



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
 c/o KALMAN PROPERTY MANAGEMENT INC, P.O. BOX 757, LIBERTYVILLE, IL 60048
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 May 16th, 2016 Board Meeting

Board Meeting

President's Report

Call to order conducted by Jim Carroll at 7:04 pm.

Motion to approve the April Board Meeting minutes was made by Kay Dickman and seconded by Leni Patten. Motion carried.

Treasurer's Report

Larry Happ presented.

Revenues are tracking as expected. As of this meeting, a total of 471 members have paid their annual assessment. This is very similar to the collection patterns we have seen in past years.

Every year our demographics change a bit more and as a result, we see a decline in swim lesson registrations.

The first spraying of the lake was conducted in April and that was a large expense - \$6,934.00.

The additional funds that will be realized due to the elimination of the senior rate, new boat stickers and storage fees will be earmarked towards specific, fiscally responsible projects that improve the community and the lake environment. Each committee will be putting together a formal project with costing so that the funds will be used in a fiscally responsible and transparent manner. The Board will publish a summary of the projects after all assessment fees are received.

Motion to approve the Treasurer's report was made by Leni Patten and seconded by Mickey Emde. Motion carried.

	April	YTD	BUDGET
Total Cash As	\$ 241,725.67		
Beginning of month			
Income:			
Assessments	\$ 10,162.00	\$ 174,924.01	\$ 175,350.00
Late Fees	\$ 700.00	\$ 2,055.50	
Boat Registratic	\$ 130.00	\$ 2,180.00	
Boat Storage F	\$ 280.00	\$ 3,170.00	
Sw im Lessons	\$ 125.00	\$ 355.00	\$ 1,000.00
Misc	\$ 20.00	\$ 140.00	\$ 1,000.00
Interest	\$ 4.81	\$ 30.18	\$ 60.00
Total Income	\$ 11,421.81	\$ 182,854.69	\$ 177,410.00
Expenses:			
Administrative	\$ 5,544.73	\$ 17,620.27	\$ 52,600.00
Payroll	\$ 1,314.15	\$ 8,393.66	\$ 50,000.00
Utilities & Servic	\$ 441.44	\$ 1,965.73	\$ 4,700.00
LLPOA Facilitie	\$ 689.70	\$ 1,339.05	\$ 12,000.00
Land/Lake/Law	\$ 6,934.00	\$ 8,342.25	\$ 38,500.00
Reserves	\$ -	\$ 3,000.00	\$ 19,610.00
Total Expense	\$ 14,924.02	\$ 40,660.96	\$ 177,410.00
Net Income (L	\$ (3,502.21)	\$ 142,193.73	
Total Cash As	\$ 238,223		
End of month			
BBT Checking /	\$ 177,689		
Northside Comr	\$ 60,535		

Administrator's Report

Denise Gavin was present.

The Lake and Beach Rules were posted to the website this week.

The lifeguards had their first meeting tonight.

The shed is getting cleaned and the buoys are out.

The beach opens May 28th at 10:00 am weather permitting.

Denise will measure the diving depth this week before the diving board is installed to make sure we have a safe depth for diving.

Lake Management

Fritz Chesek presented.

The Lake Committee has been advised by the county to put together a long term lake management plan. The plan will need to include funding requirements in order to properly execute the plan. The Lake Management Stormwater Commission will be assisting local communities to help develop these plans.

Rob Scharf helped the committee move 200 to 300 plants from the Firth channel to the rain garden by North Beach. The goal is to redirect the water as it moves through the area.

Gerard Urbanzo, an Ecological Services Water Quality Specialist who was one of the authors commissioned by the lake County Health Department to complete our 2015 Loch Lomond Water Quality Report will present at the June Board meeting. The report references the last report produced in 2004 and makes some interesting observations.

New residents were trained to conduct the water quality samplings which are conducted every two weeks and sent to DNR for testing and tracking. The Committee has data from the last 13 year and this information will be included in the long term lake management plan.

A new fish population survey will be conducted.

