



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
c/o IMPERIAL ASSET MANAGEMENT, 110 N BROCKWAY ST #320, PALATINE, IL 60067
WWW.LOCHLOMONDLAKER.COM

lochlomondmanagement@gmail.com
(847) 757-7171 X803

Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the May 20, 2019 Board Meeting

Board Meeting

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

President's Report

Tony Baade presented.

A reminder to board members to please keep your report to 3-5 minutes. Board members who are not on a committee are urged to join one.

Tony then reviewed parliamentary procedure for board meetings. In the future, board meeting agendas will be published at least four days prior to the meeting.

Secretary's Report

Megan Boedecker presented.

Motion to approve April 2019 minutes made by Luke Emde and seconded by Terry Anderson. Motion carried.

Opening Resident comments

Kate Wright

Q: Garbage is collecting on the surface of the lake on the dam side.

A: The Board will take care of cleaning up the trash on the lake shore and lake near the dam.

Communications Report

Megan Boedecker presented.

Website

The website redesign is in full swing. Megan has accompanied our vendor, Erich Swenck to the beaches to take professional photos to use on the site. She has drafted several pages so far to fit the new information architecture agreed on in a Communications Committee meeting. She'll be organizing another Communications

Committee meeting in the near future to go over outstanding needs, timelines, and assign people to review what has been created. Unfortunately, she has no wireframes or screenshots of what has been built so far. It's still the plan to have a work-in-progress site launched early this summer.

Website domain

The domain remains a challenge. We cannot get access to the GoDaddy account it's connected to, but the domain expires in July. At that time, there is a waiting period before we'd be able to reclaim the domain, but at that point, we should be able to recover the domain. In the meantime, it would be best to choose another to host the new site and it can switch and redirect to the current domain once that is in our control.

Here are a few options that Megan has asked Erich to explore:

lochlomondpoa(dot)com
lochlomondmundelein(dot)com
lochlomondlake(dot)com
mylochlomond(dot)com
lochlomondil(dot)com
lochlomondlaker(dot)org

Email

Board member emails cannot be set up until we have the domain nailed down.

Mac Goodwin offered to help with beta testing of the new site.

Treasurer's Report

Motion to approve the April treasurer's report made by and seconded by Mac Goodwin. Motion carried.

Administrator's Report

Denise Gavin presented.

Our beach is opening on Saturday, May 25, at 11 a.m. We already have a picnic scheduled for opening day. I want to remind everyone that our lifeguards will be at the South Beach seven days a week, weather permitting, from 11-7 p.m. on weekends, and 12-6 p.m. on weekdays.

Our lake water is sampled after any rainfall over one inch. The water sample is taken to the Health Department and the beach will be closed on the day following the rainfall until we have our results back. A red flag will be displayed after (1) having an inch of rain while we are awaiting results and (2) if there was enough e.coli present in the water sample results to advise against swimming. Lifeguards will not be present when a red flag is displayed. Our water is tested daily until the counts are suitable again for swimming. A yellow flag will indicate that the water quality is borderline and our guards will be on duty. And, a green flag means we are good to swim. The beach will not be staffed with lifeguards if the weather is below 70 degrees on weekdays and below 65 degrees on week-ends. If you are having a picnic and the weather is cooler yet you would still like a lifeguard present, please call Denise.

All beach tags, boat stickers, and keycards have been sent to those who have filled out the paperwork and mailed in their dues to our management firm, MPerial. If you have any questions, you may call them at (847) 757-7171. Please remember to bring your beach tags to the South Beach when guards are present.

It was mentioned at our last meeting that some of our guards have been contacted about teaching private swim lessons. Denise contacted our insurance agent and found that our lifeguards cannot teach private swimming lessons at our beach on their off hours without their own liability insurance.

Dam, Path, & Spillway Director's Report

Terry Anderson presented.

Bill from the Army Corps of Engineers will walk through the dam assessment with Terry and Tony, otherwise everything is status quo.

There were comments that residents had witnessed people inside the fence around the dam and spillway area. *Just a reminder that no one should be in that area, and parents should remind their children that it's dangerous and not allowed.*

Boat Director's Report

Luke Emde presented.

