



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
c/o MPERIAL ASSET MANAGEMENT, 110 N BROCKWAY ST #320 PALATINE, IL 60067  
[WWW.LOCHLOMONDLAKE.COM](http://WWW.LOCHLOMONDLAKE.COM)

lochlomondmanagement@gmail.com  
(847) 757-7171 X803

Angela Trillhaase, President

Mary Ellen Casey, Administrator

# Loch Lomond Laker

## Minutes of the August 16, 2021 Board Meeting

### Board Meeting

Call to order conducted by Angela Trillhaase at 7:02 p.m.

#### President's report

Angela Trillhaase presented.

When I was in sixth grade, I created "The Ecology Club" with a few of my friends, and I have been volunteering ever since. Every few years or so, I overextend myself, and all my volunteering activities suffer. Approximately five years ago, I was advised to pick an area of passion for me and to focus all of my time, talents and treasures on that one topic of enthusiasm. For me, that is education.

I've reached that point again. I'm currently volunteering for the MHS Incubator, LLPOA, Mentor to Veterans who are working to become entrepreneurs, Lasagna Love, 100+ People Who Care Northern Illinois, Women in Channels, and Mundelein Community Connection, I also belong to two book clubs and a neighborhood Bunco group. Like all of you, I have an active family and social life.

It's time for me to regroup and refocus. For that reason, I will not be continuing on the LLPOA Board past this term. Walt and I very much like Loch Lomond and understand the critical nature of the LLPOA and its activities. We would very much like to continue to be involved and be active volunteers.

I cannot, however, give the board—certainly not the presidency—the energy, time, and commitment it requires. I assumed this role because it was a requirement of our by-laws that we have a president. It was a spur of the moment decision. Agreeing to be president of LLPOA should not be a spur of the moment decision. The role requires someone who not only has READ the by-laws, but who understands them, takes

them to heart, and applies them in so many of the situations that are presented to someone in this position. This person needs to have the time to commit to the role, and they should be passionate about Loch Lomond. They need to be levelheaded to sort through the emotion and the drama that is so often also a big part of the issues that come their way. They need to have discretion and respect the wants and needs of *all* of its members.

Above all, the president of LLPOA should be living the lake ecology. Without EVERYONE on the board understanding that, the lake may quite possibly cease to exist, and by extension, so would our little resort town inside Mundelein.

I'm telling you this at our August Board Meeting so that everyone can take the next three months to think about who would be a good fit for this role, in ample time approach that possible candidate and gain their commitment prior to the publishing of the Board Slate in time for our November meeting.

I am committed to a smooth transition and will continue to remain active in LLPOA. Thank you all for the past year—you've been supportive and committed—which is pretty much what is needed on a VOLUNTEER board. I wish you all the very best for an eternity of years to come.

#### Secretary's Report

Motion made by Mickey Emde to approve the July minutes. Mac Goodwin seconded. Motion carried.

## **Treasurer's Report**

Mac Goodwin presented.

### *Income*

Annual homeowner assessment income is at 97% of budget realized through July. Income continues outpacing budget projections (+2%).

### *Expenses*

Unrealized and cancelled projects (sealcoating, hazard dock removal, weed harvesting/dumpsters) continue to keep expenses lower than projections.

- Lake Mgmt (+\$48,400)
- North Beach (+\$5,800)
- Sealcoating (+\$2,100)

### *Operating income*

Income remains higher than projections while Expenses for the year remain lower than projections providing a surplus in Operating income. LochFest totals will be available with Aug Treasurer's report.

### *On the Horizon*

- 2022 Budget planning (Aug 23 @ 6:30PM)
- 2021 Audit scheduling
- Task to diversify reserves in accordance with FDIC insurance.
- Annual report filing
- Signatory cards with banks

## **Resident comments**

### *Sarah Christ*

Sarah has been in contact with the Fremont Community Garden and has obtained contact information for Tori, a grant writer that wrote the Diamond Lake Grant.

### *Denise Gavin*

Denise was inquiring about the fact that the Loch Fest numbers were lower than historically seen. The numbers were slightly down from 2018 and 2019 but only by 15%. Covid concerns may have played a role.

## **Administrative report**

Mary Ellen Casey presented.

### *Picnics*

Mary Ellen proposed we do away with requiring checks for deposits for picnic reservations in 2022. We currently require a \$25 check which we hold until the end of the season. If no damage has been detected and there is no excessive cleaning needed after the picnic, the checks are shredded. Rather than the deposit, she would like to add wording to the reservation form informing the resident that they will be responsible for the full cost of any repairs that may be needed following their picnic. Mperial has confirmed that they are able to add that damage replacement cost to a resident's bill if it should be necessary.

