



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the September 16, 2019 Board Meeting

Board Meeting

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

No President's Report

Vice President's Report

We are in dire need of volunteers! We are in serious jeopardy of losing events like loch fest, adult and kids fishing derbies, movie night, potluck boat parade, and the Easter egg hunt. We have had numerous longtime Loch Lomond volunteers "retire" from post and jobs that they have held for many years making these events possible. Corn cooking, admissions, set-up and take-down, egg stuffing, Easter Bunny for egg hunt, just to name a few that are currently vacant. I would like to thank all of the volunteers for their hard work and dedication to our association and making sure these events happen for all to enjoy. If we don't get more volunteers to step up and sign up to help run these events we will unfortunately be forced to cancel them.

Secretary's Report

Motion to approve July 2019 minutes made by Linda klink and seconded by Mickey Emde. Motion carried.

Opening Resident Comments

Dave Stroz

Dave asked about job description. Mac said a committee met, and he'll be sending the notes to the whole Board.

Dave also asked about the website. Mac replied that the Board has set goals for the website and there are still pieces to put together. The login isn't working again.

John Adams

John also had trouble getting into the resident portal on the website. The dropdown on the management company portal site doesn't show "Loch Lomond." Luke contacted Megan Boedecker about the issue.

Angela and Walt Trillhaase indicated they'd love to volunteer.

Communications Report

Luke Emde presented on behalf of Megan Boedecker.

The new website, lochlomondLAKE.com, is live! There are a few more links to clean up and pages to add, including a volunteer section and the Bass, Birds, and Blooms blog, but a lot of important and valuable information is there and available for residents.

We also have new newsletter format. We hope it's a welcome update for our residents.

Additionally, we have acquired all three of the old domains (lochlomondLAKER.com, .org, and .net) for \$68.77, which includes one year of registration. That means we can redirect people using the old URLs to the new site.

Megan is still working on setting up emails for board members. If the communications committee members that helped vet website designers could meet with her to help with this, she'd appreciate it. Please send all website and newsletter feedback to [Megan Boedecker](#).

Treasurer's Report

Motion to approve June, July, and August Treasurer's Reports was made by Luke Emde and seconded by Terry Anderson.

Mac Goodwin asked about bad debt. Mac and Linda will look at it together.

Administrator's Report

Denise Gavin presented.

The Beach officially closed on Labor Day. The six guards that were employed this summer were all college bound, and left the week prior. The Board will be reviewing records for this summer in determining the hours, number of guards, etc. for next summer. Our beaches are always open to our residents from dawn until 11 p.m. using a keycard year-round. Our utilities will remain connected through the fall season.

We had severe damage to a resident's trees reported to us. We hired a new trapper to come out and a beaver was caught that very night. By the time the trappers got there in the morning to release and capture the beaver, he had chewed his way through the steel cable. This is very unusual. The traps are still set for capture. The trappers surveyed the dam and surrounding area and did not see any signs of beavers in that area.

The week prior to LochFest, 18 welcome bags were distributed to the new Loch Lomond homeowners who moved in after the first of the year. The bags consisted of a LLPOA backpack and a welcome letter in addition to rules and information on our Association. An added bonus included a \$20 coupon donated by the owner of Pizza Bill's.

Recently at the South Beach we had an electric company out to fix the overhead lite that automatically comes on at dark and shuts off at dawn. We also ordered and installed a small changing station/room located near the shed.

No Dam, Path, & Spillway Director's Report

Boat Director's Report

Luke Emde presented.

The boat parade was a huge success! Thank you to all those that came out for the pot luck and a huge shout out to all the boats involved in the parade. The designs, themes, and lighting system were amazing. Also a special shout to Mary Ellen for all her hard work with organizing, setting up, and clean up. Thank you!

New boat launch construction on the west end of south beach has been completed and is open for use. The new launch area consists of shoreline rehabilitation, large outcropping stones to define the launch area, dredging of launch area, grading of launch area, and new gravel and sand. The boat committee will continue to upgrade this area next year as well.

Please make sure you place your boat 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 being stored as well. All boats being stored at the beach should be located in designated areas, locked, and stored upside down. 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.

No South Beach Director's Report

North Beach Director's Report

Mickey Emde presented.

