plans for "zone directors" and more information will be forthcoming on that.

### **Closing Resident Comments**

#### *Denise Gavin*

Q: A 2019 certificate is needed from McCloud to have on file.

A: Tony will get it.

Q: The privacy screens need replacing at South Beach.

A: Jed will look into it.

Q: Just to clarify: we'll be splitting the memorial plaque between several budget items, including that for the Dam, Path, and Spillway, which has a lower amount budgeted overall.

#### *Dave Stroz*

Q: I would like to see the old cash basis income against budgeted accounts, including emergency funds.

A: Linda will work with the management company to get those comparative reports.

Q: Dave thanked Terry for his detailed report and recommends we talk with our attorney about requirements for "no trespassing" signage. Additionally, he would like to see the legend board expanded to include more history about MacInstosh who established Loch Lomond, including that Loch Lomond was named because he was Scottish and the neighborhood reminded him of Loch Lomond in Scotland.

Q: Regarding the boat launch, we could have both the security and emergency elements by putting a new gate near the boat launch with a lock box. However, we should weigh the convenience factor of making it key-card accessible against the cost.

A: The board agrees. We'll have to deliberate.

#### *Linda Klink*

Q: Our management company indicated that Century 21 wanted the garage sale on the website.

A: No, we can't do that, but we will recommend they post on NextDoor and we will share on the Loch Lomond Facebook page.

Steve Shiley

Q: There have been beavers in the lake.

A: Give us the address, and we'll look into trapping.

We'll take care of beavers for now, with the note that this could be a slippery slope regarding what we handle on behalf of our residents.

### Adjournment

Motion to adjourn the meeting at 8:46 p.m. was made by Mary Ellen Casey and seconded by Mickey Emde.

Motion carried. The meeting was adjourned.

### Attendance

Tony Baade, Linda Klink, Megan Boedecker, Terry Anderson, Mary Ellen Casey, Mac Goodwin, Jed Obershaw, Steve Shiley, Denise Gavin, Katie Cook, Dave Stroz, Kate Wright, Erick Schwenk, Donna Sattler, Mickey Emde

Board members absent: Luke Emde, Paul Hemmerling

3:26 PM  
04/15/19  
Cash Basis

## Loch Lomond Property Owners Association Profit & Loss January through March 2019

	Jan - Mar 19
Ordinary Income/Expense	
Income	
Assessment Income	139,986.00
Boat Income	1,827.78
Boat Storage - North	1,182.22
Boat Storage - South	840.00
Interest Income	44.89
Keycard	140.00
Other Income	62.00
Total Income	144,062.89
Expense	
Administrative	
Insurance Expense	-1,633.00
Legal & Accounting Fees	448.97
Management Fee	3,900.00
Supplies & Doc Storage	135.76
Total Administrative	2,851.73
Boat Stickers	552.27
Land - Lake - Lawn	
Lake Maint. - Water Sampling	3,448.00
Total Land - Lake - Lawn	3,448.00
Payroll	3,033.12
Reserves (CapEx)	60,800.00
Utilities & Services	105.00
Total Expense	70,790.12
Net Ordinary Income	73,292.77
Net Income	73,292.77