



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Becca Merkau, Administrator

Loch Lomond Laker

Minutes of the May 16, 2022 Board Meeting

Board Meeting

Call to order conducted by Megan Boedecker at 7:05 p.m.

Secretary's Report

Megan Boedecker presented.

Motion made by Megan Boedecker to approve the March and April meeting minutes. Donna Sattler seconded. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessment income is at 89% of budget realized through April.

Expenses

Overall expenses through April remain lower than budget.

- Insurance Premiums yet to realize (\$24k)
- Office Supplies / Printing and postage are at 40% of budget
- Events (\$1k of 10K)
- N Beach (\$2.3K of 7k)
- S Beach (\$1.2k of 12K)
- Lake Maint contract (\$0 of \$25k)
- Lake Maint other (\$4K of 55k)
- Landscaping (\$4.8 of 12K)

Other

- Realized annual Reserve contribution (\$32k) for 2022 in April

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

Resident comments

Dave Stroz

Q: When searching for minutes, I noticed there were pieces of the website missing. When I submitted a contact form I didn't receive any answers.

A: We did have a glitch in our website and certain elements were not loading, including the contact form, which is why we were not able to respond. We apologize for the inconvenience.

Q: Wahlert litigation: This suit alleges the LLPOA is not an HOA, etc. Why didn't the association say anything? This is a pivotal year for the association, and there need to be changes. We need resident input and we need to go back to basics. I believe the association needs to engage the membership to decide which directions should be pursued in terms of fiscal responsibility moving forward.

A: There was a statement made last month. Thank you for your input. We cannot discuss more here at this time.

Q: For example, our insurance is higher compared to other communities.

A: There are many contributing factors that affect our rates.

Q: Every three years we spend thousands to dredge by the diving board. Many lakes have removed their diving board. I recommend re

Mary Ellen Casey

Q: Is there information about dredging being shared tonight?

A: Yes, Becca will share some information.

Q: Can we move resident comments to the end of the meeting?

A: The board will take this into consideration.

Administrative report

Becca Merkau presented.

Upcoming expenses

- Uniforms/supplies for guards
- Storage bins for storage closet
- New outdoor storage bin for SB toys

Lifeguards

We lost a few applicants to competition. Currently we have five lifeguards and two gate guards. Our first meeting is scheduled for next weekend. I have already met with the head guard, Abby Cantania, as well. Working with Mperial on the onboarding—they were not aware they were involved in the employment process for our guards. The beach opens Memorial Weekend.

South Beach cleanup

The spring South Beach cleanup will be this Saturday, May 21 at 9 a.m. We have a complete list of tasks, supplies and tools. Becca has requested guards attend if they can and has posted the event to Facebook and the website. She will post reminders throughout the week.

Mperial

We have a number of residents who were unhappy with the tag/sticker process. Mperial was extremely delayed in distributing tags. They are still not finished sending out tags to residents who paid on time. Anyone with a boat sticker should have received their package. All other tags should be sent by the end of the week.

Dredging

We will need to dredge the diving board area this year as it is not currently deep enough.

Lake management report

Megan Boedecker presented on behalf of Steve Shiley.

Beavers

Beavers are continuing to be an issue. There are two body traps deployed on the northeast side of the lake.

Fish stocking

Fish stocking was completed this past Saturday.

- 500 Yellow Perch 3-5"
- 2,000 Bluegill 2-4" (plus an additional 15% more bluegill at no charge)
- 500 Redear Sunfish 1.5-3"
- 1,500 Black Crappie 1.5-3"

Weed management

Please keep the board updated on any algae or invasive weed growth in the lake so we can have it taken care of.

No dam, path, and spillway report

Boat report

Megan Boedecker presented on behalf of Luke Emde.

Residents who ordered boat stickers or storage with their dues should have received their stickers with their beach tags. Repairs have been made to the boat launch fencing to keep geese off our beaches. Please make sure to close and secure the fencing after each time you use it. All sticker applications can be found on the Loch Lomond website under the document section. If you have paid and not received a boat sticker, storage sticker, or electric powered sticker please reach out to Luke Emde. Boat storage at North beach is currently full at the moment so no requests to store a boat will be honored for North beach at this time. South Beach has plenty of storage room available for residents looking to store a kayak, row boat, canoe, and a couple paddle boat spots.

