



LOCH LOMOND PROPERTY OWNERS ASSOCIATION

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Jim Carroll, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the July 6th, 2015 Working Meeting and July 20th, 2015 Board Meeting

Working Board Meeting

July 6th, 2015

Call to order conducted by Jim Carroll at 7:00 pm.

Treasurer's Report

Larry Happ was present but the financial statements were not yet ready, due to the holiday.

Lake Management

The Lake Committee is meeting with the sprayer more frequently and are trying to keep on top of the lake condition. Memorial Day weekend was disappointing. On July 4th holiday, the lake was better but not perfect. On July 28th, the Lake Committee will be meeting with the sprayer to follow up with our concerns.

Jim Nelson is taking over the weekly lake readings and the group has begun to get together a 5 year report based upon those readings.

Mike Adams, from the Lake County Lake Management Commission, is writing a Lake County report and will be including Loch Lomond within his report.

Dam, Path & Entrances

An A&H Construction invoice was received on June 19th and has not been paid yet. Kalman from Kalman Management was on vacation but is now back. Larry Happ will be meeting him later this week to okay all the checks.

Boat Committee

Nothing new to report at this time.

North Beach

A couple more of the abandoned boats that are damaged beyond repair and not tagged were dragged to the curb to be picked up by Groot.

The lifeguards helped John Emde spread gravel. More gravel could have been used and that will be addressed when funds become available.

Helen's tree was trimmed.

The spill way was getting washed out and that has been taken care of with additional rock added to the area.

One panel on the fishing pier was replaced.

South Beach

Overall, the beach is in good shape.

As stated previously, the chain link fence that runs along the east side of the beach is getting replaced. It is scheduled to be replaced this month.

Over the weekend, there was a couple of college aged kids at the beach with a drone. The kids flew it around the beach and over the water. Even though there were no crashes, it was a bit invasive at times. The Board did some checking with the Village regulations to see if there would be any issues and the Board was advised the residents follow the same rules as for flying remote control airplanes and restrict their drone flying to parks where remote plane flying is allowed.

Diving Raft Repair: John Bestler & John Emde have volunteered to take care of the raft repairs.

Loch Fest Planning: Signs are up !

John Vicik has given Larry Happ the first check from one of our local businesses who is helping to sponsor the event.

Games including Bingo, Baggo and Fishing Derby planning is underway.

The Garden Walk is looking for a volunteer to lead the group around the lake and provide some commentary.

John is also seeking a person to head up the Grilling Team. Many of the grillers are not returning and we need a new leader.

An email blast was sent out seeking volunteers and several people have reached out to John. More are needed. Anyone interested can contact John Vicik at vicik@att.net or at 847-942-4508.

Old Business:

Sadly, Jan Vath, a long time resident of Loch Lomond, passed away on June 29th.

New Business:

John Labaito will be coming to our July 20th meeting to address the concerns raised by the ongoing culvert repairs on Lomond Road.

Fritz Chesek will all the Mundelein Park District to see if we can get Doggy Poop Bag Dispensers and trash cans at the North and South Beach.

Hats off to our GOOD NEIGHBOR Jan Gardner, from Rye Road, who walks her puppies daily thru the neighborhood. And every day when she walks, she brings a trash bag with her and picks up litter as she walks her dog. Thanks Jan for keeping our neighborhood clean!

Anyone know another neighbor doing their part to keep our neighborhood the wonderful place to live that it is? Let us know by sending an email to info@lochlomondlaker.com .

Trolling Motors: Due to several recurring requests to reconsider having trolling motors on the lake, Jim Carroll, re-introduced the topic. After some discussion, concerns at this time include storage of the batteries, fee structure, fine structure, and enforcement. The topic has been tabled for additional discussion at the next meeting.

Motion to adjourn was made by Mickey Emde at 8:45pm. Seconded by Kay Dickman. The meeting was adjourned. Minutes respectfully submitted by Jean Potillo.

Attendance: Phil Kweton, John Bestler, Kay Dickman, Mickey Emde, Leni Patten, Larry Happ, Fritz Chesek, Denise Gavin, John Vicik, Jim Carroll, Luke Emde, Barb Meister and Jean Potillo

Board Meeting – July 20th, 2015.

President's Report

Call to order conducted by Jim Carroll at 7:08 pm.

Motion to approve prior months minutes was made by Leni Patten, Larry Happ seconded. All board members voted in favor and the motion passed.

Kay Dickman, a long time resident and member of the Loch Lomond Board, received two new volunteer awards recently: The National Citizens Police Academy Alumnus of the Year Award and Outstanding Citizen Award on behalf of the Illinois Association of Chiefs of Police. There was a big write up in the Mundelein Review on July 15th, 2015. Congratulations Kay !

