



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Mary Ellen Casey, Administrator

Loch Lomond Laker

Minutes of the June 21, 2021 Board Meeting

Board Meeting

Call to order conducted by Angela Trillhaase at XX p.m.

President's report

Angela Trillhaase presented.

Activities since the May 17 board meeting:

- Working with Village of Mundelein to keep consistent communication stream between them and the Board on the Banbury Road Construction Project. Village has been very responsive and communicative.
- Fielded at least two questions regarding Beach Passes when members are not paid in full. Our policy stands firm—the member must be paid in full OR on a payment plan for the resident to have use of the beaches.
- Made a cameo appearance at the Lifeguard Meeting and encouraged the guards to call me or any board member if they should need us.
- Encouraging ALL Board Members to see LochFest as the only day all year where our full participation and time commitment is expected. Looking forward to a phenomenal community event.
- Add to discussion to request homeowner with non-functional boat in the lake to have it removed, or be fined.
- All other subjects will be included in other Director reports.

Secretary's Report

Megan Boedecker presented.

Motion made by XX to approve the April and May minutes. XX seconded. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessments are at 93% realized through May (up from 88% in April).

Expenses

Expenses for the year remain lower than budget and running lower than projections.

- Administrative notable Expenses/variances: Office Supplies realized annual webhosting expenses (\$1,420) and Google Suite (\$72). Printing & Postage for Q2 newsletter (\$181) and UPS expenses (\$326), Lifeguard supplies (\$311).
- South Beach notable expenses/variances: Plumbing (\$447), Lock & Programming (\$126), Supplies (\$459).
- Landscaping notable expenses/variances: Landscaping (Mitch's Greenthumb \$1,600)

Positive actions

- No new actions to report on Bad Debt / Reserves study.

On the Horizon

- Action needs to be made in accordance with Audit findings and diversify reserves in accordance with FDIC insurance.
- Annual report filing
- Signatory cards with banks

No resident comments

Administrative report

Mary Ellen Casey presented.

Head guard report (Cassidy presented)

Lifeguards

The blog on our Loch Lomond website at lochlomondlake.com has a post introducing our 2021 lifeguard staff. You can also find beach closure information on the website. A red, yellow, or green flag is displayed on the homepage. Lifeguards will not be present when a red flag is displayed. Our water is tested daily until the counts are suitable again for swimming. A yellow flag indicates that the water quality is borderline and our guards will be on duty. A green flag means we are good to swim.

Picnics

We've had three picnics held at South Beach since opening day. One picnic cancelled when the beach was closed for swimming due to blue green algae. We currently have 8 additional picnics scheduled at South Beach on weekends from now until the end of the season. All scheduled picnics are on the Loch Lomond website calendar.

Keycards

From January until June, 50 new keycards have been delivered to residents.

Welcome bags

Seven welcome bags have been delivered to new residents.

Smoking at South Beach

We received a complaint about smoking at South Beach. This has been handled. For those that are not aware, a smoking section has been created near the changing room east of the shed. That is the only location on South Beach where smoking is allowed.

South Beach electrical

The electrician will be at South Beach this week to upgrade the electrical.

Other

Mary Ellen will be out of town June 24-26 for a family wedding. She may be able to respond to texts and emails. The lifeguard staff knows that if they are unable to reach her they should contact a board member.

Lake management report

Steve Shiley presented.

Weeds and algae

We are continuing to monitor invasive aquatic weeds, but for now the lake is clear. Blue-green algae has been identified at South Beach. Please keep your eye out if any is spotted and report ASAP.

Sediment samples

TJ McCloud with McCloud Aquatics pulled sediment samples from three inlets and one outlet to identify current nutrient levels in sediment. Sediment nutrient levels will help with short- and long-term plans to remove excess nutrients primarily focusing on phosphorus.

Fishing tournament

The 2021 Tony Baade Fishing Derby was a success with 24 attendees! We handed out cash prizes for the biggest bass, bluegill, crappie, catfish, perch and a trophy for the most fish caught. Thank you to Donna Sattler for sponsoring the event. Over 100 fish were caught during the tournament.

South Beach aerators

South Beach aeration system is on and running! The last two bubblers to go in this week.

