



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
c/o IMPERIAL ASSET MANAGEMENT, 110 N BROCKWAY ST #320 PALATINE, IL 60067
WWW.LOCHLOMONDLAKE.COM

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

Angela Trillhaase, President

Mary Ellen Casey, Administrator

Loch Lomond Laker

Minutes of the September 20, 2021 Board Meeting

Board Meeting

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

President's report

Angela Trillhaase presented.

It was a busy month, and most activities will be covered by the respective directors and our Administrator.

Thank you to everyone for movie night and the boat parade. It's great to have some outdoor activities available for the community as we continue to wade through the unforeseen and ongoing COVID situation.

Happy to report my "battle" with COVID was short-lived and relatively mild.

We have received an applicant for the administrator position, and we need to agree upon the hiring committee, the timeline, and the process.

Welcome to Sarah Christ, our newest board member who has certainly jumped in with both feet.

Secretary's Report

Megan Boedecker presented.

Reminder: The annual meeting is November 15 at 7 p.m.

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

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessment income is at 98.5% of budget realized through August. Other storage/fee income is \$9k higher than projections.

Expenses

August expense increased over norms due to the annual LochFest, Dog Beach Party, and Movie Night events. Because the LochFest event pushed to the end of July, the accounting reconciliation bled into August. Both expense and income were up from the LochFest event (\$7.2k income vs. \$7.3k expense). Overall expenses through Aug (\$164k) are substantially lower than expectations (\$224k) largely due to the discontinuance of lake weed harvesting for 2021.

The Board met to review 2022 budget during August and agreed at that time to use 2021 surplus/reserves to undertake the capital expense initiative to improve and fortify the North Beach inlet. This initiative will spread between 2021 and 2022 and cost \$70k. Withdrawals from reserves will be necessary to support the project.

Dam / spillway tree maintenance was also approved for \$3k.

Other

Banking signatory cards have been updated. 2022 budget estimates have been distributed to the Board. Insurance renewals are underway. An accounting correction will be made in Sept for \$3.4k under General Repairs misapplied to LLPOA by our management company.

On the Horizon

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

Motioned made by Luke Emde and seconded by Donna Sattler to approve the proposed 2022 budget. Motion carried.

Resident comments

Nancy Pietraszewski

Q: I am concerned about the communication of the safety of the lake water at the North Beach.

Since my husband and I live next to North Beach, we frequently see dogs, their owners, and children in the water even though there is a NO Swimming sign posted at North Beach gate. We see boaters in the water to order to enter and exit their boats. But, since there is no running water at North Beach, there is no way to wash the lake water off, if necessary.

At North Beach, there are no signs, flags, or any other reference to obtain information of the safety of the lake water as there is at South Beach.

This summer, there has been several closures of South Beach due to algae in the lake. The different colored flags communicate if the beach and lake are safe to be opened or not for swimming. The Loch Lomond website lochlomondlake.com displays the color of the flags indicating if the beach is opened or not, but there is no day or date clarifying if the information is current or old. So, the information may or may not be correct for the day.

I was also informed to check the Facebook page of Loch Lomond Property Owners Association- LLPOA. Upon checking, I found little to no information available, but it does reference the website lochlomondlake.com.

We have only lived on Loch Lomond for less than 2 years and it has been wonderful living here. Some of the new homeowners we have spoken to at North Beach are not aware of the lake algae and the safety of the lake water.

The communication of the safety of the lake water is as important at North Beach as it is at South Beach. Please review the current communication methods and update them, especially at North Beach.

A: Thank you for taking the time to share your thoughts.

The water at North Beach is sampled every two weeks by the health department, but it is not (supposed to be) a swimming beach. We will add additional signage about algae.

This year, we updated our flag posting procedure so that the website and Facebook is updated almost simultaneously with this flag at the beach. That means the flag color on the website should always be current/matching that of the flag at South Beach during swimming season. The flag is no longer displayed in either place during the offseason.

We'd love to know more about what information you're looking for on our website and Facebook page. We're always looking to improve. If you're able to attend the next communications committee meeting, it will take place on Thursday, September 23 at 7 p.m. Resident insight is always valuable.

Administrative report

Mary Ellen Casey presented.

Welcome bags

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

Swim raft posts

Since it is a specialized field, Mary Ellen has been able to obtain only one quote, from Northern Divers, to remove the old posts from the swim raft at South Beach.

Season wrap up

Thank you to our guard staff for the wonderful job they did this summer. The attendance totals for this summer season are 2,051 residents and 809 guests. The total does not include picnics which would add about 400 residents or guests to the total. The totals can be broken out by week and by day if anyone would like to see that. On their last shift of the season, Jack, Abbie and Jude did an outstanding job cleaning and organizing inside and outside of the shed.

