



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Angela Trillhaase, President

Becca Merkau, Administrator

# Loch Lomond Laker

## Minutes of the June 20, 2022 Board Meeting

### Board Meeting

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

Motion made by Luke Emde and seconded by Mac Goodwin to move administrative report after secretary's report. Motion carried.

#### Secretary's Report

Megan Boedecker presented.

Motion made by Mac Goodwin and seconded by Luke Emde to approve the May meeting minutes. Motion carried.

#### Administrative report

Becca Merkau presented.

#### Recent expenses

- Additional guard uniforms
- Trophies for fishing derby

#### Upcoming expenses

- Reimbursements for guards (August)
- Concrete work for Tony Baade bench
- Lochfest expenses (July)
- Tree trimming at North Beach and additional landscaping

#### Current items

- Lifeguards: We are now at six guards and three gate guards.
- South beach wire on the pier—guards would like adjustments to be made to minimize their time getting into the water.

- A new garden at North Beach was planted by Girl Scouts, including butterfly attractants.
- Water testing report to date: South Beach is green and North Beach is all clear. There have only been a couple yellow flags this year while waiting for test results.

#### Upcoming items

- Lochfest planning—committee meetings are every Thursday at 7:30 p.m. between now and LochFest. The upcoming meeting will be at South Beach.
- Swim assessments for guards will be in July.

#### Other

Becca will be checking with our landscaping company about mowing the spillway and service road near the dam. In addition, we'll need to clean graffiti from several no trespassing signs at the dam.

#### Treasurer's Report

Mac Goodwin presented.

#### Income

Net Operating Income remains strong. Annual homeowner assessment income is at 92% of budget realized through May and income overall has reached 90% of goal.

#### Expenses

Overall expenses through May remain lower than budget.

- Insurance Premiums yet to realize (\$24k)

- Events (\$1k of 10K) although some expense continues to show in Misc.
- N Beach (\$2.3K of 7k)
- S Beach (\$1.2k of 12K)
- Lake Maint contract (\$24 of \$25k)
- Lake Maint other (\$9.6K of 55k). Fish restocking expense realized in May
- Landscaping (\$4.8 of 12K)

#### *Other*

- 2021 Audit remains underway
- 2023 Budget cycle will kickoff Aug 1
- Would like to bring forth motion to finalize RFP and begin search for Management services.

Motion made by Luke Emde and seconded by Terry Anderson to move forward with a request for proposal for a management services contract. Motion carried.

#### **Resident comments**

##### *Dave Stroz*

Q: We worry about E. coli in the lake as well as toxins like certain algae. [Dave distributed South Beach 2019 E. coli data.] The geese are still active in our lake contributing to bacteria levels, and numbers can fluctuate a lot from day to day. Frequent testing is important.

Secondly, harmful algal blooms contribute to health issues in our lake. Exposure to toxic algal blooms can cause issues like liver damage, kidney damage, inflammatory response, and more.

#### **Lake management report**

Steve Shiley presented.

##### *Algae management*

McCloud will come spray Thursday after we noticed potential HAB growth this past weekend.

##### *Tony Baade Fishing Derby*

About 20 people participated in the Tony Baade Fishing Derby this past weekend, with over 80 fish caught, six trophies given away, as well as some fishing poles donated by John Hines. Size of fish and number of fish caught were recorded.

The Tony Baade memorial bench is nearly installed and there will be a dedication at LochFest.

##### *Carp management*

Steve has attained a fishing bow to harvest carp out of the lake.

##### *Dredging*

McCloud has a dredging machine this year, so we have asked them for dredging solutions, both for the diving area and others.

##### *Beavers*

There are still two traps set for beavers around the lake. There has been no noticed or reported beaver activity recently.

#### **Dam, path, and spillway report**

Terry Anderson presented.

Terry checked out the dam this week and noticed that weed control is lacking. Becca will address that with our landscapers.

The gate around the dam and spillway needs to be reinforced to prevent trespassing, so we'll look into fixing the gaps in the fencing and gate panels. Terry will contact the fence company for solutions.

#### **Boat report**

Luke Emde presented.

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.

If you have a boat stored at either beach, PLEASE attach your current 2022 boat stickers. Inventory has been completed and there are numerous boats that have paid for 2022 stickers and storage that have not been attached. Notices for delinquent boats will be emailed to residents the week of July 1.

## 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.

## No North Beach report

## No South Beach report

## Communications report

Megan Boedecker presented.

### *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 met with Pineapple (current website company) to discuss possible design updates/housekeeping and what the one-time cost for that might be.

