



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Jim Carroll, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the December 4, 2016 Annual Meeting

Minutes of the December 4, 2016 Board Meeting

Annual Meeting

Call Meeting to Order

Jim Carroll called the meeting to order at 3:30pm.

General Announcements

Establish Quorum

A total of 121 residents present and/or proxies are required to have a quorum. Only a total of 67 residents and proxies were achieved so there was no quorum.

As a result, the election of the Board was not conducted. The Board of 2016 automatically becomes the Board of 2017. A reminder that Jim Carroll and Fritz Chesek are retiring from the board. The remaining board members will elect the 2017 officials and board members at the February 20, 2017 board meeting. Any new board members will also be considered at that time via the standard in-year process. If any residents are interested, please fill out the Run for the Board form under Resources/eForms on the website or contact a current board member.

Adjournment

The meeting was adjourned at 3:45 pm.

Board Meeting

President's Report

Call to order conducted by Jim Carroll at 3:45 pm.

Motion to approve the November Board Meeting minutes was made by Kay Dickman and approved by Leni Patten.

Treasurer's Report

Linda Klink presented.

Increased income was due to collection of past due payments. We also had boat usage and storage fees collected. The annual audit was conducted on November 17th by a 3rd party. The auditor recommended we budget for future large expenses such as dam repair and beach maintenance. We will continue to collect dues from residents who are delinquent.

Motion to approve the Treasurer's report was made by Rob Scharf and seconded by Fritz Chesek. Motion carried. The October report and 2017 Budget which were handed out at the meeting are located at the end of the newsletter.

Lake Management

Fritz Chesek presented.

Fritz led our residents through a presentation which covered information on our lake, our subdivision, the watershed as a whole. There was a fish survey done

this past year. The survey suggested we do not throw back fish in the middle size range. We have too many medium size bass in the lake. The variety of birds we also have in our neighborhood is tremendous. Keep an eye out and take pictures of all the migratory birds. If you'd like any pictures posted on the website, send a copy to Kevin May or another board member. Challenges the lake faces are phosphates in fertilizers (encourages algae blooms), road run off (pollution), silt and erosion of the shoreline. The best protector of these is native plants along the shore lines. We are working towards more and more organic ways of dealing with these issues.

Lake Management recap of key 2016 accomplishments:

1. Ongoing dialogue with the Village of Mundelein to articulate and discuss what is happening in our community in regards to the lake.
2. Increase in desirable weeds in the lake. We will continue to work closely with our lake sprayer to try to maintain and increase this balance.
3. Applied for a \$12,000 lake management consultant grant. We are awaiting results.

Lake Management priorities for 2017:

1. Monitoring water coming in from other sources through our inlets to determine if action is needed to address water quality.
2. Continued reduction of chemical sprayers
3. Continued focus on goose management
4. Working on the lake management plan which will be the conduit to manage us for years to come.

Dam, Path & Entrances

John Bestler presented.

It was a good year. There was a surprise inspection of the dam and spillway by a representative of the Illinois Department of Natural Resources. This is the agency

that regulates the dam. The inspector stated that we have one of the better maintained dams that he has come across.

Every month from March through December I perform my own inspection using the guidelines provided by the D.N.R. I look for any type of earth movement or any water seepage into the spillway pond. Neither of these has been observed in my inspections. Occasionally, I will find an animal burrow which I will fill with concrete.

Other areas of concern are maintaining adequate rip rap protection along the bank and proper height of the vegetation on the dam itself.

This past September 1/3 of a necessary maintenance project was completed by A. and H. Construction. A portion of the concrete spillway was bulk headed off on the lake side. Then the water was pumped out to get a good look at the section of the spillway that is always under water. It was in good shape but did require some patching and caulking. The remaining 2/3s of the spillway will be completed in 2017. Preventative maintenance projects like this will ensure the quality of our dam for many years to come.

This is a good example of your dues dollars at work. Maintenance and repair of the dam, inlets, piers, rafts, and beaches are an essential part of our Loch Lomond community and one in which we are all responsible.

Boat Committee

Phil Kweton presented.

Phil shared a summary of the accomplishments from the year and reflected upon the journey it's been to clean up the boat situation at north and south beach. For years, decades, boats have accumulated and have not always been properly maintained and stored. There was no clean-up or active administration of the storage and usage. Phil commended the committee which over the last 1+ years was comprised of Phil Kweton, Tony Baade, Leni Patten, Kay Dickman, Kevin May, John Adams, John Visik and Luke Emde, for a job well done and terrific progress made. Phil shared photos of before the year and after and the number of boats is

down roughly 50% leaving more room for residents who use and want to store their boat. The area is better maintained which helps aesthetically as well as to lesson issues like standing water in the boats. The focus for 2017 will be boat usage fees for those who live on the lake shore as well as continued compliance on our beaches.

