



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
c/o MPERIAL ASSET MANAGEMENT, 110 N BROCKWAY ST #320 PALATINE, IL 60067
WWW.LOCHLOMONDLAKE.COM

lochlomondmanagement@gmail.com
(847) 757-7171 X803

Angela Trillhaase, President

Becca Merkau, Administrator

Loch Lomond Laker

Minutes of the April 18, 2022 Board Meeting

Board Meeting

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

Vice President's report

Luke presented.

To all Loch Lomond residents:

The LLPOA has been engaged in litigation related to the collection of dues and the oversight and management of the properties / assets we voluntarily manage on your behalf. As the dispute with a resident remains pending, there is much we can't disclose at this time.

While there have been no rulings in the case requiring us to take actions, we have received an unfavorable ruling related to the mandatory nature of dues assessments. These are the dues that are used by your volunteer Board to manage and insure the beach properties, safeguard access to these properties, minimize or eliminate upstream and environmental lake pollutants, care for the dam and spillway, and provide residents with community events such as the Easter egg hunt, Lochfest, movie nights, Father's Day fishing tournament, clean usable beach areas, and so much more.

At this time we are continuing to assess decisions on how to care for the future of our community, our private lake status and the care and oversight of our common areas that benefits ALL of our Loch Lomond residents. While we're making decisions on how to conduct future business, we encourage input from our residents on any recommendations or changes they might want to provide.

At this time we are going to continue to progress with the initiative put forth this year. We thank you in advance for any input!

Secretary's Report

Megan Boedecker presented.

Motion to table approval of March minutes made by Mac Goodwin and seconded by Terry Anderson. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessment income is at 84% of budget realized through March. Year to date we've had 8 payments greater than 1 years worth of dues, comparatively in 2021 we had 30 residents paying more than 1 years assessments. This indicates a continued reduction of accounts in areas.

Expenses

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

Other

2021 Audit remains underway.

2023 Budget cycle will kickoff Aug 1.

Resident comments

Sean Cepican

Q: How can we give feedback about the letter we all received? I'm more than happy to pay dues. The work of the board and volunteers is valuable, and I think we're not the only ones who believe that. We're happy to help however.

A: Thank you. Any questions or feedback you'd like to

send to the board can be emailed to
LLPOABoard@lochlomondlake.com.

Mary Ellen Casey

Q: How are we distributing the board's response to the letter?

A: The board is happy to hear what residents want to know and what they think. The board is still discussing the best methods to communicate this information. If you think a mailing is helpful, it's good feedback, thank you.

Tom Casey

Q: Regarding the issues with the north inlet, the Village is not as responsive about the silt problem anymore.

A: Thank you for the update.

Administrative report

Becca Merkau presented.

Recent Expenses

- Egg stuffers for Easter Egg Hunt (Amazon): \$104.13
- Movie Night (Encanto and Sing 2): \$650.00

Upcoming Expenses

- Uniforms for guards
- Renewing bulk mailing fee

Lifeguards

Currently we have 5 lifeguards and 3 gateguards. Becca has selected the Head and Assistant Head Guard.

Landscaping

Becca has scheduled spring clean up and our regular services. Spring cleanup will be in May and regular services will follow. We also have a Mariani Landscapes Natural Areas scheduled for 6 visits this year, May through October.

Beaches

Garbage/recycling, water, and Service Sanitation have all been started at both beaches.

Beach tags/stickers

Imperial mailed out the last batch of tags. Becca will pull the list and deactivate cards starting April 25.

Upcoming Items

- Onboarding process for new board members as well as an exit process.
- Measure lake depth
- Complete onboarding for guards

Lake management report

Steve Shiley presented.

There are potentially two beavers denning in North Bay that we are hoping to remove.

McCloud has sprayed twice for invasive weeds already.

Dam, path, and spillway report

Terry Anderson presented.

It looks like IDOT has placed an additional padlock on our gate. However, we can still unlock and enter the area. Becca will do some research about why it was added.

Dead debris came down after a windstorm, but our landscaping crew will clean it up.

There's some beaver damage from last year but seems to be no new damage this year.

Even with high lake levels and water spilling over, all stone and improvements from last year seem to be intact and looking good.