Motion made by Donna Sattler and seconded by Ginny Rounds to eliminate the \$25 check deposit made when making a picnic reservation; any damages arising from a picnic group will be billed to the homeowner instead. Motion carried.

### *Welcome bags*

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

### *Old posts from swim raft*

Donna is checking with her contact to see if they can recommend someone to remove the posts.

### *Lifeguards*

The last staff meeting of the season was last Wednesday. Mary Ellen gathered feedback from the guards on beach hours. They suggested adjusting the weekday hours next season, opening a little later and staying open a little longer. They said from noon to 1 p.m. they rarely had anyone at the beach. Mary Ellen suggests keeping the hiring referral incentive next year. It is helpful in obtaining the best candidates. Some of the current staff were under the impression that LLPOA lifeguards must be residents of Loch Lomond. I informed them that is not the case. This year we employed gate guards because we were unable to hire enough lifeguards before the start of the season. The staff feels that having more lifeguards in place of gate guards would be helpful in the future. All staff evaluations were completed on Wednesday after the meeting.

### *Reminders for swimmers at South Beach*

You must swim within the buoys. If you are outside the buoys, you are too far away for the lifeguards to quickly get to you. Also, inner tubes and swim noodles do not count as life vests when swimming in the deep end.

With school resuming the end of this past week and our guards returning to high school/college we are shortening the hours that lifeguards will be at the beach. Starting on Saturday, August 14, weekend hours will be 12-6 p.m. and weekday hours will be 4-7 p.m. We will publish the hours with a closing time of 30 minutes earlier since the guards need the last half hour to perform their closing duties. The beach will be open each day through Labor Day weekend, weather permitting.

### *Beach closures-*

Since our last board meeting, South Beach has been closed three days for harmful algae blooms and once for excessive rainfall.

The beach flag is now displayed on the South Beach flag pole under the U.S. flag. 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. Remember to bring your metal beach tags for check in at South Beach.

### **Lake management report**

Steve Shiley presented.

Lake conditions this year have been favorable for all water sports. We have been actively monitoring invasive aquatics and removing as we see fit. We are currently in the hot drier months which creates algae blooms. We are currently working on a long-term plan to hopefully start to correct the late summer water conditions.

LochFest kids fishing derby was a hit this year! We had 25 participants with over 50 fish caught within the hour and a half tournament. Thanks so much to John Hines

for his generous donation of fishing rods for all participants and donuts.

We have experienced beach closures this year due to rain events and harmful algal blooms. Additional aerators will be installed next year to help move water in the swimming area.

There is now goose control fencing up at both North and South Beach. If you do remove the fence to recreate in the lake please replace the way you found it. Additional information will be sent out to all lake homeowners on ways to help prevent geese on our lake.

Lake testing has been performed by McCloud Aquatics for phosphorus levels along with muck density, and Lake County health department is wrapping up the bathymetric mapping. Grant opportunities through Lake County are due in October and we are currently working on the proposal to begin to work on Inlet 3 and upstream to the Mundelein Park District.

If anyone is interested in learning more please reach out anytime. Thanks to those that have volunteered for the Secchi readings this year. Please join us every second Tuesday of the month to find out more about Lake Management. Email [steveshiley@lochlomondlake.com](mailto:steveshiley@lochlomondlake.com) for details.

### **No dam, path, and spillway report**

#### **Boat report**

Luke Emde presented.

Thank you to all the residents who purchased boat stickers and followed the LLPOA boat rules and regulations this year. We have had a terrific season, with many new boats being used and registered on Loch Lomond. 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**

Mickey Emde presented.

North Beach has been a quiet place of solace for many residents in the late afternoons this summer. In spite of the flourish of activity with the roads and construction vehicles, the buffer strip was protected and survived the dust. You can observe many wildflowers blooming as you drive by on Banbury. A fence has been installed along the shoreline to keep the geese at bay. As some of you already know, parts of the fence are able to be rolled back to allow dogs and boats to enter the water. Please replace the fencing afterward or whenever you see it left open. The LochFest dog party was well attended. It was fun to meet new residents and their dogs.

#### **South beach report**

Ginny Rounds presented.

A resident complained about the volleyball net not being high enough. After some discussion, there is a need to purchase a new one. Thanks for all that were

involved in LochFest. It was great to see all the residents together, and special thanks to all who volunteered to make it a successful event.