In maintaining the parking lots and handling water runoff, it was determined that instead of paving the north and south beach lots, it would be better to use gravel so that the water percolates through the gravel into the ground to reduce the amount of water runoff. Fremont Township, via the highway repair tax, has tentatively qualified the Association for some free

gravel which could be used at the north beach parking lot.

A Village Sign was added to Banbury Park; it was provided by the Village. The Village has always been very helpful and supportive of the Lake Management Committee as they have worked to improve that park area.

Goose Droppings in the lake are an ongoing problem. The Lake Committee will coordinate with Denise Gavin to identify the opportunities and help mitigate the issue.

Dam, Path & Entrances

John Bestler presented.

John has no report. Everything looks good.

Boat Committee

Phil Kweton presented.

Two weekends were provided at both beaches to provide an opportunity for residents to come and ask boat related questions, get answers and sell boat stickers and boat storage slots. Many thanks to the members of the boat committee who manned the tables and provided assistance to the residents.

A revised draft of the Abandoned Boat policy was re-issued. A review by LLPOA's legal attorneys was made after the last draft submission and the comments provided were addressed and incorporated into the revised document which was presented tonight

As of last fall, we had 190 boats at both beaches. Now we have 140 boats at both beaches. Only 51.4% of the boats are stickered at this time. The Boat Committee needs to get the latest count from Kalman Mgmt pertaining to boat stickers and boat storage slots purchased and distributed and compare those counts to the boats at the beaches.

It appears the community is taking responsibility of their boats and the beaches which helps our community as a whole.

Motion to adopt the LLPOA Boat Storage Rules and Regulations for 2016 was made by Luke Emde, and seconded by Larry Happ. The motion carried and the document is included in the newsletter as a document for your reference.

North Beach

Mickey Emde was present.

North beach is greening up nicely. Thank you to everyone for keeping the area clean and the beach area free of boats allowing access to all. There are around 25 boats untagged as of Saturday May 14. The newly planted native garden has taken hold and the grass around it is growing back. Our rain gardens and monarch way station are expanding day by day. By the start of the season we should have new gravel in the driveway and parking area and some improved beach conditions with more sand and mulch in the areas.

Don't forget to bring your dog for a swim now that the weather is warming up. Pooch paddle times are Wednesday and Friday from 4-8 pm. We are looking forward to the planting of a new tree in the beach area this month.

A bench in memory of John Vicik, former Board Member, will be delivered this week along with a donated flowering pear tree. It will be installed near the shed at North Beach.

South Beach

The Board needs a South Beach Director. Between now and the next Board meeting in June, a board member will volunteer or a Board member will be appointed. This is the biggest beach, the most used and has the most accessories and needs a representative.

Loch Fest Update: The annual event will be held at South Beach on Saturday, July 30th. Neighborhood signage will appear two weeks before the event. Events will include:

- Fishing Derby at South Beach
- Dog Walk (North Beach) in honor of John Vicik
- Lake education experts
- Food, games, etc.

We have raised \$ 625 in cash donations from Mundelein business sponsors and an additional \$1000 in value for donated services. If anyone would like to help us gain

more sponsor donations, please contact Jim Carroll @ 224-545-7549.

Volunteers are needed for the day of the event. Typically 30 individuals are needed to help ensure the event runs smoothly.

The street and parking lot near South Beach will be torn up at the time of the event due to the Village's road improvement project. An alternate small parking area will be provided by the Village, as a courtesy, on the day of the event. We encourage residents to walk or bike to the event.

Old Business:

Senior Rate: The Board has received a few more letters and e-mails from residents concerning 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.

Remodeling of the Website continues: Additional features added have included a sponsor page to highlight those businesses the LLPOA community & residents have partnered with in the past. Another page is the Bass, Birds and Blooms page which has been added as an opportunity for residents to provide comments, pictures, and experiences. A Swap & Shop page will be added shortly which residents can use to post items for sale.

Kalman Management: Kalman Mgmt is the professional management company that LLPOA is using to manage the association's business. Unfortunately, there have been several incidents of inappropriate or rude interactions by Kalman Mgmt employees with Loch Lomond residents. Complaints were made in writing to the LLPOA Board. These incidents were discussed with Al Kalman in person and he has assured us that the individual who was rude to our residents will no longer be working with any Loch Lomond residents. Al Kalman will be responsible for all Loch Lomond communications and interactions personally.

