



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 June 17, 2019 Board Meeting

### Board Meeting

Call to order conducted by Tony Baade at 7:01 p.m.

#### President's Report

Tony Baade presented.

A reminder to residents to sign in at every meeting. There are two opportunities for residents to address the board at a meeting, and questions and comments should be held until those times.

#### Secretary's Report

Megan Boedecker presented.

Megan apologized for how late the May e-newsletter was sent, which contains the May 2019 minutes.

Motion to approve May 2019 minutes made by Jed Obershaw and seconded by Mary Ellen Casey. Motion carried.

#### Opening Resident comments

*Sena Bradley*

Q: Ms. Bradley noted that she was unaware that swim lessons were going to be discontinued and wanted to let the board know that they were an important LLPOA benefit to her family.

Additionally, she said that with the change in beach hours, the life guards have to close the water at 5:30 in order for the beach to be closed at 6, and it's making it difficult for residents to enjoy the beach to the fullest.

*Virginia Rounds*

Q: Thank you all. Moving here five years ago, we loved seeing families playing at the lake with lifeguards interacting with these families. There have been so many memories

made here, and the lifeguards really do care about the community. We were told that a survey went around asking for input about swim lessons, and we didn't ever see that. We'd like to ask the board to reconsider swim lessons and the beach hours. There are consistently people still in the water when the beach closes. We're still paying the same amount in dues, but our benefits have decreased.

*JoAnn Ford-Halvorsen*

Q: Ms. Howerson agreed with other residents' comments about swim lessons and beach hours. She added that the lessons also provided a culture for the families to connect as well. It has been a huge benefit. Additionally, she saw a note about the possibility about private swim lessons at the beach and wanted to know more about, too.

A: Insurance-wise, it's a liability to let lifeguards conduct swimming lessons at our beach and we can't allow private lessons. In terms of obtaining feedback, we did ask for input several times throughout 2018 to see how important swim lessons are to the community, and heard from several residents in favor of getting rid of swim lessons because of fiscal responsibility to the entire association. We did not hear any support or feedback in favor of keeping swim lessons. We're hearing it now, of course, and we do acknowledge the changing demographics of the community.

Also note that it requires at least four lifeguards at the beach to conduct swimming lessons. One of the reasons we had originally proposed ending swim lessons was that it might not be a good use of resources.

*Denise Gavin*

Q: To our residents, how important is it to you that our lifeguards are Red Cross Certified? It's an expensive training program.

A: Residents replied that it doesn't have to be Red Cross.

### **Treasurer's Report**

We paid for our lake spraying contract in full. We are paying for landscaping and a few repairs, and starting our payroll for lifeguards and the hours they are working.

Motion to approve the May treasurer's report made by Terry Anderson and seconded by Luke Emde. Motion carried.

### **Administrator's Report**

Denise Gavin presented.

We had a couple beavers in the lake. We had a trapper come out and he was able to get one of the beavers. The other seems to have gone away. However, one board member had a recent sighting, so we need to find a new trapper (the other has moved out of the area).

Our insurance costs would not be lowered with a security camera. Regardless of age, the best we can do is keep out the "when no lifeguard present, swim at your own risk" signs at the beach.

Also at our last meeting it was mentioned that we should have individual books put together that describe the duties of that particular Board member, Loch Lomond rules etc, that can be passed along to the succeeding Board member.

Denise has put these books together and they should be read and changes that need to be made will be updated regularly. The notepaper in the back is for the current Board Member to record significant changes/additions they make that should be documented for their successor.

The first page of the book should have that board member's position responsibilities. If you don't currently have a list of responsibilities in your book, please prepare one.

The next document in the book is a statement describing "a good board member" with a copy of a Board Member's Oath that should be signed after reading and accepting. Following are dos and don'ts of board members, a short synopsis of "Roberts Rules of Order," our current By-Laws, Rules for the Lakes, Beaches and Boats, and the book concludes with a map of our neighborhood.

The board is encouraged to read through everything as changes may need to be made. The point is we want these books to stay current! Denise has noticed the lack of dates

on documents. Let's make it a point to date everything that is written and will be preserved.

### **Communications Report**

Megan Boedecker presented.

#### *Website*

The new site is set up and live, but not done. Most of the content is finished. Once that's all populated, we'll move to creating forms where needed and then making any tweaks to the design and functionality, etc. I'll need a little bit of input from the board on which documents need to be moved over, and also on role and committee descriptions. Look for that email this week.

#### *Email*

We need our tax code to move forward with a possible non-profit option. Otherwise, it's \$6/month per email address.

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

Terry Anderson presented.

New signs have been posted along Rt 45 and along the path by the dam. We're going to take a look at potentially adding buoys to keep people from going over there. There's also a tree on the ground that needs to be removed. There's also a gate with a wide opening between them, and it's not hard to imagine that a small child could easily get in there. There's also another section of fence that might need reinforcing to keep people from jumping it.

Dave Stroz helped Tony Baade put together a [Dam Safety Rule and Fact Sheet](#). It was passed out at the meeting and can be accessed on our website.

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

Luke Emde presented.

