



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Jim Carroll, President

Denise Gavin, Administrator

## Loch Lomond Laker

### Minutes of the March 21st, 2016 Board Meeting

### Board Meeting

#### President's Report

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

Motion to approve the February Board Meeting minutes was made by Jean Pottillo and seconded by Kay Dickman. Motion carried.

#### Treasurer's Report

Larry Happ presented.

The Treasurer's Report as of February 28<sup>th</sup>, was presented. Motion to approve the Treasurer's report was made by Leni Patten and seconded by Mickey Emde. The vote was taken and the treasurer's report was approved.

Over the past month, Larry has fielded several questions about the increase in budgeted revenue and expenses this year. Larry reminded everyone our assessments have been constant since 2009 and the Board has done a good job in managing its finances through a period of flat income. During these years, the Board has focused on maintaining the lake, dam, and water quality. But these expenses are now taking a significant share of the budget and being offset by reduced expenditures in the swimming program, social programs and general beach support.

This year we have planned a small increase in our spending at the North and South beaches, upgrades such as adding sand at the beaches and gravel to our parkways. The majority of additional income is planned

	FEBRUARY	YTD	BUDGET
<b>Total Cash Assets</b>	<b>\$ 83,003</b>		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments	\$ 68,937	\$ 72,872	\$ 175,350
Late Fees	\$ 420	\$ 901	
Boat Registration Fees	\$ 980	\$ 980	
Boat Storage Fees	\$ 1,190	\$ 1,190	
Swim Lessons	\$ 80	\$ 80	\$ 1,000
Misc	\$ 20	\$ 55	\$ 1,000
Interest	\$ 5	\$ 20	\$ 60
<b>Total Income</b>	<b>\$ 71,632</b>	<b>\$ 76,098</b>	<b>\$ 177,410</b>
<b>Expenses:</b>			
Administrative	\$ 4,083	\$ 11,571	\$ 52,600
Payroll	\$ 1,139	\$ 5,451	\$ 50,000
Utilities & Services	\$ 249	\$ 1,259	\$ 4,700
LLPOA Facilities	\$ 60	\$ 299	\$ 12,000
Land/Lake/Lawn	\$ -	\$ 1,408	\$ 38,500
Reserves	\$ -	\$ 3,000	\$ 19,610
<b>Total Expenses</b>	<b>\$ 5,531</b>	<b>\$ 22,988</b>	<b>\$ 177,410</b>
<b>Net Income (Loss)</b>	<b>\$ 66,101</b>	<b>\$ 53,110</b>	
<b>Total Cash Assets</b>	<b>\$149,104</b>		
<b>End of month</b>			
BBT Checking Acct.	\$ 88,580		
Northside Community E	\$ 60,525		

to go to the reserve saving account for future lake management and sediment control expenses.

The elimination of the senior rate was also questioned by several of the members last month. The basic reason

is because it is required under our new Declaration adopted last year. In 2010, the state law that governed home owner associations changed. In 2012, this was brought to our attention and working with our legal counsel, the amended LLPOA Declaration was drafted. The Board then spent almost three years getting the two thirds vote of the residents of Loch Lomond to pass the amended Declaration. The new Declaration document is consistent with the IL State intent to treat all members equally and thus only have one assessment rate. As we enter 2016, our homeowners association is almost 40% seniors. What started as a hardship support for a few senior members many years ago had become an unfair arrangement for the younger members.

Finally, a complaint was received about the processing charge incurred when paying dues online or by the e-check system online. These fees are charged directly by the finance company for processing the payment. Since very few home owners use these services, the financing company needs to charge above average credit card rates to cover the costs of handling them. Kalman Mgmt makes no profit on this transaction. The most economical way to pay your assessment is by personal check either at the Kalman office or via the mail.

### **Administrator's Report**

Denise Gavin presented.

The porta potties at both beaches are being cleaned weekly again. Our service day will be on Friday this year.

Groot garbage system will begin on April 6. The dumpster at South Beach will be emptied on Wednesdays and the recycle at both beaches and the garbage at North Beach will be picked up on Thursdays.

Our landscaping contract with Mitches Greenthumb Landscaping Corporation has been signed for the Season and after negotiation our rates remain the same since our contract began with them in 2010. In 2009, we were paying more than we are today. Last year, we went out for competitive bids but found we are already getting the best service for the best price.

We will be hiring some new lifeguards this year to join many of those from last year. Interviews will take place

in mid-April. If you are interested and are 15 years or older, please contact Denise Gavin at email address: [denisegavin@comcast.net](mailto:denisegavin@comcast.net). You must be ARC (American Red Cross Certified) to be hired at our beaches but there are still classes that can be taken. LLPOA will reimburse \$100 to lifeguards for payment of their certification classes at the end of the summer provided the lifeguards have stayed working for us.

We have Loch Lomond volunteers who take our Loch Lomond row boat out on twice monthly schedule to do our water sampling for testing. It has been brought to my attention that the battery gives out before they have finished their sample sites. The Board approved the purchase for a new deep cycle marine battery for the boat.

