



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 October 21, 2019 Board Meeting

Board Meeting

Call to order conducted by Luke Emde at 7:03 p.m.

No President's Report

Vice President's Report

Luke Emde presented.

Just another reminder that we are in dire need of volunteers! We are in serious jeopardy of losing events like LochFest, adult and kids fishing derbies, movie night, potluck boat parade, and the Easter egg hunt. We have had numerous long time Loch Lomond volunteers "retire" from post and jobs that they have held for many years making these events possible. We have also have at least three board members who are stepping down from various positions after the annual meeting in November. If you have any interest in volunteering, or joining the board, please speak to a current board member. Even if you can only donate a couple hours as a volunteer, please reach out, every bit helps this community and its members.

Secretary's Report

Megan Boedecker presented.

The September minutes will be sent out with the October minutes in the October e-newsletter sometime in the next few days.

Motion to approve September 2019 minutes made by Mickey Emde and seconded by Mac Goodwin. Motion carried.

Opening Resident Comments

Dave Stroz

Q: Community involvement is a big concern. One of the solutions could be to put up signs at North and South Beach

announcing board meetings each month. Having more people come to the monthly meetings is an important thing. What is the final decision of creating signs for that?
A: Luke will discuss with Tony about creating signs for meetings and volunteer needs.

Tom Casey

Thank you to those who have served this past year on the board and to those not coming back next year.

Communications Report

Megan Boedecker presented.

Our management company updated their resident portal, and residents will need to sign up again to access their account. The Resident Portal link is now current on the lochlomondlake.com website to take you to the proper sign-in or sign-up page.

I've reached out to our web developer to ask about possibly adding a search box function to make it even easier to find what you're looking for on the site. A few new documents have been uploaded, including the reading guide to the lake management plan, and a place for board meeting agendas has been added. In addition, the volunteer opportunities page is being built out, starting with LochFest positions. Other needs will be added soon, including needs for Easter, boat parades, movie nights, etc.

The next update priorities are:

- Adding a photo gallery of the boat parade
- Adding the introductory blog post
- Adding a blog about goose deterrent methods

Dedicated emails can be set up this week. I just need the payment information.

Annual meeting agenda and proxies will be available for download online from the website as well. Luke will look into rules concerning method of voting to see if proxies can be accepted digitally.

Treasurer's Report

Linda Klink presented.

Our management company is currently going through a conversion of software. So we have different reports this month than we usually do.

We are required by law to report on an accrual basis. The management company usually does a special conversion to show the monthly income and spending as well as year-to-date numbers. We do not have the regular report this month.

We've signed the engagement letter with the auditors, so that will begin on November 1.

Mac Goodwin noted that he did not like the format available at the moment. He has much higher expectations for the management company, and worries that if Linda steps off the board, we won't have usable data. It's something the board needs to address with the management company.

Motion to approve the September 2019 Treasurer's Report made by Terry Anderson and seconded by Donna Sattler. Motion carried.

Administrator's Report

Denise Gavin presented.

After reportings by a resident on Lomond Drive of beaver damage to her shoreline trees, we hired a trapper and caught two very large beavers. No other beaver evidence was noted, and the traps have been removed.

Our second round of welcome bags will be distributed to our new neighbors prior to our annual meeting on Saturday, November 23.

Dam, Path, & Spillway Director's Report

Terry Anderson presented.

There was an incident on the spillway a couple weeks ago. No one is permitted on the Loch Lomond dam or spillway, or in the immediate fenced off area. A couple people were

seen on the spillway. They had been down by the overflow pond catching bass from the shallow water and putting them back in the lake. They said they had gotten in through the locked gate.

Though the motives were good, it is trespassing to be in that area, and it's dangerous as well. Fixing the gate is a top priority for next year. If someone has a concern about the dam or spillway, they should contact the board—NOT take care of it without asking. The board will consider putting a contact phone number or the website address on the signs down there.

Boat Director's Report

Luke Emde presented.

With the boating season pretty much over, I would like to thank all Loch Lomond residents for their continued support of the boating program. We had a very successful year with around 98 percent of boats compliant at both beaches. This is a huge accomplishment for our committee. I would like to encourage all residents to participate in the boating program in the years ahead. I also want to remind residents that all monies raised from this program go directly back into improving the lake, storage facilities, and boat launches.

The boat committee has identified a blue sailboat that is stored at North Beach, on the beach, that is not locked and does not have any boat sticker, storage sticker, or any identifiable stickers to contact the owner. It has been on the beach for at least two months with no activity. If this is your boat, please contact Luke Emde ASAP. If nobody claims the boat by November 1, it will be deemed abandoned and it will be removed following the ILDNR abandoned boat policy. If you would like to join the boat committee, please contact Luke Emde or a member of the boat committee. Looking forward to another great boating year in 2020!

South Beach Director's Report

The volleyball net has been taken down and stored for the winter.

North Beach Director's Report

Mickey Emde

As reported last meeting, several improvements are underway to keep North Beach in the best shape:

- Overseeding
- Safety sand added to playground areas
- Gravel and stone placed for erosion control

Thank you to everyone keeping the park clean and safe. There were fewer incidents at North Beach this year than previous years.

Lake Management

Megan Boedecker presented on behalf of Tony Baade.

The 2019 lake management season has ended. The Lake Management Committee has set 2020 goals and developed its budget for next year. Bids are being sought for 2020 lake spraying. Six businesses in all were requested to participate. It has been five years since our last bidding. There have been a few responses. Tony will follow up and let everyone know the final two or three bidders.

