



LOCH LOMOND PROPERTY OWNERS ASSOCIATION

c/o KALMAN PROPERTY MANAGEMENT INC, P.O. BOX 757, LIBERTYVILLE, IL 60048

[WWW.LOCHLOMONDLAKER.COM](http://WWW.LOCHLOMONDLAKER.COM)

(847) 362-9624

Fax: (847) 362-9648

info@lochlomondlaker.com

Jim Carroll, President

Denise Gavin, Administrator

**Loch Lomond Laker**  
**Minutes of the August 3rd, 2015 Working**  
**Meeting and August 17th, 2015 Board Meeting**

**Working Board Meeting**  
**August 3rd, 2015**

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

Proposed changes to newsletter: It is basically a compilation of reports from the various committees. If the chairperson would summarize and write a report, email to Jean and that is what is submitted into the newsletter and discussed at the Board Meeting. If materials are sent in a timely manner, the newsletter could be prepared for review within 48 hours of the Board Meeting and sent to the Board for review. Edits & comments returned within 48 hours. Once completed, it can be posted to the website within 4 to 5 days instead of the two weeks it is taking now and then off to the printers for printing.

Website Postings: Any document posted to the website should have board approval prior to getting posted to the website.

Time to update the website: Send Jean materials to update the main page of the website.

**Treasurer's Report**

No report.

**Lake Management**

Robin Meier from the Lake Management Committee has volunteered to serve as the Loch Lomond liaison with the Village of Mundelein.

Lake Mgmt Committee spoke to the sprayer as well to make sure that the lake is in perfect condition for Loch Fest.

**Dam, Path & Entrances**

A vendor was contacted to sealcoat the path. Notices will be posted a few days before the sealcoating to give everyone a warning.

**Boat Committee**

Draft of brochure was provided and it was proposed to be passed out at Loch Fest. Some modifications were suggested.

**North Beach**

A new coat of paint was put on the shed and the light was repaired. And A & H Construction donated their time and materials.

The gate is broken again and it needs to be fixed once again.

**South Beach**

Loch Fest Volunteer Committee meeting is scheduled for 08/04/2015 at 6:30pm. John Vicik has found 7 new volunteers for cooking within the past couple of days. The sponsors are coming along and there are lots of bingo prizes. Fishing derby is all set. Larry Rogers will be spraying for mosquitoes that morning.

**Old Business:**

Amended Declaration: Additional ballots were given to Jean Pottillo for tallying.

**New Business:**

Time to decide if we want to do have another external audit or conduct one using residents.

**Resident Comments**

Boats: it would be prudent to ensure that we have checked all legal issues before moving forward with changes to the boat.

Trolling Motor document posted on website:  
Additional information was provided. The information comes from the Lake County Health Department.

The Board needs to make sure that they remain clear between actions of the Boards in meetings and what is presented on the website.

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

**Attendance:** Phil Kweton, John Bestler, Mickey Emde, Leni Patten, Fritz Cheseck, Denise Gavin, John Vicik, Jim Carroll, Luke Emde, Tony Baade, Steve Kephart and Jean Pottillo

## Board Meeting – August 20th, 2015.

### President's Report

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

July minutes were approved. Larry Happ motioned and Steve Kephart seconded.

**Treasurer's Report:** Larry Happ was present.

The attached schedule details LLPOA financial status as of July 31, 2015. Items of note include our exceeding the budgeted income for the year (\$160,630 YTD income vs \$156,320 Budgeted). This is due the early participation of our membership and increased collections from overdue past year's assessments. On the expense side July is traditionally a negative month since we have heavier expenses due to the beach operations, LochFest planning, and the lifeguard and swim lesson payroll expenses. We had one unbudgeted expense in July which is the replacement of the chain link fence along the east side of the south beach. The \$1200 reserve expense shown in the report is the down payment for the fence, and the remaining \$2645 will be paid in August. Overall we are tracking with the budget and will plan discussion for next year's budget at the September meeting.

**Dam, Path & Entrances:** John Bestler was present.

The path near the dam was seal coated this month.

**Lake Management:** Steve Kephart & Fritz Chesek presented.

This Committee has been meeting on a regular basis with our sprayer in order to facilitate communications about problem areas and highlight important weekends for maintaining the best possible quality lake conditions. From homeowners' reports, this seems to be working well.

· After the Village Administrator expressed the desire for improving communications with LLPOA, a member of the Lake Management Committee, Robin Meier, was unanimously selected to act as the liaison between LLPOA and the Village of Mundelein.

	JULY	YTD	BUDGET
<b>Total Cash Assets</b>	<b>\$ 183,048.81</b>		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments	\$ 3,220.00	\$ 156,183.63	\$ 155,000.00
Swim Lessons	\$ -	\$ 870.00	\$ 1,000.00
Misc	\$ 350.00	\$ 3,536.00	\$ 300.00
Interest	\$ 5.46	\$ 40.68	\$ 20.00
<b>Total Income</b>	<b>\$ 3,575.46</b>	<b>\$ 160,630.31</b>	<b>\$ 156,320.00</b>
<b>Expenses:</b>			
Administrative	\$ 2,107.47	\$ 24,696.15	\$ 47,530.00
Payroll	\$ 11,105.62	\$ 40,498.30	\$ 52,370.00
Utilities & Services	\$ 399.22	\$ 2,141.89	\$ 4,720.00
LLPOA Facilities	\$ 4,234.83	\$ 8,237.89	\$ 8,000.00
Land/Lake/Lawn	\$ 1,920.75	\$ 14,342.75	\$ 35,700.00
Reserves	\$ 1,200.00	\$ 1,200.00	\$ 8,000.00
<b>Total Expenses</b>	<b>\$ 20,967.89</b>	<b>\$ 91,116.98</b>	<b>\$ 156,320.00</b>
<b>Net Income (Loss)</b>	<b>\$ (17,392.43)</b>	<b>\$ 69,513.33</b>	
<b>Total Cash Assets</b>	<b>\$ 165,656.38</b>		
<b>End of month</b>			
BBT Checking Acct.	\$ 101,325.90		
Northside Community Bank	\$ 64,330.48		