New boat storage rules, and regulations signs should be posted at both beaches by the end of the week. Any boat entering Loch Lomond needs to be registered with the association and display proper stickers at all times, no exceptions. Currently paddle boards are not required to be registered with the association.

New boat launch construction on the west end of South Beach should start the first week of July. We hope to have this project installed and completed in the first couple weeks of July. Construction will consist of shoreline

rehabilitation, large out cropping stones to define the launch area, dredging of launch area, grading of launch area, and new gravel. Some association members will need to move their boats to alternate storage areas at South Beach during this process. These members will be contacted the by last week of June to move their boats before construction starts in July. Sorry for any inconvenience this may cause!

Boat inventory starts next week so if you have not placed your stickers on your boats, please do so ASAP. Please make sure you place your stickers on the back, righthand 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, and 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 see the front page of Loch Lomond 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.

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

Jed Obershaw presented.

We've mulched, and the grassy area along the fence has been cut. We've been asked to look into installing new items, including changing areas, a crane digger for the sandy playground, and new swings. Timing on all of that will depend on budgeting.

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

Mickey Emde presented.

North Beach is looking good. Thanks to everyone who uses the park and keeps it clean. Landscapers have been hindered by the excess rain, but now have completed the cleanup and hopefully the sun will come out one day soon. Our rain gardens have been useful during these soggy times and the banks of the inlet have held up well. We have removed the fencing around the "frog pond." It will be interesting to see if the water garden changes without the barriers in place. A new garden is in progress at the beach with water-wise plantings. Check back later in the summer to see the results. Any resident wishing to donate

moonbeam coreopsis for this garden please [contact Mickey Emde](#). Coneflower, prairie grasses, and blazing star have been planted with donations. Ideas are welcome. Volunteers are always welcomed as well.

### **Lake Management**

Tony Baade presented.

We still have to get out this month to take Secchi readings. The weather has not cooperated recently. However, the lake does seem to be pretty clear.

The barley bales are on their second round and working out pretty well as an inhibitor of algae growth.

The fishing tournament went really well. There were 24 people signed up with an entry fee of \$10 each. This went into a prize purse which was divided among 6 winners.

Catches included a 19.5" bass, a 22" northern, and most others were 10-12". At least one fisherman caught 40 fish, most of them bass. 105 fish were caught in the three-hour tournament.

This will help inform our stocking in the future.

We're hoping to do a lake clean-up. If you see noodles, toys, or anything else floating around, drop them off at South Beach and lifeguards will help take care of them.

We have some invasive plants and animals (like beavers). Keep an eye out for them. Curly leaf is the most populous invasive plant, but it dies in July. Our spraying company will come out to keep it from seeding.

We'd like to feature a wildlife gallery on our Bass, Birds, and Blooms blog, a section of the new website. Steve Bailey and Sheryl Devore want to be involved. [Email Megan Boedecker](#) if you are interested in being involved, too.

### **Events Report**

Mary Ellen Casey presented.

#### *LochFest 2019*

Plans are underway for LochFest which will be held at South Beach on July 27. 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](mailto:Lochfest1@gmail.com).

### *Movie Night*

There is a fee to purchase a license to show a movie at the beach. It's a fee of \$250. Resident and board member Steve Shiley has graciously donated the use of audio/video equipment for this.

### **Community Relations**

Mac Goodwin presented.

We continue to look forward to the website launch to help us reengage our residents and reinvest their attention in our community. There is a mailing going out this week to 132 local business to solicit sponsorship for LochFest 2019.

### **Old Business**

#### *Robert's Rules Adoption*

At the last meeting, the board discussed putting together binders for each board member, and one reason was to officially adopt Robert's Rules and make all board members aware of board expectations.

#### *Annual Meeting Date and Time*

November 24 has been proposed as an annual meeting date. After discussion among the board, we would like to try a different day of the week.

Motion made to nominate Saturday, November 23 as the date of the 2019 Annual Meeting made by Mickey Emde and seconded by Jed Obershaw. Motion carried.

#### *Volunteer Recognition*

Mary Ellen Casey brought up the need for help on volunteer recognition options, like tree planting. Steve Shiley offered to donate a tree. Mary Ellen will connect with Steve and Jed on getting the tree planted.

Motion made to plant a tree and install a plaque at South Beach in memory of Jim O'Donnell not to exceed \$350 made by Mary Ellen Casey and seconded by Jed Obershaw. It will come out of the South Beach budget. Motion carried.

#### *Website*

Megan Boedecker noted that the new site is set up and live, but not done. Most of the content is finished. Once that's all populated, we'll move to creating forms where needed and then making any tweaks to the design and functionality, etc. Megan will need a little bit of input from the board on which documents need to be moved over, and also on role

and committee descriptions. Then we will go over permissions and how board members can update pages.

#### *Email*

We need our tax code to move forward with a possible non-profit option so the board will have LLPOA-dedicated email addresses and inboxes. Otherwise, it's \$6/month per email address.

### **Closing Resident Comments**

#### *Jennifer Gangler*

Q: Is it possible to use the idea of honoring volunteers by dedicating new equipment (like the crane digger, for instance) in their memory? Then the money accomplishes two purposes.

