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Mickey Emde, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the November 30, 2020 Board Meeting

Board Meeting

Call to order conducted by Mickey Emde at 7:22 p.m.

President's Report

Mickey Emde presented.

Thank you, Board of Directors. Thank you, volunteers. Thank you for being unselfish, concerned, and aware. Despite our difficulties this year, there are so many positive things. The Kindness Rock Garden, for example. Thank you to Chris on Edgemont who has done so many things to spread positivity in our community.

"It's not the critic who counts . . . the credit belongs to the man who is actually in the arena." Thank you, Board members, for being in the arena. Especially to Denise and to Linda, thank you for daring greatly.

Resident comments

Submitted electronically and presented by Megan Boedecker.

Dave Stroz:

Q: As a follow up to a previous question I had, what is the assessment/decision pertaining to the large tree likely pressing against the dam South bulkhead wall?

A: Our engineering inspector found absolutely no issue with the tree next to the dam wall.

Q: In the September meeting minutes, we read about Mr. Dee's experience with our management company's charge of \$380 to supply documents that reside with our association and thus could be issued from us directly. I am complete agreement with his complaint as this appears to be just a middleman charge. The minutes go

on to say: "The board will discuss ways to make these documents more readily available and consider talking with Mperial about reducing or eliminating these fees." Great, where do we stand on these efforts?

A: All those documents are available on the website at lochlomondlake.com/docs or lochlomondlake.com/board. We will email Mperial about directing attorneys to the website as a possible way to avoid the fee.

Q: The next four questions pertain to the proposed budget for 2020 – 2021. (The new format with written explanations is an improvement and is appreciated.) Item 5020 – Insurance – Property. Shows a jump in \$5K or 26% increase for next year. That is quite a jump. Did we have some claim against the Association or have we increased our covered property value / liability coverage, why such a substantial increase?

A: There has been an insurance review of our policies, which is why there is an increase. The premiums have gone up based on that review.

Q: Item 5060 – Office Supplies and Storage, \$2.1K budgeted. What are we storing and how much are we spending for that?

A: Storage is \$70 for CubeSmart where all LLPOA historical documents are stored. It's also office supplies, like batteries for the keypad and other supplies needed at the beach, etc.

Q: LLPOA Boat Sticker expense for this last year was \$1,116 while only \$600 was budgeted for this past season and \$700 is in for next season. \$1,116 was almost

double of the anticipated cost and seems on the high side. I would assume that this is more than just the printing of stickers, so what was the additional cost due to?

A: Boat stickers for \$566, also we purchased signs for the beach that cost \$185. For some reason, the beach tag cost was also put into the boat sticker expense line, which is why the amount is what it is.

Q: Bad Debt Reserve – last season through August (?) was \$50,220 vs planned at \$50,495 which is right on target. “Bad Debt” as I understand it is unrealized dues collection, which is trending up over the last few years, not down. Thus, why are you projecting 2020 – 2021 down to \$32,000?

A: In 2020 we budgeted to increase our reserve account by \$50,000 for major projects. The 2021 budget erroneously listed that amount as “bad debt reserve”.

Our bad debt for 2020 is \$18,000. Our 2021 budget reflects a bad debt expense of \$31,500 which is 15% of our membership.

Q: Our lake has multiple water quality issues as most of us probably are aware of. One of the challenges is the lack of clarity (technically referred to as transparency). Every year, consistently, the transparency drops as the water warms up and sunlight becomes more intense, the cause of which has been identified as algal growth exacerbated by the presence nutrients in the water. In other words, algae have everything it needs to prosper in our lake. Transparency is measured by Lake Committee volunteers twice a month at three sites in our lake marked with the yellow buoys using a Secchi disc which is 8 inches in diameter and has two white and two black quadrants. The disc is lowered until it can no longer be seen and that depth is recorded as the Secchi depth, usually in inches. As early as May of this year I believe it was, all three sites reported a Secchi depth of about 7 inches! In layman’s terms, the water was very murky early in the swimming season. With this in mind I ask myself how difficult it must be for our life guards to spot and recover an impaired swimmer below the surface, especially in the deeper parts. What indications do we have that there exists a good safety margin under murky conditions to effect a rescue if needed?

A: Our lifeguards are trained not only in life saving, but in life saving specifically related to lakes. There are things taught during their class that would help lifeguards rescue swimmers in murky water. We are not unique in needing that kind of expertise in our guards. We do our best to keep the water clear at South Beach in the swimming area. The harvesting of organic matter did seem to help increase lake clarity this summer as well.