John Lobaito, the Village Administrator and Adam Boeche, Director of Public Works & Engineering, came to talk about the culvert issue discovered on Lomond Drive, future improvements in Loch Lomond and future communications. The Lomond Culvert was an emergency repair, via notification from a neighbor. There was too much blockage and little to no flow, debris was removed and upon inspection, the Public Works Department discovered the pipe was severely compromised. A future full depth removal of the pipe is planned. So instead, Public Works made some pre-emptive repairs until the full repair can be made. Open meetings will be conducted by the Village in February-March of 2016 during the planning phase, and will include such issues as remission of the silt, landscaping of slopes, etc.

Concerns were raised about the amount of sedimentation that is passing thru the culvert now into the lake. The Village will be taking a look into that and looking how to remediate the sedimentation that has flown into the lake as a result of the emergency repair.

The Village would like to coordinate with an appointed liaison from Loch Lomond and help to improve communications with the association. It would be helpful searching of grants, etc to help improve the lake within the association. The Village has chosen not to

join the Des Plaines River Work Group because their focus is not in line with the Village's initiatives and the cost to join is expensive. Even though the Village didn't join, The Village is still attending all meetings and workshops.

Streets which have been repaired now include low curbs and as a result, vehicles are not pulling over into the yards to park. This makes the streets tighter when many cars are parked. John Lobaito stated that if requested, the association can ask the Village that parking be restricted to one side or the other and that should help to ease the tightness.

Some of the houses are empty and the grass is growing up over calf length. Any neighbors, who see a yard getting out of control, need to call the Village. The Village will contact the homeowners and request that they take care of the grass. If the homeowners are non responsive, the lawn is cut and a bill submitted to the homeowners. Unpaid bills are converted to liens on the property by the Village.

Treasurer's Report: Larry Happ was present.

492 residents paid at this time. 37% is now paying at the senior rate. The state laws are pushing the association to stop the two tier membership rates that the association offers now so the Board is looking at the various dues rate options.

Leni moves to accept the Treasurer's report, Fritz Chesek seconded it. All board members voted in favor and the report was accepted.

Dam, Path & Entrances: John Bestler was not present and no report was given..

Lake Management: Fritz Chesek presented on behalf of Steve Kephart.

The Lake Committes is always looking for volunteers to help out with the lake management. If anyone is interested, please contact Fritz Chesek at 847-668-7268.

Last year we hired a new sprayer and the Lake Committee has been more proactive, meeting regularly, working with the sprayer to keep the lake in good

	JUNE	YTD	BUDGET
Total Cash Assets	\$186,196.32		
Beginning of month			
Income:			
Assessments	\$8,580.00	\$152,963.63	\$155,000.00
Swim Lessons	\$175.00	\$870.00	\$1,000.00
Misc	\$1,436.00	\$3,186.00	\$300.00
Interest	\$5.64	\$35.22	\$20.00
Total Income	\$10,196.64	\$157,054.85	\$156,320.00
Expenses:			
Administrative	\$2,413.78	\$22,588.68	\$47,530.00
Payroll	\$7,936.25	\$29,392.68	\$52,370.00
Utilities & Services	\$377.20	\$1,742.67	\$4,720.00
LLPOA Facilities	\$1,338.67	\$4,003.06	\$8,000.00
Land/Lake/Lawn	\$1,278.25	\$12,422.00	\$35,700.00
Reserves	0	\$0.00	\$8,000.00
Total Expenses	\$13,344.15	\$70,149.09	\$156,320.00
Net Income (Loss)	(\$3,147.51)	\$86,905.76	
Total Cash Assets	\$183,048.81		
End of month			
BBT Checking Acct.	\$118,723.79		
FMB Money Mrt. Acct.	\$0.00		
FMB Capital CD	\$0.00		
Northside Comm	\$64,325.02		

condition. The goal is to have the lake in good condition for all the major holidays and favorite weekends. The state laws have placed limits on the amount of chemicals that we can now treat the weeds and algae with and that has made the entire situation more difficult.

Fritz has been working closely with the Lake County Water commission and other commissions to help keep the lake healthy; Including participating in a larger grant (\$100,000s) to study the lake as well as other lakes in the Lake County area. Please refer to the LLPOA newsletter from May & June which includes a

presentation from Tower Lakes resident, Richard Bahr, and the presentation of their lake's Silt Saga.

Please check out the gardens around the neighborhood which use natural native plants, are deep rooted and demonstrate some excellent erosion control opportunities.

North Beach: Mickey Emde presented.

We have been working to mitigate some the sediment that is coming in by the big culvert. Some extra rip rap and gravel were brought in and dumped. The spillway held up thru the monumental rains we just had so that is wonderful news.

Last fall, we got rid of a lot of the buckthorn and other invasive species that were affecting the runoff and that has helped as well.

Picnics tables have been painted. New mulch and gravel has been spread.

There are a lot of unseaworthy boats that are present, which have not been removed.

Attend the paddle on Wednesdays and Friday nights, 4 to 8 pm at the North Beach. Dogs are not permitted within the South Beach area.

South Beach: Barb Meister was present.

Water fountain repaired.

The raft which does not have a diving board, was power washed by Luke and John Emde. Repairs were also made by John Bestler. Saved us \$1,600.