North Beach

Mickey Emde presented.

It's been a terrific year at North Beach with great progress on improvements for residents to enjoy. Drive by and check out the holiday lights glowing on our sign. Mickey had a fun way to present the accomplishments, here are your top 10 accomplishments at North Beach this year:

10. Fresh paint on the shed and tables
9. New sand on the beach
8. Abandoned boats removed
7. Expanded fishing area where you can fish from shore
6. Finished 3rd phase of erosion control of the stream bank
5. Monarch garden has taken off and well visited by butterflies
4. Lily pads growing by inlet area
3. There was a new bench installed honoring John Visik
2. Loch Lomond first annual dog walk and party was a huge success
1. We have a boat launch at north beach

South Beach

Rob Scharf presented.

I'm sure many residents are aware the road construction company knocked a telephone pole through the fence at South Beach last week. The village is working with the construction company to make all necessary repairs.

I would like to purchase emergency call only cell phone boxes for both beaches. This will save us a significant amount of money over the current phone bill and will have the added benefit of still being able to be used when there is no power at the beach (such as when poles get toppled over).

We are looking for someone with a cement coring

company for replacing the basketball posts at South Beach. If there is a resident interested in donating their time for removing the remains of the broken poles that are encased in cement and coring for the replacement poles please contact me.

I had two of my employees remove the broken pole carcasses from the beach on Friday. It was a very pleasant surprise to find a resident questioning them on why they were there and what they were doing. It is a good feeling to know people are watching out for our neighborhood.

Compliance committee:

Leni Patten presented.

We formed a committee this year of board and non-board members to help assure we protect our lake and community. We have done education and sent reminders to residents on some of the common rules and those we see not being followed. We look forward to working as a community going forward for the greater good of the community. Reminder to community we are not allowed to pump water from the lake. We ask residents to obey and remind each other of the rules and the good that comes from adherence for the community as a whole.

Old Business

None to report.

New Business:

Jim presented the topic of the Village of Mundelein proposed parking restrictions which impacts our community. Their proposal states streets less than 20 feet no parking, Streets greater than 20 and less than 24 feet, parking on one side only, and streets 24 feet or greater parking on both sides. A list of the impacted streets is on the village of Mundelein website.

Resident Comments/Concerns

A number of residents took the opportunity to share some comments. Tony Baade setup a table demonstrating native and non-native plants from our lake to educate our community. Other topics shared by residents included the basket ball hoops at South

Beach, school bus traffic given buses park by Lincoln school and cut through Loch Lomond on way out, the great fishing that occurred this fall on the lake, ideas on reducing life guard hours to save money, keeping life guard staff hours as is, planning more community events, many comments on how great LochFest was this year, changing generations in our community and desire to get people to use the beaches more, how to increase volunteer efforts, and residents sharing that our lake and amenities offered is what attract people to Loch Lomond.

Jim Carroll closed by sharing what an honor it has been serving the board for years, most recently as our president. He shared his deep appreciation for the boards of the past and current that has cared a great deal and has a never ending desire to help our fellow residents continue to make Loch Lomond a great place for us all today and generations to come. He shared we have made great strides in our relationship with the Village of Mundelein, Bull Creek Watershed Council, and the Lake County Health Department. He also thanked each of the current board members for all they do on behalf of our broader community.

The board would like to thank Jim Carroll for being a great leader and paving the way for all our great accomplishments. He has enabled countless improvements and a growing spirit within our community. We would also like to thank Fritz Chesek

who has retired as well. Fritz has also spent many years on the board and served as our lake management director. He also has opened many doors to continue to take care of our lake and improve it over time. Jim and Fritz – thank you, we cannot say that enough.

We are expecting a great year in 2017. The board has established and will continue a good neighbor policy. There is no better way to help the community than to volunteer.

The meeting was adjourned at 5:32p.m. Minutes respectfully submitted by Kevin May.

Attendance

Rob Scharf, Leni Patten, Kay Dickman, Fritz Chesek, Kevin May, Linda Klink, Mickey Emde, John Bestler, Jim Carroll, Phil Kweton, Luke Emde and the following households where in attendance: Anderson, Baade, Bastiani, Borden, Bowling, Calcut, Casey, Cook, Davis, Dworkin, Halversen, Hanchard, Kaminsky, Kovac, Kucik, Kweton, Randau, Rehm, Nufer, Paluch, Rounds, Sattler, Schneeberger, Schockmel, Scholes, Schwarzberger, Stroz, Troy, Winkler, and Wojtysiak. Thank you all for attending!

