



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Becca Merkau, Administrator

Loch Lomond Laker

Minutes of the February 21, 2022 Board Meeting

Board Meeting

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

Approval of board slate

Motion made by Terry Anderson and seconded by Mac Goodwin to approve the following board slate for 2022:

President: Angela Trillhaase

Vice President: Luke Emde

Treasurer: Mac Goodwin

Secretary: Megan Boedecker

Lake management Director: Steve Shiley

Boat Director: Luke Emde

Dam, Path, and Spillway Director: Terry Anderson

North Beach Director: Mickey Emde

Events Director: Sarah Christ

Community Relations Director: Donna Sattler

Motion passed.

Vice President's report

Luke Emde presented.

Dues deadline is March 15, 2022. A late fee is assessed after that date.

Welcome to our new administrator, Becca Merkau.

Secretary's Report

Megan Boedecker presented.

Motion made by Luke Emde to approve the November/Annual meeting minutes. Donna Sattler seconded. Motion carried.

Management company RFP

The board is putting together a request for proposals to solicit proposed contracts from several management companies. Our current company, Mperial, is also welcome to respond. We will compare all responses, services, and prices and make our decision this year on whether to retain Mperial or secure a new company's services.

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessment income is at 23% of budget realized through January. Consistent with 2021.

Expenses

- Overall expenses through Jan (\$25.9k) remain lower than budget.
- North Beach expenses for herbicide application and gravel realized
- South Beach expenses for bucket truck, LED lights, Swing set equipment, professional services realized
- Lake Mgmt Bathymetric Map Contract (\$770), Dam Inspection (\$2,500) realized
- Tree services from Acer posted in December for \$3,175

Other

- A credit posted in Jan for erroneous credit card transactions
- 2021 audit remains underway
- 2023 budget cycle will kick off Aug 1

Resident comments

Dave Stroz

Q: Longtime resident (May of 1977). How close did we come to achieving a quorum at the annual meeting?

A: About 80, quite a few shy of the 121 we would have needed.

Q: Who won the gift cards?

A: Emory, McMann, Nancy. Nancy returned hers to the LLPOA as a donation, and that will be used in the future, perhaps at LochFest or for a future incentive.

Dave also inquired about a few details related to the November treasurer's report, including clarification about our waiving of 2020 late fees for those who paid through April 2020, and about certain process changes with our management company Mperial.

Mary Ellen Casey

Q: It seems to be a trend that we don't reach the quorum at the annual meeting. Would changing the date of the annual meeting be beneficial? How would we do that?

A: Our bylaws require we hold the meeting in November. To change those bylaws, we would need 2/3 consensus of residents. Mary Ellen offered to help collect signatures to do so if the board wanted to pursue that idea.

Tom Casey

Q: Thank you, Steve, for the information on the beavers. How can we distribute information about geese management?

A: We have posted and reposted geese management information on the website, blog, social media, and newsletter. We will continue to do so. Another part of the problem is that they are prolific in the area and other bodies of water nearby, and not all communities

Greg Alfson, 933 Lomond

Q: On Lomond toward 45, there are a few blocks with sidewalks, and they are not getting shoveled. Whose liability is it if someone slips and get hurt? Same with the path along the spillway.

A: Whether or not you shovel your sidewalk, you can't be held responsible for a slip and fall on your sidewalk. The Village recommends shoveling. The LLPOA does not

impose rules outside common areas, but perhaps someone could petition the Village to enforce shoveling.

Administrative report

Becca Merkau presented.

Lifeguards

We have begun the process of hiring lifeguards for the beach. Becca has revised the job description. We've posted on the website, will post on Facebook, and Becca has sent the posting to a couple of other places locally. She has one new applicant at this time and at least two are returning.

Barefoot Bay has again increased their pay rate for lifeguards to \$13/hr, with other staff starting at \$11/hr.

Our current pay structure is \$10.50 for lifeguards, returning guards get a \$0.50 increase, gate guards receive \$9/hr, and head guards are at \$12 and \$13/hr. We offer a referral bonus as well as training reimbursement.

Becca recommends we increase our rate to \$13/hr for guards to remain competitive.

Landscaping contract

Becca is in the process of finalizing our landscaping contract. She has two options for the board to review. Terry noted that we have to make sure the dam landscaping is done at least monthly.