Motion to update boating rules

Motion to update current boating rules to only allow one large pontoon style boat to be moored or stored on the lake per lakefront property made by Mickey Emde and seconded by Megan Boedecker. Discussion: We want to keep the esthetic and natural beauty of the lake as much as possible.

What's the difference in aesthetics between pontoon boats and other boats that might be stored on the lake? Is this language too vague? What is the problem we are trying to solve?

Motion tabled until the June meeting.

Updates need to be made to make some website information consistent, like boat sticker placement guidance.

Note: we did make changes in the fall on the current boat regulations for electric motors that no more than 3hp or thrust equivalent, is permitted to be used on the lake.

2022 season 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 an up-to-date LLPOA sticker is subject to removal.

Tony Baade bench update

The bench, funded by the Baade family, has been delivered and is in the shed, and will be assembled in the next week or two. Becca is looking for some bids on a 6 foot wide by 10 foot long concrete base that the bench will be permanently attached to. Attached is a picture with the proposed site. It's a nice location close to the fishing piers and gives a great vantage point of looking over the lake.



North Beach report

Mickey Emde presented.

North Beach is looking good after the spring cleanup. The native gardens are coming back and seemed to have

survived the previous summer's construction for the most part.

Geese continue to be an issue. Please replace the fencing on the beach if you move it.

Repairs were made to the shed, and playground equipment will again be cleaned by neighbor John.

We are all so happy to have the beach to enjoy with dogs and families. Dogs are welcome on the beach any time, and Monday, Wednesday, Friday evenings are dedicated dog exercise time.

South Beach report

Deborah Rusin

Volleyball nets are up. A broken rail near the entry gate will be addressed during the clean up on Saturday. Debbie will bring some tools.

Communications report

Megan Boedecker presented.

Website

- Megan noticed small website glitches this weekend due to an improperly working plug-in. The issue has been resolved. 2022 minutes have been added.
- Board positions are updated.
- Picnic form is updated.
- Nuisance animal tips are still featured on our home page.

Website contract

Our contract is up for renewal. The renewed website contract would remain comparable to where we are now at \$1,420/year for 2022, 2023, and 2024. As-needed support outside maintenance scope is billed at \$75/hour. Megan will be meeting with Pineapple (current website company) to discuss possible design updates/housekeeping and what the one-time cost for that might be. Let Megan know your biggest complaints about how the website looks and is organized, if information is hard to find, difficult to read, etc. (She is aware that process issues, like how we add information or how often the website is updated, is a pain point, but that isn't the kind of feedback she's looking for right

now.) Feedback from residents about the website can be sent to communications@lochlomondlake.com.

Blogs

- [Litigation response](#)
- [South Beach cleanup](#)

Process

Proposed procedure: Printed LLPOA collateral (fliers, newsletters, signage) be reviewed and approved by at least two board members. And, as a best practice, any all-resident communications, both printed and digital, should be run by the board as a courtesy.

In keeping with that, Megan would like to work with Becca to create a quarterly outline/calendar of email newsletters, Facebook posts, and blog posts to be reviewed in addition to the drafts of printed mailings that already go to the board for approval. Up to this point, due to the uncertain nature of the litigation, Megan has not drafted any email or print newsletters this year beyond the dues mailing.

Seeking information

- I need information about the Father's Day fishing tournament and about LochFest to include in the next mailing (late May/early June).
- If anyone has a contact/tips for lake-friendly lawn care and landscaping, I think that would be a nice blog post with useful information.
- Please let me know how we're conducting the fishing survey.
- If you have an idea for information you'd like to share with your neighbors via a blog, please reach out communications@lochlomondlake.com.

Events report

Donna Sattler presented with Sarah Christ.

Movie night is coming up on May 25 at 8 p.m.: Sing 2. We'll do popcorn on the beach that night. There will be games before the movie starts.

June 10 is game night and potluck at the beach.

