



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the November 23, 2019 Board Meeting

Board Meeting

Call to order conducted by Luke Emde at 3:10 p.m.

Vice President's Report

Thank you all for coming out to the annual meeting. We are in Jeopardy of losing events like Loch Fest, adult and kids fishing derbies, movie night, the 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. 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.

Motion for approval of October minutes

Motion to approve the October meeting minutes was made by Linda Klink and seconded by Mickey Emde. Motion carried.

Treasurer's Report

Linda Klink presented.

We have retained Mperial Management as our management company this year. They have been responsive to our requests, I hope you've found that to be the case as well.

We are working with Russell Cannizzo and Company for our annual audit. Unfortunately, the audit is not complete at this time. There are various reasons for this:

Due to the audit being ongoing, the number reported here are tentative and not confirmed. It should be completed within a couple weeks, and very likely before the end of the calendar year.

We began our year with operating balance of \$272,040.74 and a (tentative) ending operating cash balance is \$260,582.44, with a tentative net loss of \$11,570.40. We have a reserve balance or roughly \$66,000.

This year at this time we have 499 paid members or 83% of our residents. Last year we had 522 paid members or 87%.

Motion for approval of Treasurer's report

Motion to approve the Treasurer's report made by Mac Goodwin and seconded by Donna Sattler. Motion carried.

Opening Resident Comments

John Buckman

With respect to revenue and the membership, the percentages were in the 80s. Is it notorious, chronic residents not paying, or just several one-off cases here and there?

A: It's a combination of both.

Q: Are we paid the overdue amount when houses are sold?

A: Usually, yes.

John Schockmel

Q: The lake is the jewel of our organization, and it should be taken care of as well as can be. Also, I had a question concerning legal fees. Can you explain why those costs are in the budget?

A: We budget high for legal fees, but the good news is that we don't spend it all.

Q: I also had a comment about the McCloud Aquatics report. I was disappointed in the clarity and amount of weeds continually visible. It was the worst I've experienced in 30 years. I assume there's a way to combat that, and the report does say that they will be altering treatment next year. It's especially bad on the north side of the lake, along Banbury. I would hope that if it takes a few more dollars, that will be spent to do the best by the lake.

Dave Stroz

Q: I have a question on the proposed budget. We have reserves at the bottom of the sheet. Is that for capital expenditure?

A: Yes

Q: There are four items there. Can you describe what those projects are?

A: The board sat down to approximate the life expectancy of our assets. For example, at North Beach, we are budgeting for erosion control.

Q: How much do we have in our emergency fund?

A: We have about \$66,000 in our reserves. Another part of our budgeting goal is to build up a contingency fund.

Angela Truez

Q: Are there specific things we can do to be good stewards of the lake?

A: There are a few resources on our website, and more can be added. In addition, you can reach out to your neighbors, the board, etc.

Mary Hanson

Q: I've had trouble accessing the website, and I don't get emails anymore.

A: The new website is lochlomondlake.com. The old site was run by the old management company, and we're still in the process of changing all the information. Revitalizing email and newsletter distribution is a priority for next year.

Lake Management

Luke Emde presented.

The McCloud Aquatics end of year report is available upon request. If you have a question, please reach out to a board member.

Dam, Path & Entrances Report

Luke Emde presented on behalf of Terry Anderson.

This year at the dam, spillway and pathway, we made improvements by posting new signs to keep people out of the area. They were posted on highway 45, the pathway and along the Dam. All the trees were trimmed and brush cleared out along the pathway to prevent people from getting injured while walking or riding bikes along the pathway. There were many large limbs and branches extending into the path, which could have easily injured someone walking or riding in the dark of evening.

In 2020 we have a projection to seal coat the pathway and improve the fencing to make it more secure along the pathway leading to the dam and spillway area. This will help keep unauthorized people from entering an unsafe area.

North Beach Director's Report

Mickey Emde presented.

Thank you to everyone who uses the north beach for keeping it clean and safe for us all. We are proud of our native gardens. We hope you have had a chance to relax in the shady picnic area, hang out with your dog at the beach, fish from our wonderful fishing pier or use the children's play area with the new additional ride-on equipment. As reflected in our long term plan for lake management, we continue to shore up areas subject to erosion to mitigate the effect of pollution and sediment that flows in through the inlet. Maybe we will have some good ice this season and I hope to see you out on the lake.

South Beach Director's Report

Jed Obershaw presented.

In 2019, we:

- Improved picnic tables
- Removed a tree that had died
- put up new privacy screens
- Installed a changing room
- Bought a sand digger playground piece

There are plans to refinish the floating piers and continue ongoing maintenance. We'll be increasing lifeguard hours to help keep the beach clean or potentially hiring a part-time caretaker for the beach.