Beach tags

Beach tags were ordered and sent to Mperial. Mperial intends to mail the first batch out before April 1.

Beavers

We are working to resolve the beaver issue on Lomond. We have requested photos of the nests to determine who will need to contact the trappers. Angela will reach out and request photos and then we will make a determination.

Lake management report

Steve Shiley presented.

Beavers

Beavers continue to be a problem on Loch Lomond. We have reached out to a resident on the north shore who have not kept up their shoreline, making it appealing to

beavers. With the help of the Village, we cleaned that up, and the beaver then resettled in the Firth Canal. We currently have a live trap set there in hopes to catch one. It's between \$3,000-5,000 per beaver for a professional, licensed trapper to come out. We're lucky that Steve is certified to set traps for us, though we have not been able to catch one so far. What he really needs is open water to set the body traps. So, if the beaver is still around when the ice melts, he will deploy the body traps.

If you live on the lake or talk with someone that lives on the lake please let them know the following:

- Any overgrowth of the shoreline and backyard will attract beavers. We have some homeowners that have not kept up their backyards. Beavers love vegetation and the more we give them the more prone they are to make it their home base.
- If a homeowner needs help cleaning up their shoreline, please let the board know. We can put together a volunteer group to get these homes cleaned up. It will drastically reduce the beaver problem.
- Any old boats/docks in the water provide habitat for the beavers. These items need to be removed from the lake immediately.
- In the interim please wrap your trees in heavy gauge wire to prevent any damage.
- If you see or hear of beaver activity please let me know.
- If you know of anyone that has experience trapping animals and can lend a hand or knowledge, Steve would love to talk to you.

Geese

Restricting access to shorelines with fencing helps deter geese. We also have an egg-shaking permit again this year to help reduce goose populations.

Lake management contract

We have one proposal and are still seeking a few other bids. The McCloud proposal is at about \$25,000. We may be able to bring that down. McCloud is also beginning to offer spot dredging, which we may want to

take advantage of, especially because we now have a place that will accept the sediment.

North bay inlet

Since the Village did some work to a pump near the west side of the north bay of Loch Lomond, the residents near that inlet have noticed increased water flow that has caused unreliable ice by their property. The increased water flow has implications for our lake water quality, health, and depth, too. They are repairing the storm line at the start of the creek area and restabilizing the embankment with addition of rip/rap stone and erosion blanket.

Fish stocking

We have about \$3,000 to restock the lake this year. The past few fishing derbies have been a success, but ice fishermen are currently reporting they aren't catching any fish. Steve will talk to Loch Lomond anglers and talk to Lake County about shocking to help us determine the number of fish/species we have and then propose how to stock this fall. Contact fish@lochlomondlake.com to share your thoughts.

Grant writer

If we can find a grant writer to help us secure grants to improve the health of our lake, we have money in the budget to hire a writer.

Next lake management meeting is March 1.

No dam, path, and spillway report

Boat report

Luke Emde presented.

Boat stickers have been ordered and are being sent to Mperial for distribution with beach tags. If you don't receive your boat and/or storage sticker with your 2022 beach tags, please reach out to Luke at lukeemde@lochlomondlake.com. Looking forward to another great boating year!

No North Beach report

South beach report

The South Beach Director position is currently vacant. If you are interested, please let a board member know.

In order to help reduce the strain on the South Beach Director, which is a large responsibility, the board is considering some kind of “adopt-the-beach” program in which a Loch Lomond family might choose a span of time in which they perform a few housekeeping tasks at the beach, such as ensuring the goose fence is in place at the end of the day, helping pick up trash, etc. Please contact the board if you can help out or if you have other ideas for ways residents can help us at South Beach.

Events report

Sarah Christ presented.

WinterFest was postponed due to weather until Feb 27 at noon. We’ll keep an eye on the ice quality/safety. We will celebrate Pi Day Eve at South Beach on March 13.

Please email events@lochlomondlake.com to get updates about event volunteer opportunities, including LochFest.

Communications report

Megan Boedecker presented.