Flower gardens were flourishing this summer! Gravel and sand will be added before the season is over. The boat storage area will be shortened on the west side to prevent the inevitable mosquito breeding from standing water in paddle boats from being near the playground area, and also for safety. Our reinforced inlet took a beating but held up the last week.

Lake Management

Tony Baade presented.

Review of the 2019 Season Pros and Cons

Our shallow lake had unusual high weed and algal blooms this year. There were many explanations for these events. Among them was unusual weather, release of high water up stream, and non-point source nutrients and pollution.

We are waiting for the Annual Report from McCloud Aquatics and Lake County Health and Eco Services Division.

Discussion and Identification of Goals for 2020 Season:

- Conduct and continue Secchi readings for water clarity twice monthly on the lake at the three designated locations

- Monitor all lake plants, both aquatic and terrestrial and develop an Aquatic Plant Management Program utilizing McCloud Aquatics and Lake Co. Eco Services Division
- Spray and focus our lake inspections on noxious algae blooms and keep records of spraying and/or removal
- We will continue the Inlet Monitoring Program for a fourth year.
- Install lake level monitoring devices (pole and float style) at North Beach, Firth Channel, and South Beach so that anyone can monitor the lake levels from the shore line without getting into or on the water.

Events Report

Mary Ellen Casey presented.

LochFest

Loch Fest 2019 had over 600 attendees. Once again we were lucky to have a gorgeous day. It was great seeing so many neighbors together enjoying food, music and games. Our goal for Loch Fest is to break even; we covered Loch Fest expenses with money collected both at admissions and from our business sponsors. A big thank you to all our Loch Fest sponsors for their support. Please visit our website lochmondlake.com to see the list of businesses and please support our sponsors. Also thank you to Steve Shiley for setting up his music/DJ equipment, and thank you to Pizza Bill for his delicious fried fish and all the pizzas. One more thank you to the Loch Fest volunteers. Without these volunteers Loch Fest would not happen. Our number of volunteers appear to be decreasing. This year we really didn't have enough, and a number of volunteers had to double up on shifts. If you would be willing to donate at least one hour of your time for Loch Fest 2020, please consider doing so. We will send information out on how to sign up to volunteer shortly.

During this year's LochFest we had a tree dedication ceremony in appreciation of Jim O'Donnell and all his hours as a Loch Fest volunteer. We would also like to recognize Goodmark Nurseries for the donation of the beautiful Japanese lilac tree. The tree has been planted at South Beach west of the entrance gate.

Seeing that we have had such good luck holding Loch Fest on the last Saturday in July, I'd like to propose the date of July 25 for Loch Fest 2020. Mark your calendars!

Movie night

Thank you to Donna Sattler for providing the ice cream truck at movie night, and thanks to Steve Shiley for setting up his equipment for movie night. We had about 50 people gather at South Beach to watch Finding Nemo.

Boat parade

The potluck/boat parade/bonfire was held this past Saturday. The delicious potluck dishes were enjoyed by many. Thanks to Rube for frying up a whole lot of bluegill at South Beach for the potluck. This year we had ten spectacularly decorated boats participating in the boat parade. A beach bonfire followed the parade. Please go to lochmondlake.com for photos of the event.

Community Relations

Mac Goodwin presented.

Mac is looking into more sponsor opportunities, including a quarterly newsletter option.

Old Business

Board resolution

Motion made by Tony Baade and seconded by Mac Goodwin to adopt a resolution to use board manuals as guidelines for all incoming and current members of the board. Motion carried.

New Business

Board candidate approval

Motion to approve Donna Sattler as Board Member at Large made by Luke Emde and seconded by Linda Klink. Motion carried.

Closing Resident Comments

Walt Trillhaase

Walt asked about how much was spent, collected, and the balance regarding the Treasurer's Report. He also asked about who pays for trapping beavers? Luke replied that, historically, the LLPOA pays for trappings.

Dave Stroz

Dave recommends that there be a resolution on what the Board does and doesn't cover. The Board has noted the suggestion. He also asked if the website will have a search box or photo gallery. Mac replied that there will be no instant posts of photos to the site.

Kate Wright

Kate suggested there be more visible notice of monthly board meetings. She also asked what happens to those who don't pay dues.

John Adams

John asked if water dumped from a beaver dam demolition further upstream cost LLPOA any damages. Tony replied that it would be hard to know a dollar amount. John suggested the Board contact a lawyer and recoup money if possible.