If you have questions or are interested in joining the lake management committee reach out to Steve Shiley at steveshiley@lochlomondlake.com.

No Dam, path, and spillway report

Boat report

Luke Emde presented.

Boat inventory and emails have started going out this week and residents with non-compliant boats should be receiving notifications. As a reminder, ANY boat entering Loch Lomond is required to display a 2021 sticker at all times. This includes lakefront property owners as well.

We have had a couple complaints about lakefront owners not following the boating sticker rules, as well as non-stickered boats being launched at North Beach. 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 request 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.

Important 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.

North beach report

Mickey Emde presented.

North Beach has had some disruptions due to the construction on the Banbury Road street project. We are monitoring the inlet and the company has been careful to set up barriers for silt. Thanks to John Emde for trimming out the weedy willows on the lake side of the spillway so our landscapers could install some additional rip rap for erosion control around the low flow pipe. We are hoping to have some additional work done before the summer is over.

Goose poop is a continuing problem. We have been cleaning up the beach regularly and the guards will rake it on Wednesday night. Hopefully they will find better digs soon and leave us. Our native gardens have taken a hit with the drought and construction. Our plan is to use \$800-900 of our budget to clear out the buckthorn and thistle that have evaded the garden.

I am pleased to let all homeowners know that we have a native plant specialist working at South Beach that is someone who grew up in Loch Lomond and has our best interest at heart and firsthand knowledge of the plants around our lake.

South beach report

Ginny Rounds presented.

A resident recently complained that there graffiti on the playground. Nothing offensive was written. Ginny will work on removing it.

Beach season is going smoothly. Thanks to Mary Ellen for all her hard work and clear communication.

Communications report

Megan Boedecker presented.

These communications have gone out since last meeting:

Website updates

- LochFest page updated
- South Beach important reminders added
- March-May minutes added
- Fishing tournament promoted front and center of website home page

Blogs

- [Road construction](#)
- [Golden Alexander \(Sheryl Devore\)](#)
- [Beach opening](#)
- [What do my dues pay for?](#)
- [Meet the 2021 lifeguards](#)
- [Baltimore orioles \(Sheryl Devore\)](#)
- [LochFest 2021: Get involved](#)

Emails

- June newsletter sent this evening

Facebook posts

- Road construction
- Native Golden Alexander
- LochFest Facebook event created
- Call for LochFest volunteers

- Beach opening information
- How to spot blue-green algae
- LochFest save-the-date
- Geese management tips
- Meet our 2021 lifeguards
- Beach closing PSA due to algae
- Beach closing PSA after rainfall
- June board meeting reminder

Other

- Q2 newsletter printed and sent out
- LochFest sponsor materials revised
- LochFest volunteer spreadsheet created

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

- Q3 newsletter (to be sent with LochFest brochure)
- Send June minutes for review
- Upload and promote the virtual open house video
- Update the LochFest page of the website with schedule of events
- Schedule Facebook posts to promote the rest of June/July committee meetings
- Send the July enewsletter
- Several blog posts planned, including but not limited to one on a resident artist, lawn care tips for a healthy lake, and some of Dave Stroz's chemistry knowledge

Megan is also working on a communications strategy for new residents, which will include what our management company provides for them, getting them onto the email newsletter list, sending them a welcome email with important links to the website and our Facebook page, and all of that will be followed by the welcome bags physically delivered to their home.

The next communications committee meeting will be July 8. For more details, contact communications@lochlomondlake.com.

Old business

LochFest

LochFest is coming on July 31! On June 16, the LochFest committee met and made good progress on planning this year's event.

Here are the events we confirmed:

- Kids' fishing derby (8-10:30 a.m.)
- Dog party at North Beach (9-10:30 a.m.)
- BINGO (12-3 p.m.)
- Frozen t-shirt game (2 p.m.)
- Baggo contest (2-4 p.m.)
- Water balloon toss (2:30 p.m.)
- Marshmallow drive (3 p.m.)
- Egg toss (3:30 p.m.)
- Slippery watermelon (4 p.m.)

We are also reaching out to the police and fire stations to ask about their visits again.

In addition to most of the games, the lifeguards will also organize a face painting area, help with set up and tear down, and work the admission tables with volunteers, in addition to their normal guarding duties. Thank you, lifeguards!

