



LOCH LOMOND PROPERTY OWNERS ASSOCIATION

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Jim Carroll, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the February 15th, 2016 Board Meeting

Board Meeting

President's Report

Call to order conducted by Jim Carroll at 7:06 pm.

Motion to approve the November Annual Meeting and Board Meeting minutes was made by Fritz Chesek and seconded by Leni Patten. Motion carried.

One of our long time LLPOA board members, resident and Loch Fest Director, John Vicik, passed away suddenly a few weeks ago. He will be missed by the Board, his neighbors and family. A moment of silence was observed in respect of John and his legacy.

Letter from your Board President, Jim Carroll:

It was a very busy year for the LLPOA in 2015. The amended LLPOA Declaration, a requirement to be in compliance with Illinois State law concerning property owner associations, was passed by our community and recorded with the state in October 2015. We completed the 2+ year effort and ultimately collected the required two-thirds affirmative vote of our property owners to pass the amended declaration that governs our community. A special "thank you" is extended to everyone that worked with our legal counsel, completed all of the administrative responsibilities, and worked tirelessly canvassing the community door-to-door getting signatures.

CONGRATULATIONS to the entire community of Loch Lomond for being selected "2015 Community of the Year Award" by the Lake County Stormwater Management Commission (SMC). LLPOA was chosen

for this award due to our proactive approach to improving Loch Lomond and educating our residents.

Our community was recognized for a long history of working to protect Loch Lomond through education, community pride, and volunteerism. Our annual summer Loch Fest exemplifies the efforts to educate our residents on best practices to improve the water quality of the lake. The SMC also recognized our community volunteerism, or "sweat equity", that we leveraged for an in-kind match of grant funding; most recently exemplified in our residential rain gardens at North Beach and South Beach that were planted by resident volunteers. We were also recognized as being an active participation in the Bull Creek-Bull's Brook Watershed Council to formulate strategies and to mitigate current and future problems with the lake and the watershed. Every resident of Loch Lomond should be very proud of our community while sharing in this prestigious award.

I want to take a moment to encourage every resident to attend the monthly Board meetings. It is a great way to stay updated on LLPOA events, offer new suggestions or ideas, and make a positive difference in our community ... the "Jewel of Mundelein". We welcome everyone all of the time.

The Board is anticipating another exciting year as we start rolling out the calendar of events and activities for 2016. There will be many opportunities for LLPOA residents to volunteer while we continually try to improve Loch Lomond and enhance the enjoyment of living in our community. The LLPOA Board will continue

to serve the community and strive to improve the water quality of our lake, promote a “Good Neighbor” philosophy, and encourage best practices that will ensure Loch Lomond continues to be a wonderful community in Mundelein.

Sincerely, Jim Carroll

President of the Board: John Bestler nominated Jim Carroll to serve as President. It was seconded by Larry Happ. Motion carried.

Secretary of the Board: Fritz Chesek nominated Jean Potillo to serve as Secretary. It was seconded by Jim Carroll. Motion carried.

Treasurer of the Board: Jim Carroll nominated Larry Happ to serve as the Treasurer. It was seconded by John Bestler. Motion carried.

Treasurer’s Report

Larry Happ presented.

The financial review of the association’s financial accounts reflects the first quarter of the LLPOA fiscal year. The assessments received to date are from past dues collections as assessments have just been mailed out.

Since this statement was produced, annual payments were received by 85 homes as well as boat sticker and storage deposits, key card and swim lesson requests. They will be reflected next month’s Treasurer’s Report.

Kalman Management reported receiving 25 telephone calls expressing concern about the removal of the senior rate.

The board needs to look into establishing a hardship policy/guidelines or alternative payment plans with consistent objectives/guidelines and qualifications to assist those families in the neighborhood who are experiencing financial hardship.

Larry Happ formally notified the Board that, while happy he was re-elected Treasurer, he is planning to move to Wisconsin mid to late summer and will be