Boating season has begun, and it has nice been nice to see people using the lake when it's not raining. Boat stickers have been delivered to all residents who paid with their annual due assessments. Please make sure you place your stickers on the back right-hand side of your boat, and make sure it is clearly visible when in use. If you are storing a boat at either beach, make sure it is visible while be stored as well. Any electric powered watercraft stickers should also be clearly visible when the boat is being operated, as well as an orange flag clearly displayed at all times is also required. Any residents wishing to learn more about the electric powered watercraft program, rules, application, etc., please log in and see the resident home page of the Loch Lomond Laker website for a link with all the details and applications. Any new applications will be reviewed by the Boat Committee and electric stickers and flags will be delivered once the application process is complete.

We unfortunately just received a report from a resident that her kayaks stored at South Beach had the locks cut off the boats, but the boats were not moved or damaged. This is a reminder to all residents storing boats at either beach to make sure you periodically check on your boat to make sure it is stored in a designated area, upside down to prevent mosquito habitats, and locked at all times. If you have any questions, comments, or concerns please reach out to a boat committee member or contact Luke Emde directly at 1 847 807 9740.

There are signs on all boat storage racks, including new aluminum signs to be added by mid-June, and we try to remind residents about proper boat usage and storage periodically throughout the season.

South Beach Director's Report

Jed Obershaw presented.

Jed has put together a list of things we'd like to purchase and do at South Beach including but not limited to:

- A new bullhorn
- Wind socks
- A new picnic table frame
- New privacy screens
- A new diving board
- A gate lock solution for emergencies
- Cleaning along the shoreline
- Mulching and fertilizing
- Rolling the lawn
- Replacing a buckled board on the pier
- Moving parking pylons

Motion to approve these expenses, not to exceed \$3,000, made by Jed Obershaw and seconded by Terry Anderson. Motion approved.

North Beach Director's Report

Luke Emde presented on behalf of Mickey Emde.

A live animal trap has been donated to the LLPOA that can be used at either beach.

Denise Gavin mentioned that we would like to replace the metal rocking horse playground equipment at North Beach, and we will move forward with that when Mickey returns.

Lake Management

Tony Baade presented.

Beavers

Tony has been advised there are beavers in the lake. They've been seen in the Firth Channel as well as other places around the neighborhood. We have one trap set on Killarney where beavers were first seen, but we don't have an update on whether we've caught any. Denise will follow up with the trapper to potentially set up more traps.

Lake County Eco Services Contract

We have received the 2019 contract from Lake County Eco-Services regarding the Stream Inlet Water Sampling Project from Gerry Urbanozo. Gerry suggests focusing sampling at the sites water enters the lake. This is our third year building this data base. A change in strategy will result in cost savings. This data is crucial in managing our lake water quality and habitats.

Motion to accept that contract at a cost of \$2,440 for 2019 made by Tony Baade. Mac Goodwin asked why we are sticking with this vendor for sampling when the information can be easily transferred if we identified someone else. Tony acknowledged the point made by Mac. No further discussion. Motion seconded by Luke Emde. Mac Goodwin voted against the motion. All others voted for the motion. Motion carried.

McCloud Updates

T.J. McCloud has sent us a current 2019 Certificate of Insurance and 2019 Material Safety Data Sheets (M.S.D.S). All is on file and current. Also, the first systemic curly leaf treatment was done in April, and barley bales were installed at the South Beach swim pier in April to minimize the algae problems naturally. This is a tried and true method of reducing algae.

Erosion, Water Quality, Floating Islands

Ernesto Huaracha, an erosion expert from Lake County Stormwater Management Commission, was our guest speaker at the May 7 Lake Management Committee meeting.

Ernesto brought handouts and other materials to help address problems of erosion, nutrient loading and water quality. Ernesto also spoke about the pros and cons of floating islands. They would help to add habitat and remove excess nutrients in the water column.

The main problem with water quality comes from the inlets at North Beach and the Firth Channel. We know this is due to the annual water sampling project. There are also erosion issues directly impacting homeowners. It's going to take partnership with the Village and County to address the issue.

Secchi Training

Alana Bartolai has confirmed a volunteer lake management program training workshop and refresher course on May 25 at 10:00 at North Beach. Anyone is welcome to join.

Wildlife Gallery

Van Miller spoke with Sheryl DeVore and Steve. They would like to provide photos for the association to post on a gallery on the website.