Picnics

Seventeen picnics were held at South Beach this summer. All picnic deposit checks have been shredded. Mary Ellen will be updating the 2022 picnic reservation

form by removing the picnic deposit requirement and adding a description of how LLPOA will charge picnic hosts for any damage that may occur during their event.

Beach closures

South Beach swimming was closed 14 days this summer for either harmful algae blooms or significant rainfall.

Storage unit

The monthly fee for the LLPOA storage unit has recently increased. Mary Ellen will compare prices with local storage facilities and report back to the board. At the budget meeting it was suggested that we wait until 2022 to inventory the storage unit.

Landscaping Service

Next month, Mary Ellen will contact local landscape firms to provide us with quotes on services for 2022. She will give them a submission deadline of December 31 so that the board can review the estimates and select a contractor at the first meeting of 2022.

Misc

The tree trimming and removal of 2 trees at the dam has been scheduled for the end of this month; the light pole at North Beach and the 2 poles at South Beach have been upgraded and now have LED lights; the electric has been moved for the South Beach aerator.

Lake management report

Steve Shiley presented.

Inlet restoration

We have signed the contract with Ringers landscaping to excavate north beach inlet and upstream to Banbury Rd. They will then restore the area with rock and vegetative blankets. This will help water clarity and sedimentation.

Fishing population survey

We will be mailing and emailing to local residents a fishing survey to determine fish population this will help guide future lake ecosystem health. We have budgeted in the 2022 budget for fish stocking.

Bathymetric map and sediment samples

We have performed both bathymetric mapping and sediment sampling. Reports can be emailed out to those interested that are not currently on the lake

management email list. Please reach out to Steve Shiley directly: steveshiley@lochlomondlake.com.

Dam, path, and spillway report

Terry Anderson presented.

We received the dam report.

- Growth at the shoreline needs to be cut out
- Stone needs to be treated
- Trees on embankment need to be trimmed (scheduled)
- Need to add rock at the bottom of the spillway (\$40,000)

Motion made by Terry Anderson and seconded by Angela Trillhaase to approve expenditure to address dam improvements. Discussion: Mac noted that there might be other methods of solving (such as grants), and it might not be as urgent as we think it is. Angela pointed out that the company we have the quote from is reputable, and we were aware this problem existed, so we should get the work done. Mac wants a second quote before moving forward. Megan pointed out this is an expected cost, but it is usually best to have more than one quote. It was also mentioned how difficult it is to secure contractors right now. Motion carries; Mac Goodwin was the only member to vote against the motion.

Boat report

Luke Emde presented.

The 2021 Boat Parade was a successful event with 12 boats participating in the lighted parade. We also had numerous families that watched from south beach and took part in the pot luck dinner as well. Thank you to all participants and everyone who came out to support such a great social event for our community.

Boating season is wrapping up for 2021 so I would also like to thank all residents that purchased boat stickers this year and complied with the LLPOA rules and regulations for boating. As we move into 2022 season we anticipate a couple of minor changes to the registration of watercraft as well as some new storage areas at north beach with the removal of some of the storage on the south end of North Beach. If your boat will be affected by this change, we assure you a new spot will be

available for you when the new storage rack is completed. We will be notifying those boat owners affected by this change before the start of next year's boating season. If you have questions about boating or watercraft on Loch Lomond please reach out to Luke Emde: lukeemde@lochlomondlake.com. Thanks for a terrific 2021 season!

Electric powered watercraft owners will be asked to submit a copy of the boat deed to ensure it complies with boating rules. In addition, the boat committee has their eye on discussing the types of motors that can be used on the lake.

North Beach report

Mickey Emde presented.

Thanks to everyone who is responsible when using the beach for keeping the fences up. It has helped to keep the geese off the shoreline.

We are continuing our efforts to add shoreline plantings and pollinator pockets to our property at the North Beach. Overseeding, gravel landscaping, and trimming of a weedy bush will be done soon. The bigger project of erosion control at the spillway will be starting soon.

Our native plant people will be working to restore the gardens once the barriers are removed from construction. We will be adding new plants as needed to fill in some gaps. About \$1,500 in new plantings will be added to the beach area this fall.

South beach report

Megan Boedecker presented on behalf of Ginny Rounds.

Thanks to everyone who made the South Beach swim season a success. New baby swings were added to the swing set. Trash/recycling will continue to be taken out until service is cut off for the winter. A gentle reminder for residents to please pick up any toys taken out of storage behind benches. Thanks to Luke for organizing the boat parade. It was great to see so many familiar and new faces and there was a great sense of community. Looking forward to the next event this Saturday for paint night.

Events report

Megan Boedecker presented on behalf of Sarah Christ.

I am excited to join the board. I have lived in Loch Lomond since 2006. The board and I agree, events are a good way to get the homeowners together to build a community.

