



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Becca Merkau, Administrator

Loch Lomond Laker

Minutes of the July 18, 2022 Board Meeting

Board Meeting

Call to order conducted by Angela Trillhaase at 7:00 p.m.

Secretary's Report

Megan Boedecker presented.

Motion made by Megan Boedecker and seconded by Mickey Emde to table the approval of the June minutes until the August board meeting. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

Net Operating Income remains strong. Annual homeowner assessment income is at 93% of budget (+1%) realized through June and Income overall has reached 92% of goal.

Expenses

Overall expenses through June 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 (\$10K of 55k).
- Landscaping (\$6.9 of 12K)

Other

- 2021 Audit remains underway – Mperial tasks remain outstanding.

- 2023 Budget cycle will kick off Aug 1
- RFP for Management services still TBD

Mac will also be validating an events deposit from sponsor donations.

Administrative report

Becca Merkau presented.

Recent expenses

- Lochfest purchases
- New chairs for South Beach
- Rock/landscaping at North Beach
- Tree trimming at North Beach

Upcoming expenses

- LochFest (continued)
- Guard reimbursements/referral bonuses

Current items

- Dredging lake
- South Beach repairs, including a loose board on the pier
- Looking into a power washer or shop vac purchase to help with goose poop on the pier
- New signs at the beach
- Broken aerator—McCloud Aquatics can repair, but it will take some time to get on the schedule

Upcoming items

- LochFest on July 30
- August travel—Becca will be out of town July 31 to August 6.

No lake management report

Steve Shiley has tendered his resignation from the board, effective immediately.

If anyone is interested in applying for the Lake Management Director position, please contact the board at LLPOABoard@lochlomondlake.com or visit lochlomondlake.com/Board to learn more.

Dam, path, and spillway report

Terry Anderson presented.

The dam is in good shape except the landscaping is not being done the way it should be. Terry is going to reach out the landscaping company to discuss.

Boat report

Luke Emde presented.

Boating season is in full swing and it's nice to see so many people enjoying the lake! Lately we have had some boats at South Beach being taken for joy rides on the lake because the boats were not locked.

Please remember to lock and properly store your boat at all times. We also have several non compliant boats that are currently being stored at south beach as well.

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.

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.

North Beach report

Mickey Emde presented.

The trees have been trimmed and look great.

The Girl Scout garden is in full bloom, helped by recent rains. There are still areas that can be beautified if any other groups are interested.

The friendship rock garden even has new blooms, and the restoration area by the shoreline recently had a facelift and looks great.

Thank you to everyone who stores their boats upside down and in the proper areas.

See you at the dog part LochFest morning at North Beach, July 30!

No South Beach report

Communications report

Megan Boedecker presented.

- Working on website design updates
- LochFest information is up-to-date, including featuring our sponsor logos
- Will begin drafting the annual meeting and annual dues packets in the next couple months

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.

- Flyers were distributed Saturday to all of the residents. Thank you to all the volunteers who

came out and stuffed flyers into bags and who distributed them. Additional flyers are located at both beaches.

- Volunteers are still in the biggest need.
 - There are Admissions Table opening in hour increments from 1 p.m. onward.
 - We need at least one more person in the kids area needed from 2 to 3 p.m.
 - We also need also with tear down when the event ends.
- Volunteer shirts have been ordered.
- Apparel is in hand: tanks, kids shirts, bucket hats.
- Koozies being created this week.
- Snack and water order is ready confirmed and will be picked up in the morning of LochFest.
- Rental order is placed and will be delivered morning at 7:30 a.m.
- Sponsorship raised a remarkable \$6,500 in cash and prizes. Because of this we have decided to add an ice cream truck from 3 to 5 p.m.
- Next meeting is Thursday at 7:30 p.m. virtual to finalize the last-minute details
- Final volunteer LochFest meeting will be July 28 at 7:30 South Beach to pick up shirts and review the final layout.
- We are also on the lookout for old shirts and chest freezer space to help out with the frozen t-shirt contest.

Angela extended a huge thank you to Sarah for organizing LochFest and Donna for securing sponsorship.

Old business

Diving area dredging

The price would be about \$2300 to dredge deep enough to open diving. We last dredged 5 years ago. The board has received comments expressing interest in diving still. If the dredging can't be done in early August, we'll wait and dredge for the 2023 season. Motion made by Donna Sattler and seconded by Luke Emde to dredge the diving area. Motion carried.

New business

South beach

The landscaping is not being kept up well enough, and we'll need to address that to make it look nicer.