· The demonstration rain gardens and buffer strips are doing very well. There will be 2 more fall sessions devoted to weeding, moving plants, and suggestions for improving the sites. These will be announced later.

· Mickey Emde and Fritz Chesek are pursuing another possible grant opportunity for improving best practices for waste water entering the inlet at Dairy & Banbury.

· Our next Lake Management Committee Meeting will be On August 26, 2015 at the Fremont library, 2nd Floor, 7:00 pm.

**North Beach:** Mickey Emde presented.

The North Beach is looking good. Thanks to everyone who cleans up after fishing or picnics. The improvements to the area are an incentive to keep the place in good shape.

We continue to work on cleaning and clearing abandoned boats and keeping the right a way clear so boats can be launched. If you have a boat in the right a

way clear it so the rest of your neighbors can get their boat in the water.

The shed has a new coat of stain and the newly laid gravel and rock has held up through the rains.

We need to better secure the big gate with another bracket and a pipe in the ground. Denise is looking into getting the piece we need and John Emde will install it.

The village engineer met the director down at the beach and talked about all the improvements we have in place at that inlet to prevent erosion and also to slow the nonpoint source water pollution that ultimately makes its way downstream to Loch Lomond. We hope to discuss further the idea of creating a management plan for all the inlets into the lake, or at least to prioritize a plan for those inlets.

**South Beach:** Barb Meister was present.

South beach looks good. It was a great year for swimming. The new fence looks good.

Please keep the boat launch area clear so people can launch their boats.

Sarah Honda reported another successful year at the beach with all the guards. Many positive comments were heard about the quality of the beach area this summer and the staff. Swimming lessons were about the same as last year. It may be worth eliminating the Saturday lessons, as the attendance was very low for that aspect. The weekday lessons were well attended and provide more than just the swimming instruction for the children. It is also an opportunity for parent networking and socialization. Lake swimming is different than swimming in a pool and an important skill for everyone to learn.

Loch Fest report: The day was wonderful. We are looking to improve some things next year. Thanks to Denise for working to make everything run well. We stayed within budget for the day. The guards were fabulous. They did everything from move tables to running the games. It is a community event that everyone helped to put together. It is an educational event that highlights the many positive aspects of living in Loch Lomond. From the beautiful garden walk to the

fishing derby to the neighborhood picnic with so many families out enjoying each other's company it is a day for all of us to be proud. We are thankful for all the volunteers that worked to make it happen and the sponsors that support our community. Special thanks to John Vicik for chairing the event and to Denise Gavin for all her help.

**Boat Director:** Phil Kweton presented .

We are discussing having a fee structure for boats on Loch Lomond. We are also considering having all boats stored at the beach go home for the winter and in the spring you would apply for a sticker for your boat for a nominal fee. There may also be a fee to store your boat at the beach. We will discuss this in detail at the annual meeting on November 22, 2015.

**Administrator:** Denise Gavin.

**Old Business:**

We have the votes to pass the declaration. All that remains now is filing the declaration with the county. We are discussing having fewer meeting in the coming year.

We are discussing making a one fee for every resident for our dues assessment.

**New Business:**

A motion was made by Larry Happ to grant a \$200 bonus to Denise Gavin for her extra-ordinary work at Loch Fest. Before the motion could be acted upon Denise graciously declined the offer and reminded the board she is a resident and wants to give back to our community.

Fritz Chesek discussed bringing a plan to dredge the lake to the forefront of our work to develop a management long-term plan for maintaining the quality of the lake in the coming years.

In other new business the board will be mindful of keeping email correspondence at a minimum and allow for discussions at open meetings.

**Resident Questions/Comments:**

Motion to adjourn was made by Larry Happ at 9:05 pm.  
Seconded by Barb Meister. The meeting was  
adjourned. Minutes were taken and respectfully  
submitted by Mickey Emde.

**Attendance:** Denise Gavin, Steve Kephart, Kay  
Dickman, Larry Happ, Jim Carroll, Leni Patten, John  
Bestler, Fritz Chesek, John Vicik



LOCH LOMOND  
PROPERTY OWNERS ASSOCIATION  
C/O Kalman Property Management Inc  
P.O. Box 757  
Libertyville, IL 60048

PRSRT STD  
U.S. POSTAGE  
PAID  
Mundelein, IL  
Permit #65

### **Mark Your Calendars**

**Working Board Meeting: Sept 14, 2015  
and Oct 5, 2015.**

**Residence Board Meeting : Oct 19, 2015.**

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

**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 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month at 1000  
Midlothian Road. Call 847-949-3214 for details.