



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Angela Trillhaase, President

Becca Merkau, Administrator

# Loch Lomond Laker

## Minutes of the March 21, 2022 Board Meeting

### Board Meeting

Call to order conducted by Angela Trillhaase at 7:00 p.m.

#### President's report

Sarah Christ has resigned as events director, though she will still help out with events.

#### Secretary's Report

Megan Boedecker presented.

Motion made by Mac Goodwin to approve the February meeting minutes. Terry Anderson seconded. Motion carried.

#### Management company RFP

The RFP has been drafted and will be finalized at the next meeting.

#### Treasurer's Report

Mac Goodwin presented.

#### Income

Annual homeowner assessment income is at 53% of budget realized through February. Consistent with 2021.

#### Expenses

Overall expenses through Feb (~\$30k) remain lower than budget.

#### Other

- 2021 audit remains underway
- 2023 budget cycle will kickoff Aug 1

Motion to waive a single resident's late fee due to extenuating circumstances made by Mac Goodwin and seconded by Megan Boedecker. Motion carried.

#### Resident comments

*Mary Ellen Casey*

Q: Can we share more information about native plantings in order to help deter geese from resident shorelines? Maybe a talk?

A: The board could facilitate a talk to engage residents and spread that information. We could also create a sign with a URL to more information.

Q: We might also want to look into other options for the goose fence at the beaches. Also, can the board consider adding a pavilion of some kind to South Beach?

*Tom Casey*

Q: Thank you to Steve Shiley for getting a license and trapping a beaver.

*Debbie Rusin*

Q: Are boat stickers still on the way?

A: Yes, stickers and beach tags should be on the way. We'd also like to streamline the beach tag process so it isn't as difficult for residents to get the right number of tags to their residence.

*Jim Gavin*

Q: When might we have a new management contract, if we're working on the RFP now?

A: That is uncertain right now.

#### Administrative report

Becca Merkau presented.

#### Lifeguards

We have five returning guards and three new applicants. We'll be interviewing in the coming weeks.

New guards will start at \$11/hour. Returning guards will receive a \$1/hour increase. Gate guards will continue at \$9/hour. We also reimburse certification at the end of the season.

We're further along in hiring than we were at this time last year.

#### *Landscaping contract*

Mitch's Green Thumb had some confusion on what they had been contracted to do for us in the past. That has since been worked out with them and they submitted a quote for the various areas we need landscaped.

We also have a quote from another company (through Lawn Shopper) that comes in lower than our previous company. This company will also provide discounts for resident landscape contracts if that's the direction we go. There are a few items the board wants clarification on (what would a per hour cost be, for example) before making a decision.

Motion made by Mac Goodwin to approve administrator pursuit of a landscaping contract with one of these companies with board member go-ahead and seconded by Donna Sattler. Motion carried.

#### **Lake management report**

Steve Shiley presented.

#### *Lake management contract*

The committee discussed the quotes received and recommend going with McCloud Services for the seasonal maintenance contract for \$25,250. This is an increase from last year due to a change in weed management products. We will receive a 5% discount if we pay by March 31. This new application might save us money on other weed-reducing measures later in the season. They'll start spraying as soon as we sign the contract.

Steve will continue to work with McCloud to negotiate a contract with board member go-ahead.

#### *Fish stocking*

Motion made by Steve Shiley to approve a fish stocking contract at \$4,917.20 for various fish plus \$756 for feeder fish to support those other fish. Seconded by Mac Goodwin. Motion carried.

Steve and the committee will also be creating a fishing survey to distribute.

Steve will also be working on having someone

#### *Fishing derby*

The Tony Baade Memorial Fishing Derby will again take place on Father's Day weekend.

#### *Beavers*

A beaver was trapped and relocated out of the lake. If you see beaver activity, contact Steve Shiley or a board member. Also contact the board if you see a goose nest, as Steve has a nest-addling permit.

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.

#### *Other*

The aerators will be turned on soon.

We are working on new signage at the beach with the help of an Eagle Scout.

McCloud will also provide a cost for spot dredging in North Bay.

## **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](mailto:lukeemde@lochlomondlake.com). Looking forward to another great boating year!

### **North Beach report**

No report except to say the erosion control held up well and hopefully will accommodate the force of the spring rains.

### **Communications report**

Megan Boedecker presented.