When new keycards are sent out, the Beach Rules are included. I amended the rules posted online as they were out of date and I am passing them out to the Board with my changes in red. If you see additional changes to be made, please let me know so that I can have those changes incorporated before the document is finalized and uploaded to the website. Also I would like to remind all residents if you move, please pass along your keycard to the new owner. These cards are expensive and it takes time to update the computers and gates. The more cards that change hands, the more likely we are to have non-residents in our Private Beaches.

### **Lake Management**

Fritz Cheseck presented.

This is the third year with our sprayer. We experienced an algae bloom a couple of weeks ago. Fortunately, this was a good algae that does not produce the smell and it's a good sign to see it in early spring.

Tony, on our lake mgmt committee, is going out with the sprayer on the boat, to make sure that the sprayer is focusing on the proper areas. This area was a marsh prior to the creation of the lake and it tries to revert back to the marsh every chance it gets.

The Beautification Group will hold a walk on April 9<sup>th</sup>, Saturday, to inspect the beaches, review the gardens

and evaluate what is needed, concerns, initiatives, ideas.

The demonstration native rain garden at Firth & Lomond needs to be moved before the road construction begins. Homeowners are invited to come April 16<sup>th</sup>/17<sup>th</sup> from 10:00am to noon and collect some plants for your garden. Bring something to put your plants in and a shovel. Plants that are not taken will be bulldozed by the Village.

Drafts of the bronze plaque for 2015 Award have been reviewed and Fritz is requesting approval to purchase the plaques in recognition of the award. The cost is \$500 for the cost of the two plaques. The Board approves the purchase. The plaques will be proudly and securely displayed at the gates of both of our beaches.

A request was made to identify what chemicals are being used by the sprayer. It was pointed out that in the declaration, the board needs to vote and approve the chemicals annually. The board will follow up on this on the next board meeting.

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

John Bestler presented.

The dam was recently inspected. The water is about 1 inch over the dam and flowing well. There are a couple of animal holes that will be filled with gravel and cement. Quite a number of fallen tree limbs need to be removed especially along spillway. Denise will coordinate with our landscapers to have the branches taken care of it. Other than that, all is quiet at the dam.

### **Boat Committee**

Phil Kweton presented.

Phil requested approval to purchase new stickers for boat and storage. The cost of the 600 boat stickers is \$400 plus tax. The smaller storage sticker was quoted at \$200. Denise will shop around to see if she can find some better prices.

The boat removal program signage is getting worked on and will be erected soon. Information on the boat removal opportunities is also posted on the website.

Once stickers have been received, they will be sent out to the residents who requested boat stickers and storage. They will be mailed out with the beach tags in April.

Legal questions need to be asked to the attorney. Those will be compiled and Jean Potillo will send them to the attorney shortly.

### **North Beach**

Mickey Emde presented.

Our beautiful gardens at North Beach have earned a spot on the Gardeners Club of Lake County's July 9th gardens walk. Participants will be visiting our monarch way station and the demonstration rain garden on this walk. The walk is free and will run from 10-2 on that Saturday.

I am happy to report the North Beach has held up through the winter with very little damage. The next test will be the heavy spring rains that tend to erode the creek bank and our efforts to maintain it. A coat of paint on the tables and chairs will be done in the next month. We are in need of gravel and rock to fix a few holes. Other than that and a few tree branches to clear out, things are in good shape.

I am eager to report after last summer's cleanup efforts we have reduced the number of boats stored at the beach. At present we store 30 rowboats, 20 kayaks and canoes, and 15 paddleboats (some of these are not seaworthy) as well as 5 sailboat hulls. Most have some kind of sticker identification from LLPOA.

The new sand installed last year around the playground has held up well. We will replace at least one of the benches in the beach area with a recycled plastic park bench. Replacing a bench is in the budget for this year. This bench will include a memorial engraving for John Vicik who was so influential in bringing the Pooch Paddle to our residents.



### **South Beach**

No Report. The Board needs to appoint a new Director to the position. No volunteers have come forth at this time.

Easter Egg Hunt is scheduled for Saturday. It begins at 10:00am and is over by 10:15am. If you want to help setup, please come by 9:15am.

### **Old Business:**

Loch Fest – the association’s large social event is scheduled for July 30<sup>th</sup>. Volunteers are needed to help with this event. We need about 35 volunteers to make this event successful. Volunteer activities include: Passing out brochures; food; setup; grilling; welcome table; Loch Lomond merchandise; children’s activity; sponsor donations. A committee is formed and meets at The Area General Store, 18 E Park Street in Mundelein on Saturdays once a month at 9:00am. Upcoming dates include April 2<sup>th</sup>, May 7<sup>th</sup>, June 4<sup>th</sup>, July 9<sup>th</sup> and July 23<sup>rd</sup>.

Survey: Fritz made a motion that the Board create a committee to survey the residents on an annual basis; sent out with the annual dues; polling our homeowners to identify significant issues or concerns that the Board should be aware of. Leni Patten seconded. The Board voted and the motion was denied. The motion is too open ended and needs to be better defined.

