



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
c/o MPERIAL 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 November 15, 2021 Board Meeting

Annual Meeting

Distribution of ballots

Call to order conducted by Angela Trilhaase at 7:03 p.m.

Election procedures described.

Resident comments

Linda Klink

Thank you for doing what you're doing.

Establishment of quorum

No quorum reached.

Adjournment

Annual meeting adjourned at 7:13 p.m.

Board Meeting

Call to order conducted by Angela Trilhaase at 7:13 p.m.

General announcements

We have several new events on the calendar, including the upcoming Turkey Trot and cookie exchange. Visit lochlomondlake.com/LLPOAevents for more information.

Thank you for coming out. The board is a bunch of volunteers and residents like all of you and want the best for Loch Lomond. Lake management is the most important function of the board, so please also take time to learn about our lake's ecology from the website and board members.

Thank you, Mary Ellen

Mary Ellen Casey is our outgoing administrator and has done an excellent job in that position. Thank you for your many hours of work and effort, Mary Ellen.

Resident comments

383 Banbury; beaver issues

You can get a trap permit as a Loch Lomond resident or contact the Park District. The board does have a member permitted to trap, but this is the first activity we've heard of recently. Professional trapping is very expensive, so preventive measures are preferred.

Nancy

Q: Will we have North Beach algae communication improvement?

A: Anytime a blue-green algae bloom is identified on the lake, there will be a notice put up at North Beach, no matter where on the lake the bloom is spotted. If anyone sees an algae bloom on the lake, please notify the board as soon as possible so we can notify residents and treat the problem.

Secretary's Report

Megan Boedecker presented.

Motion made by Terry Anderson to approve the October minutes. Mac Goodwin seconded. Motion carried.

Treasurer's Report

Mac Goodwin presented.

Income

Annual homeowner assessment income realized at 99% of budget. This includes several back payments realized during the year. Other income categories (i.e., boat income/storage, events) also moderately exceeded income plans.

Expenses

Total expense finished under projections for the year

largely due to strategy changes in lake management spending.

Overall income for the fiscal year was strong and expense was closely managed. The board made capital improvements in various assets (dam, shorelines, etc.) and made a strong contribution to future assets by contributing to LLPOA reserves.

Year-end review

Like many of our residents, we began the year meeting virtually with uncertainty about the year. The Board quickly adapted and continued to provide residents with strong leadership. Mac began the fiscal season transitioning Treasurer responsibilities from Linda Klink with a continued commitment of strong fiscal policy, openness, and an agenda to strengthen our asset infrastructure (Lake, Shorelines, Dam/Spillway). He committed to a review of our reserves and debt and providing the HOA with a potential hardship process for delinquent homeowners during a downturn in the economy.

- In March we reported a full responsibility turnover following our 2020 audit results.
- In April we audited and administered waivers and credits for homeowners who'd paid their assessments through mid-April 2020.
- In June the Board filed our annual report with the State, began setting strategy and tactical plans around 2021 budget initiatives, and established cash controls around LLPOA Events.
- In August we updated banking signatory cards and reconciled the LochFest event.
- In September we completed 2022 budgeting, updated our insurance policies including a D&O policy, and established new controls with Mperial on processes.

The board met continuously through the year to checkpoint on expense and initiative budgets. When the lake management team pivoted on lake weed harvesting, it allowed the board to redirect some of the spend on beach/shore improvements, events budget, and contributing to our future through reserves.

Motion made by Terry Anderson and seconded by Luke Emde to approve the 2021-2022 budget. Motion carried.

Adjournment

Motion to adjourn was made at 7:32 p.m. made by Mac Goodwin and seconded by Luke Emde. Motion carried. Meeting was adjourned.

Board Members in Attendance

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