These communications have gone out since last meeting:

#### *Website updates*

- Home page updated with nuisance animal reminders
- Cassidy's HABs survey added
- February minutes added
- South Beach director description added
- Board roster updated

#### *Blogs*

- Learn about harmful algal blooms

#### *Emails*

- March enewsletter drafted

#### *Facebook posts*

- Winterfest event reminder
- Pi Day event reminder
- HABs survey

#### *Other*

- Email clean up (Ginny's removed, groups re-assessed)
- Audit of Mperial's resident portal complete; documents to be sent to Mperial this week

These items need to be completed before the April board meeting:

- Send March minutes for review
- Becca's website onboarding
- Update events preview listing on homepage and links at the top
- Schedule Facebook posts for all Q2 meetings and events
- Implement new resident engagement plan

## **Old business**

### *North bay inlet*

The creek restoration project is finished which will hopefully help solve some inlet issues in the North Bay. Jim Gavin will continue pursuing more action from the Village to help remedy the silt build-up that occurred from the storm sewer problem.

### **Adjournment**

Motion to adjourning the meeting made at 8:29 p.m. made by Angela Trillhaase and seconded by Donna Sattler. Motion carried.

### **Board Members in Attendance**

Mac Goodwin, Terry Anderson, Megan Boedecker, Steve Shiley, Donna Sattler, Luke Emde, Angela Trillhaase

**Also in attendance:** Mary Ellen Casey, Tom Casey, Becca Merkau, Debbie Rusin, Donna Sattler, Walt Trillhaase, Jim Gavin

## Loch Lomond Property Owners Association - 2021/2022

Cash basis

	Actual				YTD Total	YTD O/(U) Budget
	Nov	Dec	Jan	Feb		
<b>Income</b>						
4001 - Assessments	50	188	48,061	63,060	111,359	(99,341)
7020 - Late Fee Income	-	-	280	140	420	420
7099 - Other Income	340	15	345	(345)	355	355
LLPOA - Boat Income	-	-	340	1,120	1,460	460
LLPOA - Boat Storage - North	-	-	140	315	455	(45)
LLPOA - Boat Storage - South	-	-	315	595	910	410
LLPOA - Loch Fest Income	-	-	-	-	-	-
5010 - Bank Fees	41	21	21	21	21	(79)
5020 - Insurance Premiums	-	367	373	-	740	(23,260)
5060 - Office Supplies & Storage	158	470	267	-	895	(465)
5070 - Printing & Postage	-	18	281	-	298	(1,062)
5090 - Miscellaneous	-	133	(83)	-	50	(750)
LLPOA - Boat Stickers	-	-	-	-	-	(200)
LLPOA - Events & Festivals	291	444	-	-	735	(2,665)
LLPOA - North Beach Expense	1,623	750	-	-	2,373	40
LLPOA - South Beach Expense	1,006	213	-	-	1,218	(2,782)
5110 - Electricity	71	61	67	66	264	(136)
5130 - Trash & Recycling Service	300	-	-	-	300	0
5140 - Water/Sewer	-	39	39	-	78	(102)
5201 - Lake Maint. Contract	-	-	-	-	-	-
5203 - Lake Maint. Other	3,270	671	-	-	3,941	3,941
5215 - Landscape Maint. Contract	1,600	-	-	-	1,600	100
5230 - Mulch	-	-	-	-	-	-
5240 - Tree Maintenance	-	3,175	-	-	3,175	3,175
5350 - Pest/Wildlife Control	-	42	-	-	42	42
5487 - Sealcoating	-	-	-	-	-	-
5510 - Audit & Tax Services	-	-	-	-	-	(4,000)
5561 - Legal Services - General Counsel	325	325	325	325	1,300	-
5570 - Management Fee	1,539	1,539	1,539	1,539	6,156	(0)
7012 - Payroll Fees	31	62	154	62	309	(24)
7013 - Payroll Gross - Admin	1,362	1,362	1,362	1,362	5,448	(552)
7015 - Payroll Gross - Pool Attendants	-	-	-	-	-	-
7019 - Payroll Taxes	104	104	122	122	451	(1,215)
<b>Total for Expenses</b>	<b>11,722</b>	<b>9,796</b>	<b>4,466</b>	<b>3,496</b>	<b>29,397</b>	<b>(29,992)</b>
<b>Net Operating Income</b>	<b>(11,332)</b>	<b>(9,593)</b>	<b>45,015</b>	<b>61,389</b>	<b>85,562</b>	<b>(67,748)</b>