Q: On the subject of Beach Management which is perhaps the most important team we have since their task is be ever vigilant as to the safe operations of the beach for our swimmers, I was pleased to learn that we have four designated positions for this, listed in hierarchal order: –1) Water Safety/Administrator, 2) Lake Management Director, 3) President, and 4) South Beach Director. This management function is so very important as sometimes, on any given day, a water quality or swimmer safety decision may be needed. A defined “chain of command” approach is a good one as it ensures someone of authority will be available to make the call. My only question is: Where are the roles, responsibilities, and hierarchy of Beach Management defined and formally documented?

A: We do have a beach operation manual. Though there were some digital recovery issues with it, it is nearly completely recovered and will be in place in the LLPOA records and on the website before next season begins.

Q: Sort of a follow-up to my previous question, there are job descriptions being created so that responsibilities are clearly defined for all board member positions. I strongly endorse this effort because unless responsibilities are written down then all you have is a verbal set of instructions which usually break down over time and also, expectations of what a position entails should be made clear to potential applicants. The job descriptions have been in the works for about two years now or longer and are to be published as was announced previously. When is this going to happen? With the start of the next season upon us, sooner rather than later makes good sense.)

A: The finalized board position descriptions can be found at lochlomondlake.com/board. They are not all present, but are being added as they are finalized.

John and Nancy Pietraszewski

Q: John and I are requesting an approval of our 1995 WEERES Fisher 16 foot pontoon boat with the 1995 Minn Kota EP130 Dual Engine, 24 Volt Motors with a 12 Volt Power Lift. (It has 1 Serial # for both motors.). Or the approval of 1 motor being disconnected (even though the pontoon boat may not propel efficiently and may not have enough power to propel the pontoon boat).

A: The boat committee is looking into it, and it will be addressed for the 2021 season.

Secretary's Report

Megan Boedecker presented.

Motion for approval of September 21 minutes.

Motion to approve the September meeting minutes was made by Luke Emde seconded by Linda Klink. Motion carried.

Treasurer's Report

Linda Klink presented.

Most expenses have already been discussed. Our insurance premiums and lake harvesting project were two large unexpected expenditures this year.

Motion for approval of Treasurer's report

Motion to approve the Treasurer's report made by Donna Sattler and seconded by Mac Goodwin. Motion carried.

Motion for approval of 2021 budget

Motion to approve the 2021 budget made by Mac Goodwin and seconded by Donna Sattler. Motion carried.

Adjournment

Motion to adjourn the meeting at 7:46 p.m. was made by Angela Trillhaase and seconded by Luke Emde. Motion carried. The meeting was adjourned.

Board Members in Attendance

Mickey Emde, Luke Emde, Linda Klink, Megan Boedecker, Mac Goodwin, Mary Ellen Casey, Terry Anderson, Steve Shiley, Donna Sattler, and Angela Trillhaase.

Denise Gavin was also in attendance.

Annual Meeting

Mickey Emde called meeting of members to order at 7:46 p.m.

Establish Quorum

There were only 56 votes total, which means there is no quorum and we cannot officially vote in board members at this time. The board will roll over to the following year, and seats opened after resignations will be filled by appointment at the first regular board meeting of 2021.

Thank you, we're looking forward to a great 2021.

Meeting was adjourned at 7:47 p.m.

	YTD Actual Nov 2019 - Oct 2020	2019-2020 Annual Budget	Differenc e	2020-2021 Proposed Budget	Change \$	%	Note
Income							
4001 - Assessments	\$ 210,350	\$ 210,350	\$ -	\$ 210,350	1	-	0% Remain flat to 2020
7060 - Reimbursement Income	\$ 786	-	\$ 786	-	-	-	
LLPOA - Boat Income	\$ 3,975	-	\$ 3,975	-	-	-	
LLPOA - Boat Storage - North	\$ 1,350	3,000	\$ (1,650)	3,000	-	-	
LLPOA - Boat Storage - South	\$ 945	3,000	\$ (2,055)	3,000	-	-	
LLPOA - Key Card Income	\$ 180	-	\$ 180	-	-	-	
Late Fees	\$ 416	-	-	-	-	-	
Misc Income	\$ 52	-	-	-	-	-	
LLPOA - Loch Fest Income	\$ 190	5,000	\$ (4,810)	5,000	-	-	2020 Covid related cancellations
Total Income	\$ 218,244	\$ 221,350	\$ (3,574)	\$ 221,350	\$ -	0%	

