



LOCH LOMOND PROPERTY OWNERS ASSOCIATION

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Jim Carroll, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the February 2nd, February 21st and March 2nd, 2015 Board Meetings

Working Board Meeting February 2nd, 2015

President's Report

Call to order conducted by Jim Carroll at 7:07 pm.

Treasurer's Report: No Report.

Larry Happ not present

Dam, Path & Entrances: No Report.

Lake Management:

Fritz provided an update with a Lake County Initiative that may qualify Loch Lomond to participate in a large grant mentioned last year. Members of the Storm Water Commission, including Mike Adams, Senior Biologist, of Lakes County Lake Management and McCloud Lake representatives will be present. The committee is asking for the communities to identify the priorities for their lakes. 7 inlets are going to be the #1 of our priorities, what repairs need to be reviewed and made, native plantings, etc.

McCloud Aquatics presented the Board with a new bid for additional services. Mike Adams, from Lake County lake Management group is interested to know if any of this stuff actually works, references, etc. McCloud

Aquatics will be invited a future Formal Board Meeting to discuss the concepts included in the quote.

As the Board develops a plan for this year, it would be very beneficial to produce an informative flyer of the lake initiatives and plans.

The Board is hoping that with the recent snow fall, the lake won't have a fish kill. If the snow doesn't melt soon, the Board may pursue hiring another snow plow service to plow sections of the lake.

North Beach: No report.

South Beach:

Easter Egg Hunt – April 4th, 2015

Loch Fest – August 8th, 2015

Holiday signage and lights at the both Beaches was done this year – it looked great. A Lot of compliments were received from residents.

Boat Director: No report.

The Boat Committee is seeking volunteers to participate on the Board Committee planning sessions.

Administrator: No report.

Old Business:

House Explosion – the presentation by Fire Department was excellent. The event was tragic, the house will be demolished shortly and the Board hopes for the best for the family.

Interestingly, if your house is over 10 years and has a fire and your house insurance doesn't have the rider to rebuild the house back up to current code, the village will not permit the house to be rebuilt until the owner can prove sufficient funding to cover the costs. Please check with your insurance company to ensure you are sufficiently covered, it's often referred to as **Building Code Coverage** Insurance.

New Business: None

Resident Questions: None

Motion to adjourn was made by Mickey Emde at 9:00pm. Seconded by Kay Dickman. The meeting was adjourned. Minutes respectfully submitted by Jean Pottillo.

Attendance: Denise Gavin, Kay Dickman, Steve Kephart, Mickey Emde, Jean Pottillo, Fritz Cheseck, Jim Carroll, Phil Kweton, John Vicik, Leni Patten

Board Meeting February 21st, 2015

President's Report:

Call to order conducted by Jim Carroll at 7:05 pm.

A quorum of the Board was not present. 7 Board members are required for a quorum, only 6 were present. No official business was conducted.

Motion to adjourn was made by Larry Happ at 8:30pm. Seconded by Jim Carroll. The meeting was adjourned. Minutes respectfully submitted by Jean Pottillo.

Attendance: Leni Patten, Luke Emde, John & Nancy Adams, John Bestler, Larry Happ, John Vicik, Jim Carroll, Fritz Cheseck, Robert Dixon, Denise Gavin, Micheky Emde

Working Board Meeting

March 2nd, 2015

President's Report:

Call to order conducted by Jim Carroll at 7:05 pm.

A quorum of the Board was present

Treasurer's Report: Larry Happ presented.

Larry provided the treasurer's working report of monthly activity.

State Unemployment update: LLPOA has always paid Federal Unemployment costs but has operated under the assumption the state did not require this for non-profit organizations with temporary employees such as our summer life guards. This assumption was incorrect per our audit this past year and we have been working with legal and our accountant to make these corrections. We will be required to file the last 4 years of SUI taxes which totals \$11,911 including interest. It is estimated we will need to budget approx. \$3000 each year additional to cover this expense.

Also during the audit review it was noticed the signatory status on our savings/reserve bank account at the Mundelein 1st Midwest Bank should be updated to list the current officers – LLPOA Board president Jim Carroll, treasurer Larry Happ, and secretary Jean Potillo. Larry will coordinate with the other executive board members and the bank to get this resolved.

Dam, Path & Entrances: No report

Lake Management: Steve Kephart and the group are going to meet this next week and discuss some of the other opportunities for the lake.

South Beach: John Vicik is going to participate in the Mundelein Business Alliance (MBA) meetings to find out what is planned for the Village.

Boat Director: No report

Administrator: No report

Old Business:

Amended Declaration: Responses are being mailed in. Have received about 30 responses so far – another 60 votes are needed. Once the weather changes, we need to put together a full packet, summary sheet, ballot, stamped envelope, and work in groups door to door to finish the voting.

New Business:

The Board will begin working on a welcome letter/packet for new residents.

The McNelly's who live at 260 Edgemont along the South Beach east property line are proposing replacing the fence which separates the two properties. The fence is damaged, starting to fall down and there is Buckthorn which is growing along the fence line. The fence is partially on LLPOA property and partially on the McNelly's property. Their proposal would instead use an L Shaped barrier to separate the two properties and afford some privacy to the home. The cost of which would be split between the homeowners and LLPOA. The McNelly's have two proposals to improve the area. The Board is interested but has to understand what the association's obligation is for replacement of the fence and what are the options that would appeal for all parties involved.

There is also some angle iron along the water's edge near the McNelly's property which needs to be removed.

Resident Questions: None

Motion to adjourn was made by Larry Happ at 8:30pm. Seconded by Jim Carroll. The meeting was adjourned. Minutes respectfully submitted by Jean Potillo.

Attendance: Leni Patten, John Bestler, Larry Happ, John Vicik, Jim Carroll, Denise Gavin, John Vicik, Steve Kephart, Jean Potillo, Kay Dickman, Phil Kweton, Dan & Kelly McNelly



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Mundelein, IL
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Mark Your Calendars

April Board Meetings

- **April 6th, 2015**
Executive Working Board Meeting
- **April 20th, 2015**
Formal Board Meeting

**All meetings at 7:00 pm at
Mundelein Community Center**

**LLPOA EASTER EGG HUNT
APRIL 4TH, 2015 AT 10:00 AM
SOUTH BEACH**

Current Board Officers and Directors

President: Jim Carroll
Treasurer: Larry Happ
Secretary: Jean Potillo (902-5352)
Administrator/Water Safety: Denise Gavin (826-8044)
Dam/Path/Entrances Director: John Bestler (566-6874)
Lake Management Director: Steve Kephart (970-7940)
North Beach Director: Mickey Emde (566-9583)
South Beach Director: Barb Meister
Boat Director: Phil Kweton
Board Members –at-Large: Fritz Chesek, Kay Dickman,
Leni Patten, John Vicik

Village Board Meetings are held at the Fire Station on
the 2nd and 4th Monday of the month at 1000
Midlothian Road. Call 847-949-3214 for details.