Thank you to all who participated in movie night, August 28. Tom & Jerry was liked by all and many of our young girls sang karaoke. A special thank you to Steve for all your assistance with the equipment and Mary Ellen for collecting equipment for the movie and games.

September 18 we had our annual Boat Parade and Potluck. Thank you, Luke, for coordinating. Attendance was spectacular. Amazing to see new and familiar faces.

Please check out our website lochlomondlake.com/llpoa-events. We have several outdoor events coming up, including a painting party, charcuterie board class, trunk or treat event and many more.

Please email events@lochlomondlake.com to join the next committee meeting. We will have meetings on the 4th Tuesday of each month at 8 p.m.

Communications report

Megan Boedecker presented.

These communications have gone out since last meeting:

Website updates

- LochFest page updated
- Events page updated
- Home page updated

Blogs

- [Get to know your neighbors at upcoming events](#)
- [Now hiring! Apply to be the LLPOA administrator](#)
- [Goldenrods abound in September](#) (Sheryl DeVore)
- [Loch Lomond Laker | September 2021](#)
- 2021 Boat Parade

Emails

- September newsletter sent 9/18
- Drafted/laid out new neighbor welcome email

Facebook posts

- August newsletter
- Annual meeting save the date
- Beach flags
- Movie night reminders
- Resident artist blog
- Hummingbird article
- Email newsletter sign-up promo
- September board meeting reminder
- Board member application/Call for volunteers
- End of season thank you note
- Boat parade reminders and photos
- September newsletter

Other

- August minutes sent for review
- Q4 newsletter drafted
- Annual meeting packet materials ready for print
- Drafted welcome email for new neighbors

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

- Send September minutes for review
- Send the October e-newsletter
- Print/distribute annual meeting materials (Q4 newsletter, meeting letter, proxy form, meeting agenda)
- Record candidate videos
- Promote annual meeting and giveaway

The next communications committee meeting will be September 23 to discuss the Q4 newsletter and annual meeting packet. For more details, contact communications@lochlomondlake.com.

New business

Administrator position

We have received one applicant so far for the administrator position. The listing can be found on the home page of the website (lochlomondlake.com) and will be shared on Facebook this week and in the next email newsletter. We will accept applications through October 31.

Luke, Megan Angela, Mary Ellen will be part of the hiring committee.

Swim raft posts

We have a bid to remove the old swim raft posts for \$8,000. The board is going to look into other options instead to make sure they are not a risk.

Adjournment

Motion to move to closed session made at 8:24 p.m. made by Luke Emde and seconded by Angela Trillhaase. Motion carried. Closed session held. Motion to adjourn the meeting of the whole at 8:42 p.m. was made by Angela Trillhaase and seconded by Luke Emde. Motion carried.

Board Members in Attendance

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

Also in attendance: Mary Ellen Casey, Kate Wright

2021 Actuals Vs 2021 Budget

Cash basis

	2021 TOTAL	2021 Budget TOTAL	2021 Actual O/(U) Budget
<i>4000 - INCOME</i>			
4001 - Assessments	207,171	210,350	(3,179)
7020 - Late Fee Income	4,457	-	4,457
7026 - Draw from Reserves to Operating	1,000	-	1,000
LLPOA - Boat Income	3,030	-	3,030
LLPOA - Boat Storage - North	1,550	2,500	(950)
LLPOA - Boat Storage - South	1,605	2,500	(895)
LLPOA - Key Card Income	320	-	320
LLPOA - Loch Fest Income	7,188	5,000	2,188
Total for Income	226,321	220,350	5,971
EXPENSES			
5001 - Accounting	46	-	46
5010 - Bank Fees	309	225	84
5020 - Insurance Premiums	627	20,000	(19,373)
5060 - Office Supplies & Storage	3,945	1,750	2,195
5070 - Printing & Postage	3,817	2,782	1,036
5090 - Miscellaneous	636	2,083	(1,447)
LLPOA - Boat Stickers	-	583	(583)
LLPOA - Events & Festivals	8,173	4,167	4,006
LLPOA - North Beach Expense	1,491	5,833	(4,343)
LLPOA - South Beach Expense	7,010	5,000	2,010
ADMINISTRATIVE	26,055	42,423	(16,368)
UTILITIES	2,467	3,750	(1,283)
LANDSCAPING	43,673	77,850	(34,177)
REPAIR & MAINTENANCE	3,455	1,800	1,655
PROFESSIONAL SERVICES	20,953	30,242	(9,288)
PAYROLL	35,098	35,612	(514)
RESERVE CONTRIBUTIONS	32,000	32,000	-
Total for Expenses	163,702	223,677	(59,975)
Net Operating Income	62,619	(3,327)	65,945
Net Income	33,440	(25,327)	58,767