Vandalism at South Beach

There was damage to a memorial plaque at South Beach. It was done with a BB or pellet gun. The incident was reported to the Mundelein Police on Wednesday, May 9, 2019, for the record. The officer on duty stated extra patrols will be set up to patrol those common beach areas in Loch Lomond.

We have discussed putting cameras up at our beaches in the past, and it might be something we consider again. We'll also talk with our insurance about discounts on our policy if cameras are installed.

As a reminder, no one under 16 years of age can be at the beach without a parent when there is no lifeguard present.

We will also ask our insurance agent about whether we can change our beach rules so that all children would require an adult supervisor at the beaches at all times, even when lifeguards are present.

Events Report

Mary Ellen Casey presented.

LochFest 2019

Plans are underway for LochFest which will be held at South Beach on Saturday, July 27. Many volunteers are needed in order for Loch Fest to happen. Look for a list of the volunteer needs in the May newsletter and on the LLPOA Facebook page. If you are interested in volunteering, please contact Mary Ellen Casey at Lochfest1@gmail.com.

We are also looking for businesses to sponsor or donate to Loch Fest. The committee will be contacting many local businesses. If you are a business owner and would like to sponsor or make a donation to Loch Fest, please email Lochfest1@gmail.com.

Last month, a committee was formed to discuss zone directors. The committee brainstormed ideas on the purpose and responsibilities of the zone directors. Our discussions led us in a direction that centered more around community relations. The consensus of the committee was that a Community Relations Committee should be formed overseen by a board member acting as a Community Relations Director.

Volunteer Recognition

Lastly, we have talked in the past about recognizing volunteers. Mary Ellen would like to see this move forward. As you know, we have volunteers that have given hundreds of hours over the years. She feels like that contribution should be acknowledged, and she would like the board to think about ways to honor our volunteers and discuss it at the June board meeting. Knowing that our common spaces would benefit from tree or shrub plantings, she was thinking a small engraved plaque by a newly planted shrub or tree but is open to other suggestions.

Fishing Tournament

LLPOA is hosting a fishing tournament on June 15 from 9 a.m. to 1 p.m. You can find more information on our Facebook event page or on our website. Pre-registration is required to help us plan. Please fill out this form if you would like to participate. We are planning an email blast inviting all residents to participate in the fishing tournament. *NOTE: This will be a cash-only event. Checks will NOT be accepted as previously noted.*

Donna Stattler, Remax Realtor, will sponsor our event, so thank you, Donna! We are hoping to make this an annual event.

In case of dangerous weather, the event will be cancelled. There will be no rain date.

Old Business

Property lines

Banbury Park is owned by the Village of Mundelein. However, if a tree is on your property and falls onto other property, the owner of the property the tree was on is responsible for taking care of it.

Closing Resident Comments

Dave Stroz

Q: There is a dead tree at South Beach. Is that also something we are going to address?

A: Yes, we'll have a tree service give us a quote to do that.

Q: Can I get some clarification about the website?

A: Yes, we'll show the planned navigation and pages that are under construction.

New Business

Community Relations

This conversation picks up on Mary Ellen's comment about a community relations director.

Mac read the proposed role description for the proposed position, which includes working to promote a positive public image and serving as a liaison between LLPOA and businesses in the community, including sponsorship management, taking those responsibilities away from the event coordinator.

Motion to approve the creation of the Community Relations Director position made by Mac Goodwin and seconded by Megan Boedecker. Mac expanded on the position, noting that sponsorship was an incredible burden on event coordination and blurred the lines between event volunteering and sponsorship solicitation. All board members should be thinking about sponsorship opportunities for businesses at all times. In addition, that position doesn't need a foot army of volunteers—there are other ways to accomplish these goals.

Motion carried.

Motion to appoint Mac Goodwin as Community Relations Director made by Mary Ellen Casey and seconded by Luke Emde. Motion carried.

Sponsorship

A letter and value proposition flyer have been created and 150 local businesses have been identified for a mail campaign that would cost between \$75 and \$150. Mary Ellen and Mac have already been soliciting small businesses, and several have reached out after the last newsletter. We expect a 25-50% increase over previous year's sponsorship. We want to keep legacy sponsors while still adding new sponsors.

We have new opportunities with our new website structure, and we'd like to coordinate the sponsorship rollout with the new website launch.

The Gregg's Landing publication offers promotional opportunities, but we think we can rival that with our value proposition.