There was discussion at the meeting of reserving food trucks instead of cooking food as we have done in the past. Thank you to resident Denise Kainrath and Ginny Rounds for taking the lead on exploring that option. However, after reaching out to several trucks, most were already booked for that day. We will proceed with purchasing and preparing food as we usually do. Thank you to Denise Gavin and Andrew O'Donnell who will help us organize the food for LochFest, and thank you to the volunteers who have already signed up to help cook/grill.

We are in need of more volunteers to help us with LochFest, including people to help set up and tear down, cook, and work tables. Please email events@lochlomondlake.com to get involved or join our next committee meeting on June 30.

We are looking for sponsors again this year, as well. Donna Sattler is running point on reaching out to local businesses for donations. She has printed and stuffed sponsor letters to be mailed tomorrow, and she will

follow up by visiting businesses in person. In order for sponsors to be included on the brochure and on a printed banner we'll be hanging at South Beach, we will need their commitment by July 9. Sponsors who commit after that date can still be listed on the website, on Facebook, and in emails. Information about sponsorship can be found at lochlomondlake.com/sponsors or by emailing events@lochlomondlake.com or DonnaSattler@lochlomondlake.com.

A resident reached out about performing music live. However, do to planning constraints, we are forgoing any live music or DJs this year. As we did in 2019, we will play music from a predetermined playlist. Thank you Steve Shiley for providing the sound equipment for music and for raffle and other announcements.

Thank you to Mary Ellen who is setting up our rental order for the event and has also organized details such as getting the electrical upgraded and ordering extra porta-potties.

Question for the board: can we provide free admission to volunteers? Volunteers who dedicate at least 1 hour will earn free entry. Those who volunteer 2 or more hours will earn an additional entry for a guest.

Next committee meeting will be Wednesday, June 30.

Upcoming events

- July board meeting will be at North Beach
- LochFest: July 31
- Boat parade: September 18
- Budget meeting: August 23

New business

Annual meeting

Motion made by Megan Boedecker to set November 15 as the annual meeting date. XX seconded. Discussion. Motion carried.

Adjournment

Motion to adjourn the meeting at XX p.m. was made by XX and seconded by XX. Motion carried. The meeting was adjourned.

Board Members in Attendance

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

Also in attendance: Mary Ellen Casey

Actuals Vs Budget

Cash basis

	Actuals				Budget			2021 Actual O/(U) Budget YTD (May)	93%
	Mar	Apr	May	2021 Actual YTD TOTAL	May	2021 YTD Budget (May)	2021 Budget TOTAL		
INCOME	79,510	14,185	9,558	195,119	-	210,350	210,350	(15,231)	
OTHER OPERATING INCOME	2,925	1,414	1,210	10,204	500	3,500	14,500	6,704	
Total for Income	82,435	15,599	10,768	205,323	500	213,850	213,350	(8,527)	
EXPENSES (abbreviated)									
LLPOA - North Beach Expense	-	228	-	254	583	4,083	7,000	(3,830)	
LLPOA - South Beach Expense	545	1,128	1,257	4,121	500	3,500	6,000	621	
5201 - Lake Maint. Contract	-	17,000	-	17,000	10,000	53,000	70,200	(36,000)	
5203 - Lake Maint. Other	141	387	387	5,264	1,642	3,283	9,850	1,981	
5215 - Landscape Maint. Contract	-	1,600	1,600	5,987	-	1,642	3,283	4,345	
5487 - Sealcoating	-	-	-	-	300	900	2,100	(900)	
5510 - Audit & Tax Services	3,700	-	-	3,700	-	5,000	5,000	(1,300)	
PAYROLL	1,513	1,572	1,513	10,739	1,862	13,034	45,000	(2,295)	
RESERVE CONTRIBUTIONS	-	32,000	-	32,000	-	32,000	32,000	-	
Total Expenses (complete)	7,894	56,697	9,258	99,129	20,945	158,849	255,231	(59,720)	
Net Operating Income	74,541	(41,098)	1,510	106,194	(20,445)	55,001	(31,781)	51,193	
Net Income	74,573	(9,070)	1,539	137,405	(22,945)	82,001	(9,781)	55,404	