	FEBRUARY	YTD	BUDGET
Total Cash Assets	\$ 96,030.00		
Beginning of month			
Income:			
Assessments	\$ 3,935.00	\$ 3,935.00	\$ 175,350.00
Swim Lessons	\$ -	\$ -	\$ 1,000.00
Misc	\$ 481.00	\$ 481.00	\$ 1,000.00
Interest	\$ 15.00	\$ 15.00	\$ 60.00
Total Income	\$ 4,431.00	\$ 4,431.00	\$ 177,410.00
Expenses:			
Administrative	\$ 7,487.00	\$ 7,487.00	\$ 52,600.00
Payroll	\$ 4,313.00	\$ 4,313.00	\$ 50,000.00
Utilities & Services	\$ 1,010.00	\$ 1,010.00	\$ 4,700.00
LLPOA Facilities	\$ 239.00	\$ 239.00	\$ 12,000.00
Land/Lake/Lawn	\$ 1,408.00	\$ 1,408.00	\$ 38,500.00
Reserves	\$ 3,000.00	\$ 3,000.00	\$ 19,610.00
Total Expenses	\$ 17,457.00	\$ 17,457.00	\$ 177,410.00
Net Income (Loss)	\$ (13,026.00)	\$ (13,026.00)	
Total Cash Assets	\$ 83,004.00		
End of month			
BBT Checking Acct.	\$ 22,483.00		
FMB Money Mrt. Acct.	\$ -		
FMB Capital CD	\$ -		
Northside Community Bar	\$ 60,520.00		

resigning from the Board when he moves. That will create another Board opening mid year.

Lake Management

Fritz Chesek presented.

He introduced Robin Meier – a Loch Lomond resident and the liaison to the Village. She discussed the Lomond Culvert repair, and other upcoming construction events. The Village is planning an open house (date & time to be determined) to discuss the pending construction. It will be held at the Village Hall.

The Lake Management Committee meets the first Thursday of every month. If you are interested in participating, please contact Fritz Chesek.

The Committee members will be meeting with the sprayer to discuss the plans for the coming year. Input from homeowners welcome.

Fritz distributed a quote for plaques to celebrate the Lake County SMC Community of the Year award. The plaques will be placed at both the South and North Beach.

Dam, Path & Entrances

John Bestler presented.

All is quiet at the dam.

Boat Committee

Phil Kweton presented. A meeting was held on February 9th.

Sticker samples will be available at the next meeting.

The Boat Committee is working on the program, thru emails, website, etc to start communicating the upcoming weekends for boat removal and transportation opportunities.

The committee meets the first Wednesday of every month. If you are interested in participating, please contact Phil Kweton for additional information.

The Boat Committee requires legal direction on what to do with the boats that are not included in the new boat sticker and/or storage process. Questions will be compiled and sent to the Lawyers for direction.

North Beach

Mickey Emde was not present but submitted the following report:

The erosion work done at north beach in November has held up with the winter storms. We will need some additional work in the spring with some larger rocks to provide a barrier for the water that flows from the outlet pipe near the front gate to the spillway.

The beach big gate has been locked with a padlock to deter trespassers from entering the beach through that gate.

The branches from the big storm were mostly cleared away with very little damage to boats in the storage area. A few smaller branches remain and will be removed in the spring.

South Beach

No Report. The Board needs to appoint a new Director to the position.

Old Business:

None

New Business:

Easter Egg Hunt: Scheduled for March 26, 2016

Loch Fest : Will be chaired by Jim Carroll. Date to be determined.

Fritz distributed a document outlining a draft of an LLPOA Membership Survey. It will be discussed in future meetings.

A suggestion was made to have the Website reviewed by a web site developer for suggestions/improvements.

With the passing of John Vicik, there is one opening on the LLPOA 11 person Board. Anyone interested should contact Jim Carroll for details.

Resident Comments/Concerns

- Boat Sticker Charges
- Electric Trolling Motors
- Elimination of Senior Discount
- Phyllis Moeller Death
- Annual Dues notices – missed opportunity to poll residents with mailing.
- Community outreach – how can we better help our neighbors (Next Door)
- Welcome Wagon

The meeting was adjourned at 8:59pm. Minutes respectfully submitted by Jean Potillo.

Attendance: Denise Gavin, David G Sirez, Kay Dickman, Jean Potillo, Phil Kweton, Kevin May, Robin Meier, Leni Patten, Rob Scharf, Nancy Adams, John Adams, Mary Jane Wietzma, Van Miller, Kimberlee Borden, Karen Emory, Tony Baade, Mariel Bradley, Sasha Feltz, Jim Carroll, Fritz Cheseck, John Bestler, and Larry Happ



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Mark Your Calendars

Next Board Meeting

March 21, 2016, 7:00pm

Loch Lomond Website Needs News

Let us know what's happening and we'll post on the website

Open Board Position available. If interested, contact Jim Carroll.

2016 Current Board Officers & LLPOA Administrator

President: Jim Carroll (224-545-7549)

Treasurer: Larry Happ (630-817-0768)

Secretary: Jean Potillo (847-902-5352)

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

Lake Management Director: Fritz Chesek (847-668-7268),

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

South Beach Director:

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

Board Members—at-Large: Kay Dickman (847-566-0311),

Leni Patten (847-566-5688), Luke Emde

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

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