



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Mary Ellen Casey, Administrator

Loch Lomond Laker

Minutes of the April 19, 2021 Board Meeting

Board Meeting

Call to order conducted by Angela Trillhaase at 7:04 p.m.

President's report

Angela Trillhaase presented.

Angela apologized that there isn't an official president's report tonight, but she commits to do better and to preside the best she can every month.

Secretary's Report

Megan Boedecker presented.

Motion for approval of March meeting minutes was made by Mac Goodwin and seconded by Luke Emde. Motion carried.

Treasurer's Report

Mac Goodwin presented.

The annual budget for LLPOA runs from Nov 1 – Oct 31 each year; March marks the midpoint in the cycle.

Income

Annual homeowner assessments are billed in March, approximately 20% remain unposted as of month end. Boat stickers/storage at 50% of anticipated income. Residents are encouraged to utilize the Mperial portal to review their account and pay any assessments and boat stickers to avoid late fees.

Expenses

Expenses for March are 28% lower than budget and consistently running lower than projections for the first half of the budget cycle. Beach expenses, Events, and Payroll materialize in the second half of the cycle. The

2020 Audit expense is 25% below budgeted expense resulting in a \$1.3k savings.

2021 Initiatives / Director remaining budgets

- North Beach budget: \$6,974 (tree pruning, hazard removal)
- South Beach budget: \$4,264 (tree Pruning, light upgrade)
- Printing / Postage: \$2,420
- Events & Festivals: \$4,888
- Webhosting: \$2,450
- Sealcoating: \$2,100
- Lake Maint. Contract: \$6,000
- Weed harvesting dumpsters: \$2,500
- Lake Maint Other: \$42,322 (HAB Test Strips/ Weed Harvesting [2x @ \$10k] Lake Soil Sampling \$20K)

Positive actions

- LLPOA administration waived 2020 residential late fees for homeowners who paid through mid April 2020
- New homes increased +1 due to new construction
- Board approved to study LLPOA Bad Debt / Reserves impact of an Amnesty and/or Hardship program.

On the Horizon

- Board to identify individuals necessary to finish banking signatory cards. Treasurer to make motion for records. Motion made by Mac

Goodwin and seconded by Donna Sattler to have Mac, Megan, and Angela be the signatories.
Motion carried.

- Action needs to be made in accordance with audit findings to diversify reserves in accordance with FDIC insurance.
- Treasurer and Admin to archive 2020 Audit binder.
- Board to discuss 'end of life' asset process (i.e Lifeguard Boat). Need two people to validate that asset is at end-of-life and process for attaining new asset. Not repair--replacement. Mac will draft some cash management rules as well that will cover this to some degree.
- Board to discuss Mundelein Fire Department request for gate swing.

No resident comments

Administrative report

Mary Ellen Casey presented.

Key cards

28 new or replacement key cards have been delivered to residents so far in 2021. If you have misplaced your keycard please contact Mperial Management LLC at lochlomondmanagement@gmail.com to request a replacement. There is a \$20 fee for lost keycards.

Welcome bags

The revised informational booklets for the welcome bags have been printed. Thank you to Megan for her assistance. Also, thank you to Bill's Pizza for the gift certificates to place in the bags. The delivery of welcome bags was temporarily suspended at the beginning of 2020 due to Covid. This created a backlog of 54 new homeowners to be welcomed. Half of those bags have now been delivered. The remainder will be delivered later this week.

Lifeguards

We are still looking for lifeguards for this summer. Mary Ellen posted a sign at South Beach, and the lifeguard posting has been shared on all forms of social media and has been sent to local high schools. It has also been

passed along by word of mouth. We currently have 4 lifeguards, 1 returning guard and 3 new guards. If we are unable to hire more lifeguards we may need to reduce the hours that South Beach has lifeguards, possibly having guards 4 or 5 days a week. Mary Ellen is open for suggestions on where else to publicize our search for lifeguards.

Fire department inspection

The Mundelein Fire Department performed inspections at North Beach and South Beach. The post inspection recommendation is to have address numbers installed on the signs at both beaches. The numbers have been installed. The fire department suggested having a fire extinguisher readily available since we allow grilling at the beach.

Picnics

We have received one picnic request for May 29. That picnic will be added to the Loch Lomond website calendar.

Beach licenses

The licenses for North Beach and South Beach have been renewed with the Lake County Health Department. The health department will perform water sampling at both beaches this year.

Diving board depth at South Beach

On Sunday Mary Ellen measured the depth around the area of the diving board. The depth ranged from 9.5-9.8 feet which meets the legal requirement of 9.5 feet. The last time that area was dredged was in 2017. Mary Ellen checked the past records and it looks like we have dredged every 4 or 5 years. The board may want to consider adding the dredging to the 2022 budget. The cost of dredging in 2017 was \$5350.