Angela Trillhaase

Angela suggested an amnesty day to help recruit volunteers. She also asked for an update of Banbury paving. She supports the idea of both digital and non-digital communication to residents.

Executive Session

Motion to move to executive session made by Tony Baade

and seconded by Linda Klink. Motion carried. Board moved to executive session at 8:18 p.m.

Motion to resume the meeting was made by Mickey Emde and seconded by Linda Klink. Motion carried. Meeting was resumed at 9:12 p.m.

Adjournment

Motion to adjourn the meeting at 9:14 p.m. was made by Luke Emde and seconded by Tony Baade. Motion carried. The meeting was adjourned.

Attendance

Tony Baade, Luke Emde, Terry Anderson, Mac Goodwin, Mary Ellen Casey, Mickey Emde, Steve Shiley, Donna Sattler, Linda Klink, Denise Gavin, Tom Casey, Kate Wright, John Adams, Walter and Angela Trillhaase, Dave Stroz

Board members absent: Jed Obershaw and Megan Boedecker

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

	Aug 19	Nov '18 - Aug 19	Annual Budget
Ordinary Income/Expense			
Income			
Assessment Income	0.00	211,150.00	210,350.00
Boat Income	30.00	3,140.00	
Boat Storage - North	0.00	1,750.00	3,000.00
Boat Storage - South	105.00	1,715.00	3,000.00
Interest Income	56.28	408.16	50.00
Keycard	0.00	260.00	
Loch Fest Income	0.00	6,718.05	
Other Income	0.00	252.00	
Total Income	191.28	225,393.21	216,400.00
Gross Profit	191.28	225,393.21	216,400.00
Expense			
Administrative			
Bank Fees	78.20	386.90	
Events & Festivals	266.72	3,118.27	5,000.00
Insurance Expense	0.00	-1,583.00	19,000.00
Legal Fees	359.50	3,782.22	15,000.00
Management Fee	1,300.00	13,400.00	18,000.00
Printing, Postage, Newsletter	0.00	2,851.63	5,000.00
Supplies & Doc Storage	0.00	2,441.50	2,000.00
Total Administrative	2,004.42	24,397.52	64,000.00
Bad Debt	0.00	34,378.14	
Boat Stickers	0.00	552.27	
Dam - Path - Spillway			
Miscellaneous D.P.S.	315.18	444.46	
Sealcoat	0.00	0.00	2,000.00
Dam - Path - Spillway - Other	0.00	1,282.72	
Total Dam - Path - Spillway	315.18	1,727.18	2,000.00
Facilities			
North Beach Expense	0.00	1,254.88	5,000.00
South Beach Expense	0.00	2,528.12	5,000.00
Total Facilities	0.00	3,783.00	10,000.00
Lake Management	0.00	18.95	
Land - Lake - Lawn			
Lake Maint. - McCloud	0.00	17,151.25	20,000.00
Lake Maint. - Miscellaneous	0.00	686.27	
Lake Maint. - Water Sampling	0.00	3,448.00	3,000.00
Landscape	1,517.75	9,597.25	12,375.00
Water Safety	0.00	1,210.55	1,000.00
Total Land - Lake - Lawn	1,517.75	32,093.32	36,375.00
Payroll			
Payroll Contribution	940.71	2,462.98	4,000.00
Payroll Fees	117.12	412.89	
Payroll Gross Expense	9,700.59	30,160.48	35,000.00

5:06 PM
 09/16/19
 Accrual Basis

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

	<u>Aug 19</u>	<u>Nov '18 - Aug 19</u>	<u>Annual Budget</u>
Total Payroll	10,758.42	33,036.35	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	216.00	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	4,800.00	9,980.00	5,000.00
Website	2,370.00	6,895.00	4,000.00
Reserves (CapEx) - Other	0.00	5,000.00	
Total Reserves (CapEx)	<u>7,170.00</u>	<u>68,891.00</u>	<u>60,800.00</u>
Scavenger	278.26	1,118.06	
Utilities & Services	0.00	1,833.73	4,000.00
Total Expense	<u>22,044.03</u>	<u>201,829.52</u>	<u>216,175.00</u>
Net Ordinary Income	-21,852.75	23,563.69	225.00
Net Income	<u><u>-21,852.75</u></u>	<u><u>23,563.69</u></u>	<u><u>225.00</u></u>