If any residents experiences any unsatisfactory or rude experiences with the management company, please contact Jim Carroll, or Denise Gavin as soon as possible either by email or telephone to report the experience. Telephone numbers are included in the newsletter and the board member's email addresses and telephones are included on the website.

Eagle Scout Project: We have an Eagle Scout candidate who is looking for a project to complete to earn his Eagle Scout award. There have been a few suggestions made, and the Board discussed a project to include creating racks for paddle boats and a transportation method to transport the boats back and forth from the racks-shore-racks. Denise will get in touch with the scout and present our idea.

Board Member openings: There was an opening on the Board due to the passing of John Vicik. Additionally, Larry Happ (Treasurer) and Jean Potillo (Secretary) resigned their positions on the Board effective at the end of the meeting on May 16, 2016. As a result, the Board selected three candidates to fill the three openings. The candidates selected had filled out an application form and addressed the Board individually. Congratulations to the selected candidates, and new members of the LLPOA Board: Linda Klink, Kevin May and Rob Scharf.

We would also like to thank Jean and Larry for their dedication, volunteerism and years of service on the Board, always striving to make our community a better place to live.

New Business:

Construction Port-a-potty: Denise will ask the construction company to move the port-a-potty right near the South Beach entrance to the west end of the parking lot.

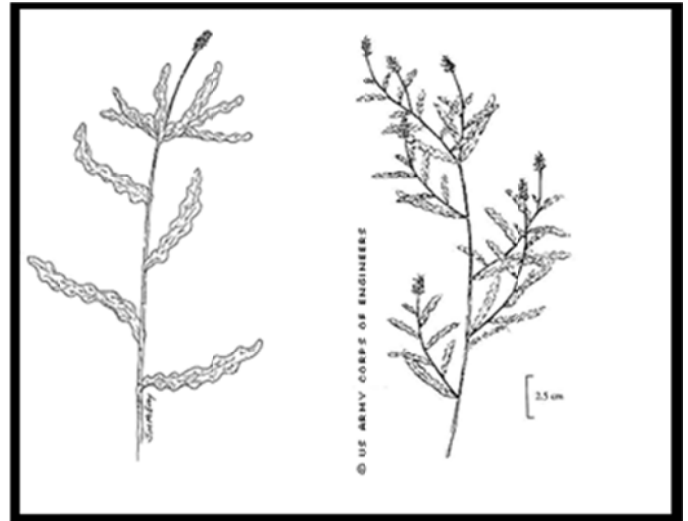
Resident Comments/Concerns

Curly Leaf Pond Weed Show & Tell: This plant is invasive and exotic. It grows within 10 feet of shore line, at a depth of 3 feet and has a waxy texture. If you find it, pull it out. Getting the roots is great but it's okay if you don't. The goal is to stop the seeds from forming and pulling the weed itself will address that issue. It is growing a lot along the north shores of the lake.

There is another pond weed, sego pond weed, which kind of looks like angel hair pasta and that plant is a good native plant which we want to keep. Please don't confuse the two.

Litter: Check your shorelines and clean up the litter. There is a lot of debris which blew into the water over the winter and the litter needs to be cleaned up. Boaters are seeing a lot of Styrofoam cups, beer cans, etc.

Pumping water out of the lake: This is a reminder that pumping water out of the lake is not permitted and needs to be stopped immediately.



Images of Curly Leaf Pond Weed

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

Attendance

Jean Potillo, Larry Happ, John Bestler, Tony Baade, Rob Scharf, Luke Emde, Mariel Bradley, Leni Patten, Kay Dickman, Phil Kweton, John C Adams, Nancy Adams, Jim Carroll, Fritz Cheseck, John Emde, Denise Gavin, Glenn Niessner, Kevin May, Randy & Katie Cook, Linda Klink, Susan Feltz, Mickey Emde

LLPOA Boat Storage Rules and Regulations

Effective May 16, 2016

All boats stored by members in good standing must display a current calendar year boat usage and storage sticker.