Lake vegetation maps are in development by Lake County Eco Services. The final mapping results will become available soon. Jerry Urbanozo can finalize the comparisons of this year and previous years. Tony will be passing on the results when finished.

Tony is stepping down from the Loch Lomond board, but he will still be engaged with the Lake Management Committee and will mentor the new director.

Events Report

Mary Ellen Casey presented.

We need volunteers!

A few people have asked about movie night. It might or might not happen again next year. It was a cost to us that we did not recoup. Maybe we'll charge for it next year or some other change. Mickey brought up that there was a lot of positive feedback, and perhaps we could get a local business to sponsor the event.

The Easter egg hunt will be April 11, 2020, and LochFest 2020 will be July 25 next year.

Community Relations

Mac Goodwin presented.

The board had a chance to meet and discuss 2020 expenses, and we decided we need a non-digital strategy for communication as well. We're going to solve that with a quarterly mailing of a newsletter. The first one would go out in January.

There was someone interested in buying ad space in the January newsletter.

Mac, Megan, and Mary Ellen will meet in the next couple months to craft the newsletter and run it by the board. It's been suggested we included a list of all meeting and event dates for the year if possible.

Old Business

The annual meeting will be at 3 p.m. on Saturday, November 23, 2019, at the Mundelein Fire Station off Midlothian Road.

We'll have signs and emails to publicize the meeting. It's important that we collect proxies to get to a quorum, which we haven't achieved in the past several years.

We need to know the board members who would like to return and those who are leaving the board by November 1. Any residents interested in running for board should fill out the interest form by that timeframe as well.

Swimming lessons are likely to come up at the annual meeting as well. Luke indicated that if we are going to resume swim lessons it can't be a program that costs the association money. This is out of our fiscal duty to all 601 households. Due to the minimum four lifeguards on duty that is required for swimming lessons, it can be a costly program. The board is leaning toward bringing back the first session (early summer), and if there is enough enrollment, we'd add a second session. However, we need more numbers.

New Business

2020 board meeting frequency

Mickey Emde would like to discuss the possibility of moving to five meetings next year as opposed to 10. Per our bylaws, the board is required to have at least four meetings each year. According to our documents, we can hold working meetings as long as we are not voting and making decisions. Perhaps the newsletter could help fill in communication

gaps when we opt for working meetings instead of regular meetings.

Payments

There was a question last meeting about payments, including payment plans and amnesty. Everyone's dues are due on March 15 of the ensuing year, or by Memorial Day of the ensuing year for those who have requested and been approved by the board to make two installment payments.

Method of voting

According to the bylaws, a member may vote by proxy in writing in person at the annual meeting or by giving the proxy to the board or agent of the board. This can be done by mail or by other means of delivery as specified in the declaration and bylaws. Therefore we need to consult with our legal counsel about whether or not we can accept proxies electronically.

Closing Resident Comments

John Adams

Q: The old website wasn't redirecting to the new one.

A: It is, but it does take a little bit of time.

Q: If I read the bylaws right, it sounds like your proxy vote has to be the same as the person you hand it to (the person whose name you put on it). Is that true?

A: Yes.

Q: Would board members collecting proxies door-to-door give the impression that there might be some politicking going on?

A: It's a possibility, but the collecting of proxies is just for the purposes of getting to a quorum, not for campaigning.

Q: Does the Association still put liens on properties?

A: No, the Association has never put a lien on anyone's property.

Denise Gavin

Q: Just remember that we do need to have a location booked, so keep that in mind when planning next year's schedule of meetings.

A: Yes, and residents also need to be informed of working meetings.

Q: One of the decisions we need to keep in mind is whether we are going to require lifeguards to be Red Cross-certified. In addition, there aren't many people clamoring to be a

lifeguard. And we really need 10 guards on staff.

A: Safety is of utmost importance. Mac Goodwin believes Red Cross-certified guards should be a requirement. Luke Emde agrees that Red Cross is the best. Additionally, we agree we scaled back too far on number of guards this year. We do still need numbers of costs of lifeguards, water safety instructors, etc. to make a good decision regarding swimming lessons and pricing of those lessons.

Dave Stroz

Q: We discussed having a formal resolution that explains what the board is responsible for and what its not. It needs to be formalized.

A: That was discussed with some members of the board. It's something we do want to move forward with, just in the right way.

Q: Working meetings are open to the public?

A: Yes, any meeting is open to anyone with the exception of executive sessions or meetings to discuss litigation or employment. The minimum requirement is that the board gives 48 hour notice on the website or at the beaches for working meetings.

Q: How can residents get in touch with board members?

They're phone numbers are no longer listed on the minutes.

A: This was done to protect board member privacy. Once dedicated emails are established, they will be published. In addition, there are contact forms on the website, phone numbers and emails for the management company, and the administrator's information is available as well. Plus, residents can always come to board meetings to ask questions.

Q: Looking at the balance sheet, what are those assets?

A: Those are dues that are owed the Association, plus bank accounts.

Adjournment

Motion to adjourn the meeting at 8:40 p.m. was made by Mickey Emde and seconded by Linda Klink. Motion carried. The meeting was adjourned.

Attendance

Luke Emde, Linda Klink, Megan Boedecker, Mickey Emde, Mac Goodwin, Mary Ellen Casey, Terry Anderson, Donna Sattler, John Adams, Dave Stroz, Tom Casey, Denise Gavin, Steve Shiley. *Board members absent:* Tony Baade