



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Angela Trillhaase, President

Mary Ellen Casey, Administrator

Loch Lomond Laker

Minutes of the July 19, 2021 Board Meeting

Board Meeting

Call to order conducted by Donna Sattler at 7:02 p.m.

No president's report

Secretary's Report

Megan Boedecker presented.

Motion made by Megan Boedecker to approve the June minutes. Donna Sattler seconded. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

- Annual homeowner assessment income is at 96% of budget realized through June (6% increase over 2020). Another \$7,000 came in last month, so we're at our budget for income, which is unusual historically
 - 493 current with home owners association dues.
 - 45 owe four or more payments, which makes up 90% of outstanding dues.
 - 34 owe less than two payments outstanding.
- Outstanding balances paydowns continue to increase (20 in June vs 14 in May), primarily in the 2-3 payment delinquency environment
- Other Operating Income (Stickers, Storage, Lt Fees, Key Cards) continue to outpace expectations

Expenses

- Expenses for the year remain lower than budget and running lower than projections
- June payroll increase due to addition of guards to support Beach.
- \$6,700 paid to McCloud Aquatic Services within expense control
- Other: \$3,500 capital expenditure for new guard boat

On the Horizon

- 2020 Budget planning
- 2021 Audit scheduling
- Task to diversify reserves in accordance with FDIC insurance
- Annual report filing
- Signatory cards with banks

No resident comments

There have been concerns about speeding and people not stopping at stop signs. Ginny will email the police department.

Administrative report

Mary Ellen Casey presented.

Picnics

Seventeen picnics have been scheduled throughout the summer. All scheduled picnics are on the Loch Lomond website calendar. At the end of the summer I plan to look at ways to update the picnic deposit procedures. Currently residents are able to complete and submit the picnic reservation form online via the Loch Lomond

website. This works beautifully. The residents then drop off or mail me a \$25 deposit check which I hold onto until the end of the season. (I have had residents that have had to obtain money orders since they don't have paper checks.) At the end of the season, if there has been no damage during their picnic, I shred the check.

Keycards

Fifteen new keycard requests have been fulfilled and delivered to residents this month.

Welcome bags

Four welcome bags have been delivered to new residents this month.

Swimming pier

Captain Rods repaired the corner of the swimming pier at South Beach. Unfortunately, they were unable to pull out the posts from the old swim raft. Mary Ellen is open to suggestions of who to contact to have those removed.

South Beach electrical

The electric service at South Beach has been upgraded. The broken outdoor GFI outlet was repaired. The outlets in the shed were separated into 3 separate circuits and the GFI breakers were replaced with GFI outlets. We have not experienced any electrical issues since the completion of this work.

Other

New signage was installed at South Beach letting residents know that the guards close the water for swimming one half hour before the beach closes.

Beach closures

We have had an issue with water quality this past month due to both rainfall and harmful algae blooms. There have been three beach closures days in July and 11 days in June. South Beach is closed again today due to the presence of harmful algal blooms. Lake County Health Department regularly samples water every two weeks at both beaches. They performed their regular water testing at the beaches today. We will receive the test results tomorrow. As a reminder, when the beach is closed due to water quality, residents can still utilize all of the beach area like the playground, basketball court, etc., excluding the water.

The Village has sent a violation notification to a resident who has a sunken boat on their shoreline.

Residents can also find beach closure information on the Loch Lomond 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.

No lake management report

Dam, path, and spillway report

Terry Anderson presented.

On Friday, Terry contacted Bleck Engineering asking again for the report from the dam inspection. He received no response and called him a few days later and finally got a hold of him. Bleck guaranteed the report by the end of the week, which he will also turn into the IDNR.

Boat report

Luke Emde presented.

Boat inventory and emails have been going out and residents with non-compliant boats should be receiving notifications. Any non-compliant boats will be removed by the second week of August. 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 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.

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

Luke Emde presented.

We are getting a sign from the health department to inform residents of the danger of harmful algal blooms to people and animals. Even though there is not supposed to be swimming at North Beach, it is important that residents are aware.

The geese have made a home at North Beach. The board is considering putting a fence up the way we do at South Beach at night.

South beach report

Ginny Rounds presented.

Beach season continues to go well. We have had closures due to rain, cold temperatures, algae blooms, and E. coli. The lifeguards continue to monitor the situation and handle it with professionalism. Graffiti that was reported since last meeting was cleaned up. Events to look forward to are LochFest, movie night, and boat parade.

Communications report

Megan Boedecker presented.

These communications have gone out since last meeting:

Website updates

- LochFest page updated with schedule added
- New events added to the calendar

Blogs

- [LochFest 2021: Get involved!](#)
- [Queen-of-the-prairie reigns at South Beach](#) (Sheryl DeVore)
- [Resident artist: Stunning pencil drawing](#)

Emails

- July newsletter sent today

Facebook posts

- Beach flag updates
- July board meeting reminder
- LochFest call for volunteers (how to get involved)
- LochFest committee meeting reminder
- July board meeting change of location

Other

- Q3 newsletter drafted and finalized
- LochFest brochure drafted and finalized
- Began drafting a welcome email to send to new residents

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

- Send July minutes for review
- Upload and promote the virtual open house video (did not get to in July)
- Send the August e-newsletter
- Blog posts planned include a LochFest photo gallery, lawn care tips for a healthy lake, and some of Dave Stroz's chemistry knowledge

The next communications committee meeting will be August 19. For more details, contact communications@lochlomondlake.com.