Boat stickers are to be displayed on the bow (front) of boat, and are to be made visible while boat is in use and stored at all times.

All boats must be stored in the identified boat storage areas, in an open space, and stored upside down to prevent water collection after every use.

All boats must be locked when stored using a chain or cable with proper lock.

No boats are allowed to be store on the shoreline, swimming area, or in the waters of the beach at anytime.

LLPOA “abandoned boat” definition, subject to removal by LLPOA Board of Directors.

“Abandoned boat,” means any boats left after May 1 that has been left unattended and without current valid Loch Lomond boat sticker and storage fees paid for the current calendar year will be considered non-compliant, and the LLPOA and boat committee will take action to bring boats into compliance or removal. The association will follow the current ILDNR policy for abandoned boats following a 120-day informational period for boat owners. All notifications, pictures, letters, or any informational documents will be maintained for Board records.

LLPOA will follow current ILDNR regulations for abandoned watercraft.

Illinois State Statue is as follows:

(625 ILCS 45/3C-2) (From Ch. 95 1/2, par. 313C-2)

Sec. 3C-2. Notification to law enforcement agencies. When an abandoned, lost, stolen or unclaimed watercraft comes into the temporary possession or custody of a person in this State, not the owner of the watercraft, such person shall immediately notify the municipal police when the watercraft is within the corporate limits of any city, village or town having a duly authorized police department, or the State Police, Conservation Police or the county sheriff when the watercraft is outside the corporate limits of a city, village or town. Upon receipt of such notification, the municipal police, State Police, Conservation Police, or county sheriff will authorize a towing service to remove and take possession of the abandoned, lost, stolen or unclaimed watercraft. The towing service will safely keep the towed watercraft and its contents, and maintain a record of the tow as set forth in Section 3C-4 for law enforcement agencies, until the watercraft is claimed by the owner or any other person legally entitled to possession thereof or until it is disposed of as provided in this Article.

(Source: P.A. 84-646.)

**NO BOATS WILL BE MOVED FROM BEACHES
UNTIL FOLLOWING STEPS HAVE BEEN COMPLETED.**

120 day Boat Removal Timeline

Estimated May 15 of the current calendar year

- Timeline for removal of boats starts.
- Non-compliance stickers attached to boats.
- Letter sent to homeowners about boat issue along with a copy of certified letter and postmark information for board records.
- Documentation and pictures of boat, identification information, and date recorded for Board records.
- Invitation sent to members to attend upcoming Board meeting to address board and discuss possible resolution of current boat issue.

Estimated June 15 of the current calendar year

- Thirty day notification
- Second letter sent to homeowners about boat issue along with a copy of certified letter and postmark information for board records.
- Documentation and pictures of boat, identification information, and date recorded for Board records.
- Invitation sent to members to attend upcoming Board meeting to address board and discuss possible resolution of current boat issue.

Estimated July 15 of the current calendar year

- Sixty day notification
- Third letter sent to homeowners about boat issue along with a copy of certified letter and postmark information for Board records.
- Documentation and pictures of boat, identification information, and date recorded for Board records.
- Invitation sent to member to attend upcoming board meeting to address board and discuss possible resolution of current boat issue.

Estimated August 15 of the current calendar year

- Ninety day notification
- Fourth letter sent to homeowners about boat issue along with a copy of certified letter and postmark information for Board records.
- Documentation and pictures of boat, identification information, and date recorded for board records.
- Invitation sent to member to attend upcoming Board meeting to address board and discuss possible resolution of current boat issue.

Estimated September 15 of the current calendar year (120 days past original notification)



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"I Caught One!"



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

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

Mark Your Calendars

Next Board Meeting

June 20th, 2016, 7:00pm

Loch Lomond Website Needs News

Contact info@lochlomondlaker.com and tell us what's happening. We'll post it on the website.

For Sale: Force5 Sailboat

If interested, contact Pat Stromberg at (847) 949-6114. Best offer accepted.

Loch Fest – July 30th, 2016

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) 807-9740

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.