Motion

Motion to go into Committee of Whole made by Mac Goodwin and seconded by Luke Emde. Motion carried.

Mac recommends that a copy of Robert's Rules needs to go out to any new director who join the LLPOA Board so everyone understands how the board functions and how to fulfill their role. This includes:

- Complying with governing documents
- Maintaining common areas
- Managing budgets and assessments
- Establishing budgets
- Adoption and enforcement of rules
- Representing the community as a whole
- Keeping books and records
- Emergencies
- Human rights and accommodations

Luke noted that there are certain accommodations we are not required to provide.

Mac urged all board members to read through those rules so we can officially adopt them at the next meeting and review them yearly.

Motion to resume Assembly made by Mac Goodwin and seconded by Luke Emde. Motion carried.

Adjournment

Motion to adjourn the meeting at 8:43 p.m. was made by Mary Ellen Casey and seconded by Luke Emde. Motion carried. The meeting was adjourned.

Attendance

Tony Baade, Luke Emde, Megan Boedecker, Terry Anderson, Mac Goodwin, Mary Ellen Casey, Denise Gavin, Jed Obershaw, John Adams, Kate Wright, Tom Casey, Dave Stroz

Board members absent: Paul Hemmerling, Mickey Emde, Steve Shiley, Linda Klink

Loch Lomond Property Owners Association
Profit & Loss Budget Performance
April 2019

	Apr 19	Jan - Apr 19	Annual Budget
Ordinary Income/Expense			
Income			
Assessment Income	0.00	210,350.00	210,350.00
Boat Income	80.00	2,780.00	
Boat Storage - North	-35.00	1,575.00	3,000.00
Boat Storage - South	210.00	1,470.00	3,000.00
Interest Income	43.98	88.87	50.00
Keycard	20.00	200.00	
Other Income	35.00	132.00	
Total Income	353.98	216,595.87	216,400.00
Expense			
Administrative			
Events & Festivals	130.67	130.67	5,000.00
Insurance Expense	0.00	-1,633.00	19,000.00
Legal & Accounting Fees	204.07	653.04	15,000.00
Management Fee	1,300.00	5,200.00	18,000.00
Printing, Postage, Newsletter	1,811.41	1,811.41	5,000.00
Supplies & Doc Storage	18.65	154.41	2,000.00
Total Administrative	3,464.80	6,316.53	64,000.00
Boat Stickers	0.00	552.27	
Dam - Path - Spillway			
Miscellaneous D.P.S.	129.28	129.28	
Sealcoat	0.00	0.00	2,000.00
Total Dam - Path - Spillway	129.28	129.28	2,000.00
Facilities			
North Beach Expense	129.28	129.28	5,000.00
South Beach Expense	129.28	129.28	5,000.00
Total Facilities	258.56	258.56	10,000.00
Land - Lake - Lawn			
Lake Maint. - McCloud	17,151.25	17,151.25	20,000.00
Lake Maint. - Miscellaneous	129.29	129.29	
Lake Maint. - Water Sampling	0.00	3,448.00	3,000.00
Landscape	1,517.75	1,517.75	12,375.00
Water Safety	0.00	0.00	1,000.00
Total Land - Lake - Lawn	18,798.29	22,246.29	36,375.00
Payroll			
Payroll Contribution	118.83	356.49	4,000.00
Payroll Fees	35.73	107.19	
Payroll Gross Expense	1,362.00	4,086.00	35,000.00
Total Payroll	1,516.56	4,549.68	39,000.00
Reserves (CapEx)			
Bad Debt Reserve	0.00	31,500.00	31,500.00
Boat Launch - Storage	0.00	5,000.00	5,000.00
Computer	0.00	1,300.00	1,300.00
Dam Improvements	0.00	0.00	5,000.00
Electrical	0.00	4,000.00	4,000.00
North Beach Major Improvements	0.00	5,000.00	5,000.00
South Beach Major Improvements	0.00	5,000.00	5,000.00
Website	0.00	4,000.00	4,000.00
Reserves (CapEx) - Other	0.00	5,000.00	
Total Reserves (CapEx)	0.00	60,800.00	60,800.00
Utilities & Services	428.68	533.68	4,000.00
Total Expense	24,596.17	95,386.29	216,175.00
Net Ordinary Income	-24,242.19	121,209.58	225.00
Net Income	-24,242.19	121,209.58	225.00