Save the Date – 2017 LLPOA Board Meeting Dates

Feb 20, 2017

Mar 20, 2017

Apr 17, 2017

May 15, 2017

June 19, 2017

July 17, 2017

Aug 21, 2017

Sept 18, 2017

Oct 16, 2017

Nov 20, 2017

Annual Meeting date will be in late Nov/Early Dec.

All meetings are open to residents of Loch Lomond and are held at the Community Center/Mundelein Park District, 1401 N. Midlothian Rd in Mundelein at 7:00p.m.

Final Fiscal Year Treasurer Report and 2017 Budget

	OCTOBER	YTD	BUDGET
Total Cash Assets	\$ 165,437.47		
Beginning of month			
Income:			
Assessments	\$ 19,672.12	\$ 226,722.13	\$ 175,350.00
Late Fees	\$ 5,112.50	\$ 11,968.75	\$ 0.00
Boat Registration Fees	\$ 10.00	\$ 2,690.00	\$ 0.00
Boat Storage Fees	\$ 35.00	\$ 3,910.00	\$ 0.00
Swim Lessons	\$ -	\$ 905.00	\$ 1,000.00
Misc	\$ 20.00	\$ 325.00	\$ 1,000.00
Interest	\$ 5.14	\$ 60.87	\$ 70.00
Reimbursables	\$ 305.50	\$ 3,872.75	\$ 0.00
Total Income	\$ 25,160.26	\$ 250,454.50	\$ 177,420.00
Expenses:			
Administrative	\$ 5,008.67	\$ 60,775.43	\$ 54,200.00
Payroll	\$ 1,878.30	\$ 47,482.80	\$ 50,000.00
Utilities & Services	\$ 466.61	\$ 4,799.37	\$ 4,700.00
LLPOA Facilities	\$ 1,024.11	\$ 12,151.25	\$ 12,000.00
Land/Lake/Lawn	\$ 1,278.25	\$ 32,158.56	\$ 38,500.00
Reserves	\$ 3,750.00	\$ 11,925.00	\$ 18,020.00
Total Expenses	\$ 13,405.94	\$ 169,292.41	\$ 177,420.00
Net Income (Loss)	\$ 11,754.32	\$ 81,162.09	
Total Cash Assets	\$ 177,191.79		
End of month			
BBT Checking Acct.	\$ 116,626.14		
Northside Community Bank	\$ 60,565.65		

Treasurer's Report - Proposed Budget	2017
Income:	Budget
Assessments	\$ 199,500.00
reserve for late payments	
Boat Regis & Storage	\$ 6,500.00
Swim Lessons	\$ 1,000.00
Misc.	\$ 500.00
Interest	\$ 50.00
reimburseables	
Total Income	\$ 207,550.00
Expenses:	
Administrative	
Kalman mgmt	\$ 18,200.00
Legal & Acctg	\$ 10,000.00
Printing, postage, newsletter, website	\$ 5,000.00
Events & Festivals	\$ 7,000.00
Insurance	\$ 17,400.00
Supplies, doc storage, & misc.	\$ 3,500.00
	\$ 61,100.00
Payroll	
Payroll	\$ 47,000.00
Payroll expenses	\$ 4,000.00
	\$ 51,000.00
Utilities & Services (phone, porta potties, garbage etc.)	\$ 4,500.00
LLPOA Facilities	
North beach expenses	\$ 15,000.00
South beach expenses	\$ 20,000.00
	\$ 35,000.00
Land/Lake/Lawn	
Landscape	\$ 15,000.00
Water Safety expenses	\$ 1,000.00
Lake Maint - McCloud	\$ 23,000.00
Lake Maint - fish stocking	\$ 2,000.00
Misc. - tree trim, lake maint other	
	\$ 41,000.00
Dam/Path/Spillway	
Spillway	\$ 5,200.00
Sealcoat	\$ 1,500.00
Engineer	\$ 1,000.00
	\$ 7,700.00
Operation Expenses:	\$ 192,600.00
Reserves (capital spending)	
Dam repair/maintenance	\$ 2,000.00
North Beach Major Improvements	\$ 3,000.00
South Beach Major Improvements	\$ 4,000.00
Contingency	\$ 5,000.00
	\$ 14,000.00
Total Expenses & Reserves	\$ 206,600.00
Net Income	\$ 950.00



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Mark Your Calendars

Next Board Meeting

February 20, 2017, 7:00pm.

Loch Lomond Website Needs News

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

2016 Current Board Officers & LLPOA Administrator

President: Jim Carroll (224) 545-7549

Treasurer: Linda Klink (847) 566-6631

Secretary: Kevin May (847) 212-8490

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: Rob Scharf (847) 840-3416

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.