There's quite a bit of debris in the southwest corner. Once the weather gets nicer we might be able to do a small clean up with volunteers.

Boat report

Luke Emde presented.

Boat stickers are going out. The application can be found online on our website if still needed. There is no more boat storage available at North Beach but still availability at South Beach.

Remember, all boats must be registered, and powered watercraft need a specific permit and sticker. Stored boats need a sticker as well.

There have been repairs made to the launch fencing to deter geese.

Changes have been drafted for new electric motor rules and pontoon storage limits. We can vote on those changes at the May meeting.

North Beach report

Mickey presented.

Thank you to everyone who clean up after yourself.

Native plant restoration

Two boats have been removed so that area can be fully restored/fenced.

We're excited to see the monarch initiative by the Village. We have a way station. In June, we'll share milkweed if anyone wants it. Details to come.

South Beach report

Debbie Rusin presented.

Debbie has the standard operating procedures in hand and is ready to get started in her role.

Dumpster pick up will be Wednesday mornings, and recycling has been set up, too.

Dogs at South Beach

Residents have reported seeing dogs at South Beach. A reminder that dogs are not allowed at South Beach, as it is a swimming beach and health code guidelines require that we prohibit dogs at that beach. However, dogs are welcome at North Beach.

No communications report

Adjournment

Motion to move to closed session made at 7:38 p.m. made by Mac Goodwin and seconded by Mickey Emde. Motion carried. Closed session adjourned at 8:28 p.m.

Board Members in Attendance

Mac Goodwin, Terry Anderson, Megan Boedecker, Steve Shiley, Donna Sattler, Luke Emde, Debbie Rusin, Donna Sattler, Mickey Emde

Also in attendance: Mary Ellen Casey, Tom Casey, Becca Merkau, Sarah Christ, Sean Cepican

	Actual				YTD	YTD
	Dec	Jan	Feb	Mar	Total	O/(U) Budget
Income						
4001 - Assessments	188	48,061	63,060	66,612	177,971	(32,729)
7020 - Late Fee Income	-	280	140	270	690	690
7099 - Other Income	15	345	(345)	40	395	395
LLPOA - Boat Income	-	340	1,120	1,195	2,655	1,405
LLPOA - Boat Storage - North	-	140	315	630	1,085	460
LLPOA - Boat Storage - South	-	315	595	710	1,620	995
LLPOA - Loch Fest Income	-	-	-	-	-	-
Total for Income	203	49,481	64,885	69,457	184,416	(28,784)
Expenses						
5010 - Bank Fees	21	21	21	21	21	(104)
5020 - Insurance Premiums	367	373	-	-	740	(23,260)
5060 - Office Supplies & Storage	470	267	-	789	1,684	(16)
5070 - Printing & Postage	18	281	-	-	298	(1,402)
5090 - Miscellaneous	133	(83)	-	55	105	(895)
LLPOA - Boat Stickers	-	-	-	456	456	206
LLPOA - Events & Festivals	444	-	-	-	735	(3,515)
LLPOA - North Beach Expense	750	-	-	-	2,373	(544)
LLPOA - South Beach Expense	213	-	-	-	1,218	(3,782)
5110 - Electricity	61	67	66	61	326	(174)
5130 - Trash & Recycling Service	-	-	-	-	300	0
5140 - Water/Sewer	39	39	-	39	118	(107)
5201 - Lake Maint. Contract	-	-	-	-	-	-
5203 - Lake Maint. Other	671	-	-	-	3,941	3,941
5215 - Landscape Maint. Contract	-	-	-	-	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	1,625	-
5570 - Management Fee	1,539	1,539	1,539	1,539	7,695	(0)
7012 - Payroll Fees	62	154	62	122	431	15
7013 - Payroll Gross - Admin	1,362	1,362	1,362	1,362	6,810	(690)
7015 - Payroll Gross - Pool Attendants	-	-	-	-	-	-
7019 - Payroll Taxes	104	122	122	-	451	(1,632)
8735 - Reserve Expense yearly	-	-	-	-	-	-
9100 - Bad Debt	-	-	-	-	-	-
Total for Expenses	9,796	4,466	3,496	4,769	34,146	(32,641)
Net Operating Income	(9,593)	45,015	61,389	64,688	150,270	3,857