The Fishing Derby on June 18 will be sponsored again by Donna Sattler, Re/Max. More information to come.

LochFest

Food options: Pork roast would be \$6,000 for one pig. A food truck was recommended and would help reduce volunteer strain. The cost to us would be \$10/person, and one ticket would give a person a choice of burger or chicken sandwich and truffled frites. Kids could have hot dogs or chicken tenders. It was recommended that if we go with the food truck we also have other packaged items ready to take as well.

Cost: Recommended to keep the same \$5 cost at entry.

There is an events committee meeting tomorrow, Tuesday, May 17 at 7 p.m.

Boat parade

September 10 will be the boat parade.

Old business

Management company RFP

Feedback from the board is due to Mac Goodwin in five days.

Adjournment

Motion to adjourning the meeting made at 8:15 p.m. made by Megan Boedecker seconded by Mac Goodwin. Motion carried. Meeting adjourned.

Board Members in Attendance

Mac Goodwin, Megan Boedecker, Mickey Emde, Deborah Rusin, Donna Sattler

Also in attendance: Mary Ellen Casey, Tom Casey, Becca Merkau, Dave Stroz, Sarah Christ

Loch Lomond Property Owners Association - 2021/2022

Cash basis

	Actual Apr	YTD Total	Budget Total	YTD O/(U) Budget
Income				
4001 - Assessments	8,995	186,966	210,700	(23,734)
7020 - Late Fee Income	385	1,075	-	1,075
7099 - Other Income	-	395	-	395
LLPOA - Boat Income	400	3,055	3,000	1,555
LLPOA - Boat Storage - North	70	1,155	1,500	405
LLPOA - Boat Storage - South	140	1,760	1,500	1,010
LLPOA - Loch Fest Income	-	-	7,000	-
Total for Income	9,990	194,406	223,700	(19,294)
Expenses				
5010 - Bank Fees	21	21	300	(129)
5020 - Insurance Premiums	-	740	24,000	(23,260)
5060 - Office Supplies & Storage	146	1,830	4,080	(210)
5070 - Printing & Postage	1,466	1,764	4,080	(276)
5090 - Miscellaneous	674	779	2,400	(421)
LLPOA - Boat Stickers	-	456	600	156
LLPOA - Events & Festivals	-	735	10,200	(4,365)
LLPOA - North Beach Expense	-	2,373	7,000	(1,127)
LLPOA - South Beach Expense	-	1,218	12,000	(4,782)
ADMINISTRATIVE	2,306	9,917	64,660	(34,413)
5110 - Electricity	59	385	1,200	(215)
5130 - Trash & Recycling Service	-	300	3,600	(472)
5140 - Water/Sewer	39	157	540	(113)
UTILITIES	99	843	5,340	(799)
5201 - Lake Maint. Contract	-	-	25,000	(25,000)
5203 - Lake Maint. Other	-	3,941	55,000	(21,059)
5215 - Landscape Maint. Contract	-	1,600	12,000	(1,400)
5230 - Mulch	-	-	750	-
5240 - Tree Maintenance	-	3,175	-	3,175
5350 - Pest/Wildlife Control	-	42	-	42
5487 - Sealcoating	-	-	2,100	-
5495 - Supplies Other	104	104	-	104
5510 - Audit & Tax Services	-	-	4,000	(4,000)
5561 - Legal Services - General Counsel	325	1,950	3,900	-
5570 - Management Fee	1,539	9,234	18,469	(0)
PROFESSIONAL SERVICES	1,968	20,046	121,219	(48,138)
7012 - Payroll Fees	93	524	1,000	24
7013 - Payroll Gross - Admin	1,362	8,172	18,000	(828)
7015 - Payroll Gross - Pool Attendants	-	-	24,000	-
7019 - Payroll Taxes	122	696	5,000	(1,804)
PAYROLL	1,577	9,392	48,000	(2,608)
8735 - Reserve Expense yearly	32,000	32,000	32,000	-
9100 - Bad Debt	-	-	-	-
Total for Expenses	37,950	72,198	271,219	(85,959)
Net Operating Income	(27,960)	122,209	(47,519)	66,665