Boat Director's Report

Luke Emde presented.

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.

This year we improved the boat launch and shoreline stabilization at west end of south beach. This project was one that the boat committee had on the to-do list for some time. Next year we plan on continuing to work on the west end as well as improving the east end of the south beach. We are always looking for volunteers to join the boat committee! If you are interested in joining the committee please see a board member. Looking forward to another great boating year in 2020.

Old Business

Swim lessons

The association is looking to bring swim lessons back next year after several residents expressed concerns about it not occurring this year. In order for us to bring swim lessons back next year, we need to get some more information from residents regarding how many residents are looking to participate. We will need that

information by February so we can hire enough guards to do so and budget for the proper certifications and training that this requires. If your family is interested please reach out to Denise Gavin as soon as possible.

Community relations

In June of this year, we set goals to generate sponsorship from local businesses to support our events-based activities, like LochFest, fishing derbies, etc. We want to create a marketing database, coordinate with the communications and events director

Sponsorship contributions increased 220% over the previous year.

The new protocols were established in July. New sponsorship welcome packets were delivered to 100% of our sponsors.

We'll be working on both a digital and non-digital newsletter strategy.

2020 meeting schedule

Motion made by Micky Emde for the board to hold four board meetings in 2020: March, May, August, October, plus the annual November meeting.

Discussion:

Are we able to get everything done for LochFest without a June or July board meeting? That would be one concern.

We have seen minimal turnout from residents at the regular board meetings, so it does seem to make sense to reduce the number of meetings.

We would still be able to have working meetings, and information can still go out to residents between meetings in the form of newsletters.

Mickey Emde amended the motion to state that the board meet on the third Monday in March, May, June, September plus the annual November meeting.

Seconded by Linda Klink. Motion carried.

New business

A reminder that any boat over 18 feet is not allowed on the lake. You can find boating rules and regulations on the website.

We also had questions about structures built out onto the lake. As long as they do not extend more than 20 feet into the lake and are under the maximum of 145 square feet

20 feet into the lake and 20 feet width with max.

Under use restrictions, no structure should be located near the lot line.

Resident Comments

John Adams

Q: Regarding weed growth in the lake, how is the off-shore North Beach garden doing?

A: It did survive all the pollution from when a beaver dam was released upstream. I've been trying to establish water plants offshore of North Beach, and it's been fairly successful.

Q: Regarding the pier requirement, what does the square footage requirement include?

A: Just the dock square footage.

Mary Hanson

Q: Is there a change in the lock to get into North Beach?

A: There was a small problem with that last year, but it was fixed. The lock works with your key.

Dave Stroz

Q: I want to stress the importance of board meetings. I try to attend as many as I can. I would recommend to all residents to try to make at least one or two meetings next year. Some things come up, for example, a group of mothers wanted to extend the beach hours, and they presented their concerns, and there was interesting discussion following.

A: A working meeting can be announced within 48 hours and notice can be posted at the beaches or sent in an email. Working meetings are open to residents. No votes or decisions are made in working meetings; they are for the board to have discussion.

Phil Kweaton

Q: Thank you to everyone on the board. You're doing a

great job. I think everyone in the community owes you a great deal of gratitude. There are always things to be involved. Also, the boat parade was so damn fun. Whoever came up with that should be elevated to sainthood.

Laini Patton

Q: Our family has lived in Loch Lomond for. Loch Lomond has a set of rules and regulations to protect the lake and the look of the lake. One of the rules is that we limit the size of piers, and we have lived by those rules for over 60 years. However now, boat lifts and awnings are being permitted which are ruining the natural look of the shoreline and obstruct the natural view of their neighbors.

A: It clearly states you're allowed to have structures on the lake as long as they are within approved by the board. If they are within the size restrictions. Our hands are tied as we have to follow rules and regulations, and those structures have to be approved.

Adjournment

Motion to adjourn the meeting at 3:57 p.m. was made by Linda Klink and seconded by Mac Goodwin. Motion carried. The meeting was adjourned.

Board Members in Attendance

Luke Emde, Linda Klink, Megan Boedecker, Jed Obershaw, Terry Anderson, Mickey Emde

Annual Meeting

Luke Emde Call meeting to order at 3:56 p.m.

Establish Quorum

There were only 85 votes total, which means there is no quorum and we cannot officially vote in board members at this time. The board will roll over to the following year, and seats opened after resignations will be filled by appointment at the February board meeting.

Thank you, we're looking forward to a great 2020.

Motion to adjourn the meeting at 3:59 p.m. made by Mac Goodwin and seconded by Linda Klink. Motion carried. The meeting was adjourned.