In addition, it looks like people are using the far gates to enter, some properly and some perhaps improperly. We need to double check that the guards understand the standard operating procedure for checking/helping residents enter properly. We'll add more signs to these gates to try to help alleviate that and add a lock to the gates while guards are present.

Resident comments

Kate Wright

Q: I reached out to McCloud to get the area of the lake by our house cleaned up (near the damn) and this time around he did it for free. There is so much junk in the lake there. McCloud also did some testing of the muck over there and share that the decomposition there is feeding the rest of algae/organism growth in the lake. Can we have someone clean/dredge there once a year in the spring?

A: This would normally fall under the Lake Management Director, so we'll reach out to the committee and see if we can find an interim both to address this and other lake management decisions. We'll also get a quote for McCloud for adding dredging that

Tom Casey

Q: Thank you to Steve for all the work he's done the past few years. Moving forward, we need a plan to address the lake as a whole and longterm because the lake is degrading in quality, becoming cloudier, shallower, and less enjoyable. Hopefully even with a volunteer board, we can pull together a plan to address these issues.

A: We are in agreement about this, and we'll be hoping to find someone with expertise in this field to get us on track. Our 2023 budget process begins soon.

Sarah Christ

Q: There is a boat that needs disposed of at the beach.

A: Luke will take care of it.

Q: The two Girl Scout troop leaders of the troop who planted the garden at North Beach live in our neighborhood. We could talk with them about other projects, too. They loved it.

Dave Stroz

Q: Thank you for the discussion about goose poop in the lake. I've noticed a lot of feces on the pier and in the sand at the beach. There is fencing, but there are a lot of

gaps in the fencing. I think there are other methods we can try to harass the geese enough to leave.

Pizza Bill

Q: Can I still provide my pizza and fish at LochFest?

A: Yes, please! Wouldn't be LochFest without it.

Adjournment

Motion to adjourning the meeting made at 8:10 p.m. made by Luke Emde seconded by Luke Emde. Motion carried. Meeting adjourned.

Board Members in Attendance

Angela Trillhaase, Luke Emde, Mac Goodwin, Megan Boedecker, Mickey Emde, Terry Anderson, Donna Sattler

Also in attendance: Becca Merkau, Dave Stroz, Sarah Christ, Kate Wright, Mary Ellen Casey, Tom Casey, Pizza Bill

Loch Lomond Property Owners Association - 2021/2022

Cash basis

	Actual June	YTD Total	Budget Total	YTD O/(U) Budget
Income				
4001 - Assessments	3,179	196,060	210,700	(14,640)
7020 - Late Fee Income	245	1,845	-	1,845
7099 - Other Income	-	365	-	365
LLPOA - Boat Income	135	3,380	3,000	1,380
LLPOA - Boat Storage - North	115	1,340	1,500	340
LLPOA - Boat Storage - South	70	1,935	1,500	935
LLPOA - Loch Fest Income	-	-	7,000	-
Total for Income	3,744	204,925	223,700	(9,775)
Expenses				
5010 - Bank Fees	11	21	300	(179)
5020 - Insurance Premiums	-	740	24,000	(23,260)
5060 - Office Supplies & Storage	-	1,830	4,080	(890)
5070 - Printing & Postage	-	1,764	4,080	(956)
5090 - Miscellaneous	-	1,740	2,400	140
LLPOA - Boat Stickers	-	456	600	56
LLPOA - Events & Festivals	-	735	10,200	(6,065)
LLPOA - North Beach Expense	-	2,373	7,000	(2,294)
LLPOA - South Beach Expense	-	1,218	12,000	(6,782)
5110 - Electricity	52	493	1,200	(307)
5130 - Trash & Recycling Service	329	1,108	3,600	(608)
5140 - Water/Sewer	-	196	540	(164)
5201 - Lake Maint. Contract	-	23,988	25,000	(1,013)
5203 - Lake Maint. Other	467	10,074	55,000	(28,926)
5215 - Landscape Maint. Contract	5,346	6,946	12,000	946
5230 - Mulch	-	-	750	(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	2,600	3,900	-
5570 - Management Fee	1,539	12,313	18,469	(0)
7012 - Payroll Fees	66	590	1,000	(77)
7013 - Payroll Gross - Admin	1,362	10,896	18,000	(1,104)
7015 - Payroll Gross - Pool Attendants	5,449	5,449	24,000	(551)
7019 - Payroll Taxes	604	1,422	5,000	(1,911)
8735 - Reserve Expense yearly	-	32,000	32,000	-
9100 - Bad Debt	-	-	-	-
Total for Expenses	15,549	122,273	271,219	(75,373)
Net Operating Income	(11,805)	82,653	(47,519)	65,598