Expenses

5010 - Bank Fees	\$ 255	500	\$ (245)	270	(230)	-46%	
5020 - Insurance - Property	\$ 28,355	19,000	\$ 9,355	24,000	2	5,000	26% Increase in premiums
5060 - Office Supplies & Storage	\$ 1,438	2,000	\$ (562)	2,100	100	5%	
5070 - Printing & Postage	\$ 4,139	11,500	\$ (7,361)	3,338	3	(8,162)	-71% Reduce proj exp
5075 - Reimbursable Expense	\$ 786	-	\$ 786	-	-	-	
5090 - Miscellaneous	\$ 4	-	\$ 4	2,500	4	2,500	Web hosting exp
LLPOA - Boat Stickers	\$ 1,116	600	\$ 516	700	100	17%	
LLPOA - Events & Festivals	\$ (29)	5,000	\$ (5,029)	5,000	-	-	
LLPOA - North Beach Expense	\$ 6,064	5,000	\$ 1,064	7,000	5	2,000	40% Addl Tree Pruning, Hazard remov
LLPOA - South Beach Expense	\$ 6,394	5,000	\$ 1,394	6,000	1,000	20%	Addl Tree Pruning, Electric light u
5110 - Electricity	\$ 82	-	\$ 82	1,000	1,000	Accntng Code change	
5130 - Trash & Recycling Service	\$ 3,670	1,000	\$ 2,670	3,500	6	2,500	250% Dumpsters for weed Harvesting
5150 - Utilities	\$ 938	4,000	\$ (3,062)	-	(4,000)	-100%	Accntng Code change
Administrative & Utilities	\$ 53,212	53,600	(388)	55,408	1,808	3%	

5201 - Lake Maint. Contract	\$ 22,800	23,000	\$ (200)	23,000	-	0%	McCloud Water services
5203 - Lake Maint. Other	\$ 18,210	6,200	\$ 12,010	47,200	7	41,000	661% HAB Test Strips/ Weed Harvesting
5215 - Landscape Maint. Contract	\$ 16,613	12,750	\$ 3,863	13,133	383	3%	3% vendor adjustment
5250 - Landscape Other	\$ 200	-	\$ 200	-	-	-	
5487 - Sealcoating	\$ (270)	2,000	\$ (2,270)	2,100	100	5%	
Total Landscaping Repair and Maintenance	\$ 57,553	43,950		85,433	41,483	94%	

5510 - Audit & Tax Services	\$ 4,913	-	\$ 4,913	5,000	8	5,000	Audit
5561 - Legal Services - General Counsel	\$ 3,911	15,000	\$ (11,089)	13,500	(1,500)	-10%	
5570 - Management Fee	\$ 17,450	16,380	\$ 1,070	16,790	410	3%	2.5% Mgmt Fee increase
7011 - Payroll Contribution	\$ 2,430	4,000	\$ (1,570)	5,000	1,000	25%	
7012 - Payroll Fees	\$ 703	500	\$ 203	1,000	500	100%	
7013 - Payroll Gross - Admin	\$ 28,112	38,000	\$ (9,888)	39,000	9	1,000	3% Anticipating substantial turnover
Total Professional Services & Payroll	\$ 57,519	73,880		80,290	6,410	9%	

Contribution to Reserve***	\$ 31,048	-	-	-	-	-	
Bad Debt Reserve	\$ 18,067	-	-	32,000	0	-	
Total Expenses	\$ 217,399	171,430	\$ 45,969	253,130	49,700	29%	

Net Operating Income \$ 845 49,920 (31,780) (81,700) -164%

Reserve Contribution	\$ 50,220	49,920		(31,780)	(81,700)	-164%	
Interest Income - Reserve Account	\$ 478	-	-	-	-	-	
Transfer from Reserve	\$ (19,650)	-	-	-	-	-	
Net Impact to Reserve	\$ 31,048	-	-	-	-	-	
Reserve Sub-Total	\$ 321,048	339,920		308,140			

Reserves Impacts - Scheduled:

Delay (\$17,000) Swingset replacement to 2026

Boat & Pier sticker income to be set aside for future boat storage projects

Reserves Impacts - New:

Replace SB Wood Pier

	10,000
	10,000
Net Reserve Total	298,140

Items for Review / Vote:

- 1 - Assume no increase in revenue Proj
- 2 - Anticipated increase in Ins premiums
- 3 - Proj decrease in exp
- 4 - Web Hosting exp
- 5 - Landscaping improvements & Hazard removal at Beaches
- 6 - Dumpsters for weed harvesting
- 7 - Weed harvesting (2x) and Water soil sampling
- 8 - 2020 Financial Audit firm
- 9 - Increase in payroll expenses for addl 2021 guards (anticipated high turnover)