Someone brought a drone to the beach and was flying it. Per the Village rules, drones are considered aircraft and are permitted to be flown only in permitted Village areas. Please do not fly your drone at the beaches. This is not an approved aircraft area.

Loch Fest: John Vicik is the coordinator this year and the event is being held on August 8th. One of the things that we are striving to do is keep the event affordable. Two ways to do this is to have lots of volunteers and donations from neighborhood businesses. We have a good number of neighborhood businesses but are

lacking volunteers to help with the grilling & food. Please contact John Vicik if you are interested in helping.

Boat Director: Phil Kweton presented .

Over 450 boats registered within the association. For those who visit the lake frequently, you see about 20 being used. The association provides storage at both the north and south beach. Many are no longer sea worthy. They are a breeding ground for mosquitoes. And some get stolen and taken for joy rides at night. We are hoping to start a program this fall to start addressing these issues.

Administrator: Denise Gavin.

Nothing to report.

Old Business:

Amended Declaration: A number of ballots were received and will be recorded.

New Business:

Grant for Banbury Culvert – Mickey Emde is interested in pursuing and submitting it to see if we can remediate.

Resident Questions/Comments:

The topic of electric trolling motors was raised by the Board and all 100 plus residents in attendance were allowed to voice their opinion. The residents voiced both pro and con discussion points. The issue of allowing the use of electric trolling motors on the lake remains an open issue for more discussion at future Board meetings.

Motion to adjourn was made by Steve Kephart at 9:35 pm. Seconded by Fritz Chesek. The meeting was adjourned. Minutes were taken and respectfully submitted by Jean Potillo.

Attendance: Denise Gavin, Steve Kephart, Kay Dickman, Larry Happ, Jim Carroll, Leni Patten, John Bestler, Jean Potillo, Fritz Chesek, John Vicik, John and Nancy Adams, Tony Baade, Mickey Emde, Rose & Joe Sanchack, Chuck Fitzhugh, Judy Kasmer Millar, Hanni and Bernd Kramer, Roseanne Lappe, Debbie Sterling, Carl Robson, Freida Robson, John Robson, Bill Anastos, Lauren Troy, Charles Tory, Larry Harmon, Diane Rogers, Denise Gavin, 2/Karnuth, Breillatt, Sally Pilcher, Robin Meier, Steve and Betty Kaminsky, Cindy Fontana, Shirlee Bastiani, Jason Lenzen, Don Patten, John Schockmel, Phyllis, Mohler, John Adamek, Nancy Adams, Arlene Doran, Mike Doran, Brian Pogachnik, Jim Pogachnik, Garrett Degrazia, Rob & Tina Scharf, Gary Hoppe, Barb and Tom Ambrus, Mr. & Mrs. Kwiatkowski, Jeff Becker, John Epstein, Robert Dixon, Brian Hamlin, Mariel Bradley, Debbie Titus, Chris and Karen Fries, John Zillmer, Guy Alfson, Jill Packer, Marcia and Bob Brinley, Brian and Sue Scholes, Karen Emory, Rob Wojtysiak, Giles and Carol Davis, Sowers, Mr. and Mrs. Stromberg, Ryan Anderson, Bob Milligan, Christopher P. Helliwell, Kathryn Hall, Vadim Klugman, Jan Gardner, Carole Gardner, Luke Emde, Richard Johnson, Cathy Johnson, Laura Johnson, Holle Urbanek, John Dooley, David Stroz, Carolyn Schaul, Bryan Wilcox, Nancy Burton, Gloria Henke, Corrie-Lou Glass, Amanda and John Hines, Eileen Fehlberg, John Buckman, Wolfgang Henke, John S. Retzinger, Barb Carroll, Maria Retzinger, Barb Meister, and Phil Kweton



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Mark Your Calendars

Working Board Meeting: Aug 3rd, 2015.

Residence Board Meeting : Aug 17th, 2015.

**All meetings are held at 7:00pm at the
Community Center/ Mundelein Park
District on Midlothian Road . Both
meetings are open to residents.**

**Loch Fest – August 8th,2015. Mark you
calendars ! Contact John Vicik if you would
to volunteer your time at the event.**

**Looking To Buy: Small john boat. If
interested in selling, please call John
Adams at need to find the number.**

Current Board Officers and Directors

President: Jim Carroll (224-545-7549)

Treasurer: Larry Happ (630-817-0768)

Secretary: Jean Pottillo (847-902-5352)

Administrator/Water Safety: Denise Gavin (847-826-8044)

Dam/Path/Entrances Director: John Bestler (847-566-6874)

Lake Management Director: Steve Kephart (847-370-3936)

North Beach Director: Mickey Emde (847-566-9583)

South Beach Director: Barb Meister (847-347-1750)

Boat Director: Phil Kweton (847-372-7768)

Board Members–at-Large: Fritz Chesek (847-668-7268), Kay
Dickman (847-566-0311), Leni Patten (847-566-5688), John
Vicik (847-942-4508)

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.