Motion made Megan Boedecker and seconded by Mac Goodwin to approve this contract renewal. Mac noted that it's a benefit that there is no increase in price. Motion carried.

### *Seeking 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](mailto:communications@lochlomondlake.com).

## Events report

Donna Sattler presented with Sarah Christ.

### *LochFest*

- The food truck deposit has been sent.
- The rental order has been placed.
- The printed brochure is in the works.
- Website information needs to be updated, including volunteer slots and other information.
- Sponsor information will go out this week.

Terry Anderson noted that he thinks residents might be disappointed in the food truck instead of the usual food spread.

Other board members noted that this solution reduces volunteer strain as well as cost.

### *Other*

Events have been removed from the calendar, keeping only the egg hunt, movie night, LochFest, boat parade, Trunk or Treat, and the Turkey Trot.

There is an events committee meeting every Thursday between now and LochFest. The next one is this Thursday, June 23 at South Beach.

We have received a request to rent our movie equipment, but the board firmly declined the request.

## Old business

### *Management company RFP*

Addressed during the Treasurer's report.

## Resident comments

### *Sarah Christ*

Q: There were reports of kids playing on the spillway (rolling down the hill into a boat). When the police were contacted, they replied that they were not going to interfere.

A: If this person sees this again, please contact a board member and our administrator right away so we can follow up.

### *Dave Stroz (cont.)*

Q: To continue, HAB exposure can be more severe in

children due to body weight. Even a relatively small concentration can be harmful.

Due to the way toxic blue-green algae grows more quickly at high temperatures, later summer months can be more dangerous in terms of producing harmful algal blooms in our lake.

There are testing kits we can purchase to regularly test the lake. Dave recommends we purchase these kits to do regular testing.

A: The health department currently comes to take a sample any time we suspect a HAB. We currently do the most testing of any lake our health department representative knows about. If we did revisit this topic, which was previously voted down by the board, we

would also need someone to be dedicated to doing this testing.

### **Adjournment**

Motion to adjourning the meeting made at 8:23 p.m. made by Luke Emde seconded by Mac Goodwin. Motion carried. Meeting adjourned.

### **Board Members in Attendance**

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

**Also in attendance:** Becca Merkau, Dave Stroz, Sarah Christ

	<b>Actual May</b>	<b>YTD Total</b>	<b>Budget Total</b>	<b>YTD O/(U) Budget</b>
<b>Income</b>				
4001 - Assessments	5,915	192,881	210,700	(17,819)
7020 - Late Fee Income	525	1,600	-	1,600
7099 - Other Income	(30)	365	-	365
LLPOA - Boat Income	190	3,245	3,000	1,495
LLPOA - Boat Storage - North	70	1,225	1,500	350
LLPOA - Boat Storage - South	105	1,865	1,500	990
LLPOA - Loch Fest Income	-	-	7,000	-
<b>Total for Income</b>	<b>6,775</b>	<b>201,181</b>	<b>223,700</b>	<b>(13,019)</b>
<b>Expenses</b>				
5010 - Bank Fees	11	21	300	(154)
5020 - Insurance Premiums	-	740	24,000	(23,260)
5060 - Office Supplies & Storage	-	1,830	4,080	(550)
5070 - Printing & Postage	-	1,764	4,080	(616)
5090 - Miscellaneous	961	1,740	2,400	340
LLPOA - Boat Stickers	-	456	600	106
LLPOA - Events & Festivals	-	735	10,200	(5,215)
LLPOA - North Beach Expense	-	2,373	7,000	(1,710)
LLPOA - South Beach Expense	-	1,218	12,000	(5,782)
<b>UTILITIES</b>	574	1,416	5,340	(843)
5201 - Lake Maint. Contract	23,988	23,988	25,000	(1,013)
5203 - Lake Maint. Other	5,666	9,607	55,000	(26,393)
5215 - Landscape Maint. Contract	-	1,600	12,000	(2,900)
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
5510 - Audit & Tax Services	-	-	4,000	(4,000)
5561 - Legal Services - General Counsel	325	2,275	3,900	-
5570 - Management Fee	1,539	10,774	18,469	(0)
<b>PAYROLL</b>	1,484	10,876	48,000	(3,124)
<b>Total for Expenses</b>	<b>34,547</b>	<b>106,734</b>	<b>271,219</b>	<b>(71,792)</b>
<b>Net Operating Income</b>	<b>(27,772)</b>	<b>94,447</b>	<b>(47,519)</b>	<b>58,773</b>