



LOCH LOMOND PROPERTY OWNERS ASSOCIATION

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

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Jim Carroll, President

Denise Gavin, Administrator

## Loch Lomond Laker

### Minutes of the September 14th, 2015 Working Board Meeting

#### Working Board Meeting September 14th, 2015

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

##### Treasurer's Report

A draft of next year's budget was presented and some modifications requested. A suggestion was made to research other home owners associations with similar amenities to see what they charge for their annual dues.

The Treasurer's Report for August was provided.

Overall, the association is on track with the planned expenses.

BBT Checking Acct.	\$78,194.70
FMB Money Mrt. Acct.	\$0.00
FMB Capital CD	\$0.00
Northside Comm	\$64,335.94

##### Lake Management

Fritz Chesek nominated the Loch Lomond Community for Lake County's Annual Community of the Year Award.

A copy of the nomination can be found on the Loch Lomond Website, Community Information Tab,

	AUGUST	YTD	BUDGET
<b>Total Cash Assets</b>	<b>\$165,656.38</b>		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments	2,402.50	\$158,586.13	\$155,000.00
Swim Lessons	150.00	\$1,020.00	\$1,000.00
Misc	395.00	\$3,931.00	\$300.00
Interest	5.46	\$46.14	\$20.00
<b>Total Income</b>	<b>\$2,952.96</b>	<b>\$163,583.27</b>	<b>\$156,320.00</b>
<b>Expenses:</b>			
Administrative	3,391.35	\$28,087.50	\$47,530.00
Payroll	10,969.01	\$51,467.31	\$52,370.00
Utilities & Services	379.62	\$2,521.51	\$4,720.00
LLPOA Facilities	326.47	\$8,564.36	\$8,000.00
Land/Lake/Lawn	8,342.25	\$22,685.00	\$35,700.00
Reserves	2,670.00	\$3,870.00	\$8,000.00
<b>Total Expenses</b>	<b>\$26,078.70</b>	<b>\$117,195.68</b>	<b>\$156,320.00</b>
<b>Net Income (Loss)</b>	<b>(\$23,125.74)</b>	<b>\$46,387.59</b>	
<b>Total Cash Assets</b>	<b>\$142,530.64</b>		
<b>End of month</b>			

Documents, Category = Lake County Documents and Articles, 2015 Award Nomination – Lake County Document.

The garden group will be weeding and assessing for next year the Buffer Strips and Demonstration Rain Gardens from 9:00 am until Noon on September 19 and October 17. The group will meet at the South Beach on September 19<sup>th</sup> and the North Beach on October 17<sup>th</sup>. Bring gloves, tools, and coffee. Donuts and water will be provided.

The Village Liaison for LLPOA, Robin Meier, will report the results of her conversations with the Village Administrator at the Board meeting on October 19th.

The Lake Management Committee will have their final meeting this year on October 15 at 7:00 pm in the Fremont Library.

- We will review this year's spraying "hits & misses" and plan for next year.
- Will review common area assessment and plan for next year.
- Discuss the Lake Management Report for the Annual Meeting of the Board.
- Discuss the Lake Management Committee's changes for next year's Lochfest booth.
- Consider reintroducing native plantings for shoreline.

The Lake Management Committee has recommended that a LLPOA reserve account be established particularly to mitigate increased sedimentation and pollution of the lake with some long and short term goals established through a well-researched Loch Lomond Watershed-based Plan.

### **Dam, Path & Entrances**

John Bestler walked the dam last week, all looks in good shape

### **Boat Committee**

The Boat Committee presented a draft of a comprehensive plan to manage the boats and beach storage. Some minor changes were recommended and discussions will continue at the next Working Board

Meeting. And a formal document will be presented at the October 19<sup>th</sup> Resident Board Meeting and the Board will vote on the proposed changes at the Annual Meeting in November.

### **North Beach**

Again thanks for to everyone for keeping North Beach clean. I still would like everyone to think about moving their boat if it is in the right-of-way. This will make it easier for other people to get their boats in the water.

We are planning to have the trees trimmed and some extra grass seed put down to improve the quality of the area by the picnic tables.

The large gate was again repaired. This time we have double pipes in the ground to hold both sides of the gate in place. We hope this will stop those who were entering the beach at this point. Please use your key to enter at the main entrance.

### **South Beach**

No report provided.

### **Old Business:**

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

### **New Business:**

The Board will contact the same external audit firm used last year to conduct this year's financial audit.

### **Resident Comments**

Motion to adjourn was made by Leni Patten at 9:00pm. Seconded by Kay Dickman. The meeting was adjourned. Minutes respectfully submitted by Jean Potillo.

**Attendance:** Phil Kweton, John Bestler, Leni Patten, Fritz Cheseck, Denise Gavin, John Vicik, Jim Carroll, Kay Dickman, Larry Happ, Tony Baade, John and Nancy Adams and Jean Potillo

**Make sure to attend the Annual Meeting on November 22, 2015. Topics that will be on the agenda include:**

- **Electric trolling motor issue**
- **Boat storage policy changes**
- **Annual dues**
- **Election of Board**
- **Status of Amended Declaration**



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## **Mark Your Calendars**

**Seeking nominations for new LLPOA Board Members for the Annual Meeting schedule to be held in November 2015.**

**Nominations can be made by calling Jean Potillo at 847-902-5352 or sending an email to [info@lochlomondlaker.org](mailto:info@lochlomondlaker.org).**

**Working Board Meeting: Oct 5th, 2015.**

**Resident Board Meeting : Oct 19th, 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 email John Adams at [traderjohn64@comcast.net](mailto:traderjohn64@comcast.net).**

### **Current Board Officers and Directors**

President: Jim Carroll (224-545-7549)  
Treasurer: Larry Happ (630-817-0768)  
Secretary: Jean Potillo (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 Village Hall 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.