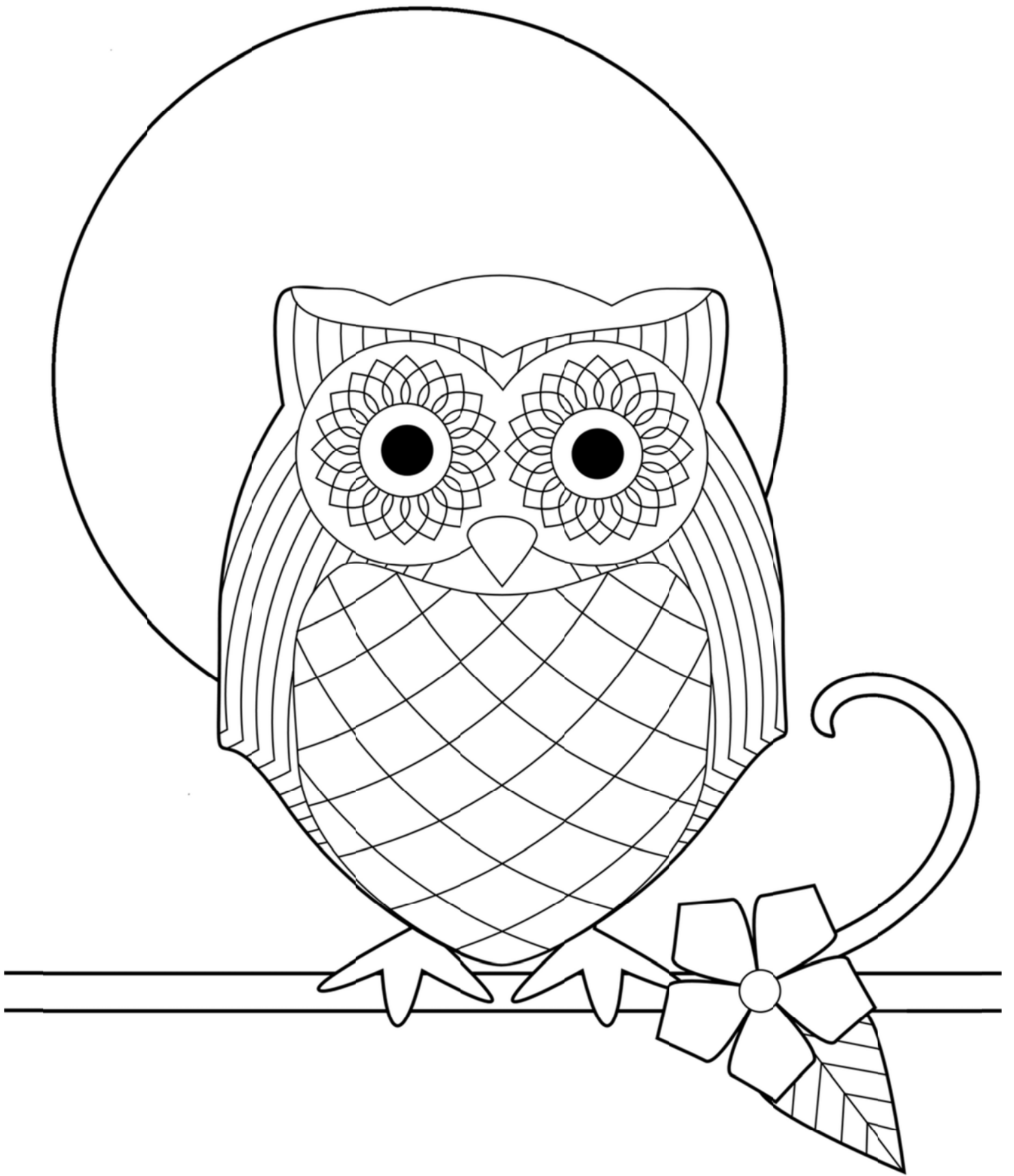
Laker Website: Fritz distributed a layout of the current public/private opportunities and is requesting input.

### **New Business:**

New Board Members: The board is seeking new members. Several people have expressed interest in serving. Anyone who is interested in being a candidate should complete an application form by the deadline of May 11<sup>th</sup>. The form is on our website. Or you can contact Denise Gavin and she will mail you a hard copy of the form. Jim Carroll will invite all candidates to come to the next meeting (May 15<sup>th</sup>) to address the Board.

The meeting was adjourned at 9:06pm. Minutes respectfully submitted by Jean Potillo.

**Attendance:** Denise Gavin, Kay Dickman, Jean Potillo, Phil Kweton, Kevin May, Leni Patten, Nancy Adams, John Adams, Tony Baade, Mariel Bradley, Jim Carroll, Fritz Chesek, John Bestler, Larry Happ, Luke Emde, Mickey Emde, John Emde, Van Miller, Al Kalman, Susan Feltz, David Stroz, John Bestler





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## **Mark Your Calendars**

### **Next Board Meeting**

**April 18, 2016, 7:00pm**

**Annual Garage Sale scheduled for May  
13/14. Signup at Century 21 Marketplace  
(847) 949-7100.**

**Loch Fest – July 30<sup>th</sup>, 2016**

**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 (847-494-0641)  
  
Administrator/Water Safety: Denise Gavin (847-826-8044)

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