Banbury Park tree

Last month Mac reported that a tree had fallen in Banbury Park. I have contacted the village regarding the tree. That concludes my report.

Lake management report

Steve Shiley presented.

McCloud lake management contract

The seasonal lake management contract has been signed and accepted. We will be going with a minimal lake

contract for the 2021 season and backing off sonar treatments. The contract will be for algae control only.

South Beach aeration

We have purchased a shallow water diffuser system for south beach swimming and looking for volunteers to help trench a line. Installation will be end of April.

Fishing tournament

The Tony Baade Father's Day fishing derby will be on June 19 from 9 a.m. to 1 p.m.

Lake County data collection

A bathymetric map will be completed by Alana at Lake County in the next month or so, and inlet/outlet sampling will be happening soon. This data will all help in the process of permitting, grant applications, etc. for future dredging projects.

New educational signs

New signs about our watershed are going up at the beach thanks to a local Eagle Scout and donated supplies. These signs include information about what to do/what not to do, what fish are in the lake, boating and fishing regulations, etc.

Wildlife nuisance issues

Traps were set for the beavers, and one has been trapped. The Association is working with residents to help clean up some stretches of shoreline. Goose control should be effective with addition of egg addling. Nests have not been found on Loch Lomond yet.

Secchi training

Secchi sampling training will be taking place soon. More volunteers would be nice.

Join the committee

Lake Management Committee invites you to come and be a part of the conversation to promote Loch Lomond conservation! We meet the second Tuesday of every Month. The next lake management committee meeting will be April 13. Feel free to reach out to Steve Shiley: steveshiley@lochlomondlake.com or 815-345-0794.

No Dam, path, and spillway report

Boat report

Luke Emde presented.

Boating season is right around the corner, and things are moving along smoothly! The boat launch pier at south beach was put in the first week of April and residents have been using it to launch boats that were stored over the winter. All boat stickers that were sent in with annual dues payments have been delivered to members. New electric powered permit stickers will be delivered to residents this week. We have made some updates to the boat database that we use for tracking boats, stickers, payments, payment history, addresses, etc. that will make accessing boating information from Mperial much easier. If you did not receive your stickers or if you have a boating issue please reach out to Luke Emde as soon as possible (lukeemde@lochlomondlake.com).

Reminders:

- Any and all boats entering Loch Lomond MUST be registered with the association and display current up to date boating stickers. This includes lake front property owners.
- All electric powered watercraft require an application, permit, and additional sticker prior to entering the lake. No exceptions!
- Any boats stored at North or South Beach require a yearly storage sticker along with a yearly boat sticker. Any boat that does not have a LLPOA sticker are subject to removal.

No North beach report

South beach report

Ginny Rounds presented.

Beach cleanup is May 15 at 10 a.m. Snacks will be provided. Ginny will get an inventory of what we have vs. we what we need to get. She has noticed that the benches need to be sanded and painted during this cleanup.

Communications report

Megan Boedecker presented.

The next communications committee meeting will be April 22 to finalize the Q2 print newsletter and discuss reach-out materials for LochFest sponsors.

Beaver and goose management blogs were posted on the website in the past month.

Megan is currently working from a “clean” email list now. Residents should use the sign-up form on the website to be sure they receive the e-newsletter, or reach out to me to be added to the list.
MeganBoedecker@lochmondlake.com.

Old business

Easter

It was a beautiful day for the Easter bunny visit. About 60 kids got to see the Easter bunny. Lots of smiling faces.

Beach gates/emergency access

Mary Ellen is securing quotes for gate options.

Beach operating procedures

Motion made by Luke Emde and seconded by Megan Boedecker to approve the Beach Standard Operating Procedures. Motion carried.

Dunbar Rd traffic

Angela’s husband Walt spoke with the police, but there’s not really any movement on that issue.

New business

Guard boat replacement

A new jon boat is needed to replace the current guard boat.

Check ins with Mperial

The board will discuss what we want from Mperial and how we will keep regular contact with them to make sure there is transparency and accountability.

Adjournment

Motion to adjourn the meeting at 7:56 p.m. was made by Angela Trillhaase and seconded by Mac Goodwin. Motion carried. The meeting was adjourned.

Board Members in Attendance

Angela Trillhaase, Donna Sattler, Megan Boedecker, Mac Goodwin, Luke Emde, Steve Shiley, Mickey Emde, Ginny Rounds

Also in attendance: Mary Ellen Casey