A: The board will take that idea into consideration.

Q: Also, is there a way to make it more secure for dogs at North Beach?

A: Because the escape route is the inlet, there's really no way to keep them in if they find that escape.

#### *Denise Gavin*

Q: Can we also recognize Jim O'Donnell at LochFest?

A: Yes, absolutely.

#### *Tina Rutledge*

Q: My request tonight is that the board reconsider swim lessons at South Beach. We love the private beaches and knew this is where we wanted to start a family. My oldest is 14 and going to high school and will be on the swim team. It's more than just swim lessons, it's also a community perk.

#### *Tom Casey*

Q: Congratulations on the fishing tournament—it went really well. Next year we should try to get more women involved.

A: Yes, we will work to make that happen.

#### *Dave Stroz*

Q: There are branches on the path near the dam that could injure someone.

A: We did have someone come out to cut them, but they might not have cut them back far enough. The board will look into more options.

Q: Can you help further explain the financial report?

A: Linda tried to elucidate, explaining that because we're on an accrual basis and because we're working with a new management company, the reports are different than what

we used to provide. She will try to get an exact number of what income we have collected so far.

*Mac Goodwin*

Q: Regarding the swim lessons and lifeguard hours, please note that we won't meet again until July and can't make any decisions until then.

### **Adjournment**

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

### **Attendance**

Tony Baade, Luke Emde, Megan Boedecker, Terry Anderson, Mac Goodwin, Mary Ellen Casey, Mickey Emde, Denise Gavin, Jed Obershaw, Steve Shiley, Linda Klink, Kate Wright, Tom Casey, Dave Stroz, John Hines, Sena Bradley, Virginia Rounds, Tina Rutledge, Jennifer Gangler, JoAnn Ford-Halvorsen, Charlie Halvorsen, Kim Strachn, Nicole Cooney

Board members absent: Paul Hemmerling

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

	May 19	Jan - May 19	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessment Income	0.00	210,350.00	210,350.00
Boat Income	220.00	3,000.00	
Boat Storage - North	0.00	1,575.00	3,000.00
Boat Storage - South	105.00	1,575.00	3,000.00
Interest Income	42.62	131.49	50.00
Keycard	20.00	220.00	
Other Income	20.00	152.00	
<b>Total Income</b>	<b>407.62</b>	<b>217,003.49</b>	<b>216,400.00</b>
<b>Expense</b>			
<b>Administrative</b>			
Bank Fees	241.89	241.89	
Events & Festivals	0.00	130.67	5,000.00
Insurance Expense	0.00	-1,633.00	19,000.00
Legal Fees	1,105.90	1,625.00	15,000.00
Management Fee	1,300.00	6,500.00	18,000.00
Printing, Postage, Newsletter	0.00	1,811.41	5,000.00
Supplies & Doc Storage	0.00	288.35	2,000.00
<b>Total Administrative</b>	<b>2,647.79</b>	<b>8,964.32</b>	<b>64,000.00</b>
Boat Stickers	0.00	552.27	
<b>Dam - Path - Spillway</b>			
Miscellaneous D.P.S.	0.00	129.28	
Sealcoat	0.00	0.00	2,000.00
<b>Total Dam - Path - Spillway</b>	<b>0.00</b>	<b>129.28</b>	<b>2,000.00</b>
<b>Facilities</b>			
North Beach Expense	0.00	129.28	5,000.00
South Beach Expense	0.00	129.28	5,000.00
<b>Total Facilities</b>	<b>0.00</b>	<b>258.56</b>	<b>10,000.00</b>
<b>Land - Lake - Lawn</b>			
Lake Maint. - McCloud	0.00	17,151.25	20,000.00
Lake Maint. - Miscellaneous	0.00	129.29	
Lake Maint. - Water Sampling	0.00	3,448.00	3,000.00
Landscape	1,517.75	3,035.50	12,375.00
Water Safety	0.00	0.00	1,000.00
<b>Total Land - Lake - Lawn</b>	<b>1,517.75</b>	<b>23,764.04</b>	<b>36,375.00</b>
<b>Payroll</b>			
Payroll Contribution	118.83	475.32	4,000.00
Payroll Fees	35.73	142.92	
Payroll Gross Expense	1,362.00	5,448.00	35,000.00
<b>Total Payroll</b>	<b>1,516.56</b>	<b>6,066.24</b>	<b>39,000.00</b>
<b>Reserves (CapEx)</b>			
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	
<b>Total Reserves (CapEx)</b>	<b>0.00</b>	<b>60,800.00</b>	<b>60,800.00</b>
Scavenger	282.25	282.25	
Utilities & Services	363.88	897.56	4,000.00
<b>Total Expense</b>	<b>6,328.23</b>	<b>101,714.52</b>	<b>216,175.00</b>
<b>Net Ordinary Income</b>	<b>-5,920.61</b>	<b>115,288.97</b>	<b>225.00</b>
<b>Net Income</b>	<b>-5,920.61</b>	<b>115,288.97</b>	<b>225.00</b>