Old business

LochFest

The brochure will be mailed along with the Q3 newsletter this week.

- We have confirmed our plan for food (headed by Denise Gavin working with Andrea O'Donnell and our administrator Mary Ellen). We'll serve the

same items we have in the past, including pulled pork from Emil's, hot dogs and brats, corn on the cob, and pop and water. Pizza Bill will once again be serving his pizza and fish bites as well.

- All rental needs have been confirmed, including tents, tables and chairs, BINGO equipment, grills, etc. (thank you, Mary Ellen). They will have to deliver Friday night because they are unavailable Saturday morning.
- Volunteers will receive a light blue Loch Lomond shirt with VOLUNTEER on the back and our logo on the front. We're doing okay on volunteers, but we could use more to staff the tables and grills. It will be all hands on deck for clean up, as well.
- We will again be offering apparel for sale, including t-shirts, sweatshirts, and hats. Shirts will be light gray with navy print this year. We have limited options for hats. We'll have the ability to take credit cards for apparel this year (thank you, Mac and Angela). No returns on apparel.
- We have a solid list of sponsors who have provided more than \$2,500 in cash, gift certificates, and other items. Thank you to our sponsors, and to Donna for her hard work! They are listed on the brochure, and the premier sponsors (\$300 and above) will have their logo printed on a banner to be hung at South Beach as well. Sponsors will also be listed on the website.
- We'll be doing a 50/50 raffle, and after the initial draw, we can raffle off other prizes.
- We'll be having all LLPOA stuff in one place, which I'm calling the LLPOA Pavilion. This will be close to the entrance and have apparel for sale,

the 50/50 raffle collection, and printed materials about the lake, boat information, etc. If you would like something to be printed and available at the pavilion, please email Mary Ellen ASAP.

- Thank you to Steve Shiley for offering the use of his audio equipment again for music purposes.
- We will also have a professional Scottish bagpiper at LochFest his year.

New business

Sign in sheets at the beach

Sign-in sheets will no longer have outstanding balances printed on them.

Movie night

Sarah Christ presented.

Movie night will be August 28 starting with games at 7 p.m. with the movie starting at 8 p.m., playing Tom & Jerry. It is \$285 for the license to show the movie. It is \$200 to buy a movie projector for these purposes. Steve Shiley's screen and sound equipment can be used as well. We will be ordering the projector and obtaining the movie license.

Adjournment

Motion to move to executive session at 8:05 p.m. was made by Donna Sattler and seconded by Luke Emde. Motion carried. Executive session was called to order at 8:20 p.m. The meeting was adjourned at 8:37 p.m.

Board Members in Attendance

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

Also in attendance: Mary Ellen Casey, Tom Casey, Sarah Christ

Actuals Vs Budget

Cash basis

	Actuals				Budget			2021 Actual O/(U) Budget YTD (Jun)	96%
	Apr	May	Jun	2021 Actual YTD TOTAL	Jun	2021 YTD Budget (Jun)	2021 Budget TOTAL		
INCOME	14,185	9,558	7,072	202,191	-	210,350	210,350	(8,159)	
OTHER OPERATING INCOME	1,414	1,210	1,088	11,292	500	4,000	15,000	7,292	
Total for Income	15,599	10,768	8,160	213,483	500	214,350	213,350	(867)	
EXPENSES (abbreviated)									
LLPOA - North Beach Expense	228	-	-	254	583	4,667	7,000	(4,413)	
LLPOA - South Beach Expense	1,128	1,257	76	4,197	500	4,000	6,000	197	
5201 - Lake Maint. Contract	17,000	-	6,700	23,700	2,500	55,500	70,200	(31,800)	
5203 - Lake Maint. Other	387	387	480	5,744	1,642	4,925	9,850	819	
5215 - Landscape Maint. Contract	1,600	1,600	-	5,987	-	1,642	3,283	4,345	
5487 - Sealcoating	-	-	-	-	300	1,200	2,100	(1,200)	
5510 - Audit & Tax Services	-	-	-	3,700	-	5,000	5,000	(1,300)	
PAYROLL	1,572	1,513	7,932	18,671	7,526	20,560	45,000	(1,889)	
RESERVE CONTRIBUTIONS	32,000	-	-	32,000	-	32,000	32,000	-	
Total Expenses (complete)	56,697	9,258	18,221	117,350	19,109	177,959	255,231	(60,609)	
Net Operating Income	(41,098)	1,510	(10,061)	96,133	(18,609)	36,391	(31,781)	59,742	
Net Income	(9,070)	1,539	(13,548)	66,599	(21,109)	60,891	(9,781)	5,707	