#### **Communications report**

These communications have gone out since last meeting:

##### *Website updates*

- Minutes added
- Home page updated

##### *Blogs*

- [Loch Lomond Laker | July 2021](#)
- [Odonates among the lily pads](#) (Sheryl DeVore)
- [Loch Lomond Laker | August 2021](#)

##### *Emails*

- August newsletter sent 8/12
- LochFest email sign ups added to email list
- Sought feedback on welcome email contents

##### *Facebook posts*

- Beach flag updates
- Blogs
- LochFest reminders and promotions
- LochFest gallery and thank you
- Goose fence at North Beach
- New beach hours
- August board meeting reminder

##### *Other*

- July minutes sent for review

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

- Send August minutes for review
- Drafted welcome email and send to residents who moved in since Jan.
- Send the September e-newsletter
- Finalize annual meeting materials (Q4 newsletter, meeting letter, proxy form, meeting agenda)

The next communications committee meeting will be August 23 to discuss the Q4 newsletter and annual meeting packet. For more details, contact [communications@lochlomondlake.com](mailto:communications@lochlomondlake.com).

### **New business**

#### *Events*

Sarah Christ gave a presentation to the board on the many events she would like to see as part of our LLPOA community. Friday night potlucks, yoga, book club, winter carnival, etc. She touched on several aspects that are a challenge in our neighborhood including volunteers.

#### *New member confirmation*

Motion made by Angela Trillhaase and seconded by Mickey Emde to approve Sarah as a board member for the remainder of this year. Motion carried; unanimous decision to add Sarah as a board member.

#### *Closings*

Donna Sattler is following through on checking the MLS listings for our community to assure we are properly represented on deed and title.

#### *Administrator resignation*

Mary Ellen Casey will not be returning as the administrator next year. If you have an interest in being a part of your community as a paid employee responsible for water safety, vendor relations and supporting the board in communication with residents please reach out to a board member to learn more.

#### *Communication SOP*

Ginny Rounds suggested we establish a SOP document for communication with residents.

### **Adjournment**

Motion to adjourn the meeting at 8:12 p.m. was made by Angela Trillhaase and seconded by Luke Emde. Motion carried.

### **Board Members in Attendance**

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

**Also in attendance:** Mario DoJoy, Sarah Christ, Denise Gavin

## Actuals Vs Budget

Cash basis

	Actuals				Budget			2021 Actual O/(U) Budget YTD (Jul)
	May	Jun	Jul	2021 Actual YTD TOTAL	Jul	2021 YTD Budget (Jul)	2021 Budget TOTAL	
<b>INCOME</b>	9,558	7,072	2,095	204,286	-	210,350	210,350	(6,064)
<b>OTHER OPERATING INCOME</b>	1,210	1,088	2,555	13,847	5,500	9,500	20,500	4,347
<b>Total for Income</b>	<b>10,768</b>	<b>8,160</b>	<b>4,650</b>	<b>218,133</b>	<b>5,500</b>	<b>219,850</b>	<b>213,350</b>	<b>(1,717)</b>
<b>EXPENSES (abbreviated)</b>								
LLPOA - North Beach Expense	-	-	900	1,154	583	5,250	7,000	(4,096)
LLPOA - South Beach Expense	1,257	76	2,183	6,380	500	4,500	6,000	1,880
5201 - Lake Maint. Contract	-	6,700	-	23,700	10,000	65,500	70,200	(41,800)
5203 - Lake Maint. Other	387	480	2,197	7,941	1,642	6,567	9,850	1,374
5215 - Landscape Maint. Contract	1,600	-	1,600	7,587	-	1,642	3,283	5,945
5487 - Sealcoating	-	-	-	-	300	1,500	2,100	(1,500)
5510 - Audit & Tax Services	-	-	-	3,700	-	5,000	5,000	(1,300)
PAYROLL	1,513	7,932	7,521	26,192	7,526	28,086	45,000	(1,894)
RESERVE CONTRIBUTIONS	-	-	-	32,000	-	32,000	32,000	-
<b>Total Expenses (complete)</b>	<b>9,258</b>	<b>18,221</b>	<b>17,462</b>	<b>134,812</b>	<b>26,609</b>	<b>204,568</b>	<b>255,231</b>	<b>(69,756)</b>
<b>Net Operating Income</b>	<b>1,510</b>	<b>(10,061)</b>	<b>(12,812)</b>	<b>83,321</b>	<b>(21,109)</b>	<b>15,282</b>	<b>(31,781)</b>	<b>68,039</b>
<b>Net Income</b>	<b>1,539</b>	<b>(13,548)</b>	<b>(12,781)</b>	<b>53,756</b>	<b>(23,609)</b>	<b>37,282</b>	<b>(9,781)</b>	<b>16,473</b>