These communications have gone out since last meeting:

Website updates

- Home page updated with dues and boat info
- Registration forms uploaded
- 2022 events added

Blogs

- Guide to 2022 dues
- What your dues pay for
- Beaver management
- Hiring seasonal lifeguards

Facebook posts

- Events added
- WinterFest postponement

Other

- Dues materials drafted and mailed

2022 communications plan

I am finishing up the 2022 communications outline, which includes benchmark dates and topics by month for the website, board meetings, event promotions, blogs, social media, emails, and printed mailings.

Communications best practices

I am also in the process of drafting best practices for internal and external communications. It will cover topics such as email etiquette; talking with residents; creating digital documents/images, printed fliers, and commissioned signs/banners; report templates; running committees/volunteer coordination; getting something put on the website; social media expectations; recording contracts/agreements; etc.

Mperial portal

I will be going through the Mperial portal and making sure it is up-to-date with 2022 forms and most recent minutes/documents.

New resident onboarding

I am also still finishing the plan for what steps need to happen when a new resident moves in (Mperial responsibilities, welcome bag delivery timing, welcome email and getting email on main newsletter list, etc.)

Please email communications@lochlomondlake.com

Old business

We are working with Tony Baade’s family to install a memorial at one of the beaches.

New business

HABs survey

Last year’s head guard, Cassidy, is working on a college capstone project and would like our help circulating a survey gauging residents’ awareness of harmful algal bloom information.

Adjournment

Motion to adjourning the meeting made at 8:10 p.m. made by Luke Emde and seconded by Megan Boedecker. Motion carried.

Board Members in Attendance

Mac Goodwin, Luke Emde, Terry Anderson, Megan Boedecker, Steve Shiley, Sarah Christ, Donna Sattler

Also in attendance: Mary Ellen Casey, Tom Casey, Becca Merkau, Dave Stroz, Greg Alfson

Loch Lomond Property Owners Association -

Cash basis

	Actual	Budget	
	YTD	YTD	O/(U)
	Total	Total	Total
Income			
4001 - Assessments	48,299	210,700	(162,401)
7020 - Late Fee Income	280	-	280
7099 - Other Income	700	-	700
LLPOA - Boat Income	340	750	(410)
LLPOA - Boat Storage - North	140	375	(235)
LLPOA - Boat Storage - South	315	375	(60)
LLPOA - Loch Fest Income	-	-	-
Total for Income	50,074	212,200	(162,126)
Expenses			
5010 - Bank Fees	21	75	(54)
5020 - Insurance Premiums	740	24,000	(23,260)
5060 - Office Supplies & Storage	895	1,020	(125)
5070 - Printing & Postage	298	1,020	(722)
5090 - Miscellaneous	50	600	(550) Administrator phone service
LLPOA - Boat Stickers	-	150	(150)
LLPOA - Events & Festivals	735	2,550	(1,815) Increased Events
LLPOA - North Beach Expense	2,373	1,750	623 Boat rack replacements (non Cap project)
LLPOA - South Beach Expense	1,218	3,000	(1,782) Dive board and pier post removals, dredging near swimming do
5110 - Electricity	199	300	(101)
5130 - Trash & Recycling Service	300	300	0
5140 - Water/Sewer	78	135	(57)
5201 - Lake Maint. Contract	-	-	-
5203 - Lake Maint. Other	3,941	-	3,941 Add'l aeration devices, Grant writer, Lake initiatives
5215 - Landscape Maint. Contract	1,600	1,500	100
5230 - Mulch	-	-	-
5240 - Tree Maintenance	3,175	-	3,175
5350 - Pest/Wildlife Control	42	-	42
5487 - Sealcoating	-	-	-
5510 - Audit & Tax Services	-	4,000	(4,000)
5561 - Legal Services - General Counsel	975	975	-
5570 - Management Fee	4,617	4,617	(0)
7012 - Payroll Fees	247	250	(3)
7013 - Payroll Gross - Admin	4,086	4,500	(414)
7015 - Payroll Gross - Pool Attendants	-	-	-
7019 - Payroll Taxes	330	1,250	(920)
8735 - Reserve Expense yearly	-	-	- Reduced RESERVE deposits to accommodate operating
9100 - Bad Debt	-	-	-
Total for Expenses	25,922	51,992	(26,070)
Net Operating Income	24,152	160,208	(136,055)