



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Jim Carroll, President

Denise Gavin, Administrator

# Loch Lomond Laker

## Minutes of the April 18th, 2016 Board Meeting

### Board Meeting

#### President's Report

Call to order conducted by Jim Carroll at 7:02 pm.

Motion to approve the March Board Meeting minutes was made by Larry Happ and seconded by Kay Dickman. Motion carried.

#### Treasurer's Report

Larry Happ presented.

Income is tracking as it has in previous years. 440 residents have paid in full at this time. The majority of the expenses don't really start until June when the beach opens and the lifeguards start working. Lake spraying kicks off this month and that is a large expenditure. In general, it appears we will be slightly ahead of budget by end of year.

Motion to approve the Treasurer's report made by Kay Dickman and seconded by Fritz Chesek. Motion carried.

#### Administrator's Report

Denise Gavin is not present. Jim Carroll presented in her absence.

Boat stickers and beach tags are being mailed this week by Kalman Management. All packets will be mailed to residents who have paid their dues in full.

Lake and Beach Rules are drafted and approved. They will be posted shortly. Please stay tuned.

	MARCH	YTD	BUDGET
<b>Total Cash Assets</b>	<b>\$149,105</b>		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments	\$ 91,890	\$ 164,762	\$ 175,350
Late Fees	\$ 455	\$ 1,356	
Boat Registration Fees	\$ 1,070	\$ 2,050	
Boat Storage Fees	\$ 1,700	\$ 2,890	
Swim Lessons	\$ 150	\$ 230	\$ 1,000
Misc	\$ 100	\$ 120	\$ 1,000
Interest	\$ 5	\$ 25	\$ 60
<b>Total Income</b>	<b>\$ 95,370</b>	<b>\$ 171,433</b>	<b>\$ 177,410</b>
<b>Expenses:</b>			
Administrative	\$ 505	\$ 12,076	\$ 52,600
Payroll	\$ 1,628	\$ 7,080	\$ 50,000
Utilities & Services	\$ 266	\$ 1,524	\$ 4,700
LLPOA Facilities	\$ 350	\$ 649	\$ 12,000
Land/Lake/Lawn	\$ -	\$ 1,408	\$ 38,500
Reserves	\$ -	\$ 3,000	\$ 19,610
<b>Total Expenses</b>	<b>\$ 2,749</b>	<b>\$ 25,737</b>	<b>\$ 177,410</b>
<b>Net Income (Loss)</b>	<b>\$ 92,621</b>	<b>\$ 145,696</b>	
<b>Total Cash Assets</b>	<b>\$241,726</b>		
<b>End of month</b>			
BBT Checking Acct.	\$181,196		
Northside Community E	\$ 60,530		

#### Lake Management

Fritz Chesek presented.

The Lake Management Committee is meeting Thursday with the Lake County Lake Mgmt Unit to review a report of our lake and other lakes in Lake County. LLPOA's lake sprayer will also be attending the meeting. The last analysis and report was conducted in 2005.

All neighbors are encouraged to check their shorelines and clean up the winter accumulation of litter and debris so that it doesn't wash into the lake.

Loch Fest: This is the Association's largest community event. The planning committee is looking for volunteers to participate in the day of the event. The event is scheduled on July 30<sup>th</sup> this year. Jim Carroll is the Planning Director this year and Denise Gavin is coordinating. Anyone interested in volunteering should contact Jim Carroll or Denise Gavin at their earliest convenience.

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

John Bestler presented.

John was just down at the dam this morning and filled a few holes with concrete. There is still a lot of debris at the spillway but the Board is hopeful that we can get the landscaping crew to help clean that up.

### **Boat Committee**

Phil Kweton presented.

This is the weekend the boat committee has been working towards for the two years. On Saturday morning, from 8:00 until noon; and the next Saturday (Apr 23 and Apr 30), tables with boat committee staff will be present at both beaches to answer questions, sell stickers and storage berths, and schedule removal of boats that are not participating. DNR abandoned boat process will be followed as the proper working document to facilitate the identification and removal of abandoned boats.

A draft of the Abandoned Boat policy was issued and Jean Potillo will forward it along to legal for review and comment.

### **North Beach**

Mickey Emde was not present.

The beach gate was once again found wide open this morning. A suggestion was made to add a torsion spring to force the gate to automatically shut when it's left open. We'll have a board member follow up with the fencing vendor to improve the gate security.

Preparation work was completed in anticipation of the removal of the Firth St garden. The garden is in the path of the next Village road project.

### **South Beach**

Tony Baade was down at the beach today. Some clean up is needed. There is some debris in the water that needs to be removed and trash cans need to be dragged out. A board member will follow up with the landscapers.

### **Old Business:**

Senior Rate: The Board has received some letters and emails from residents about the change in rates and removal of the Senior Rate. Larry Happ & Jim Carroll have drafted a formal response letter which Kalman Mgmt will provide to residents when correspondence is received.

Option for installment payments of dues: Current residents are requesting the opportunity to make installment payments. Per the current Declaration section entitled "Payment Due Date", Article VI, Section 3, paragraph b: On or before March 15<sup>th</sup> of the ensuing year, or by Memorial Day of the ensuing year for those Owners who have requested and been approved by the Board to make two installment payments. Direct requests to Al Kalman at Kalman Management.

Remodeled Website: Fritz has been conducting a clean-up of documentation and is proposing a cleaner website for residents. Consideration needs to be given to archiving older newsletters, documents, etc. New pages include: Stock & Swap page added for homeowners selling items. A Sponsor page for the businesses that have sponsored or participated in one of our events; Bass, Birds & Blooms pages are for residents to post comments, pictures and insights into our community. Appointed members are responsible for review of the pages to ensure content is appropriate. The pro bono contractor who has been helping us is nearing the end of her contract and has offered to continue to support our site for \$45 per month. For one year, that would be \$540.00. Discussion ensued about the need to publish certain public documents (Declaration, Bylaws, fishing regulations, etc) to the public website. With the latest remodeling changes, all the documents have all been moved to the private website (requiring a login in order to access and view). There are 30 document types in the list to review and determine if public or private.

The board voted and the Declaration and Bylaws will be made public and will not require a login to view.

Board Member openings: There is one opening in the Board at this time and another slot will be opening midsummer as a board member retires and moves out of state. The Board is actively seeking candidates. Anyone interested needs to fill out an application form, either the electronic version or the paper form. The electronic form can be found on the website or contact Denise Gavin for a paper copy.

Document Retention: Consideration needs to be given to archiving older newsletters, documents, etc . It will clean up the website for residents and also provide a stable electronic storage location for older archived documents.

#### **New Business:**

Eagle Scout: We have an Eagle Scout candidate in our neighborhood who is looking for ideas that he could do for his eagle scout project. Board members need to send any ideas to Denise Gavin and she will get back to him.

#### **Resident Comments/Concerns**

The meeting was adjourned at 8:52pm. Minutes respectfully submitted by Jean Pottillo.

#### **Attendance**

Jean Pottillo, Larry Happ, John Bestler, Bill Anastos, Tony Baade, Rob Schauf, Luke Emde, Mariel Bradley, Leni Patten, Kay Dicman, Phil Kweton, Rick Porter, David Stroz, John C Adams, Nancy Adams, Jim Carroll, Fritz Cheseck, John Emde,



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## **Mark Your Calendars**

### **Next Board Meeting**

**May 16, 2016, 7:00pm**

### **Loch Lomond Website Needs News**

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

**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  
  
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.