



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Rob Scharf, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the February 20, 2017 Board Meeting

Board Meeting

President's Report

Call to order conducted by Linda Klink, Treasurer, at 7:03 pm.

The December report had an error in the expense line, the update is reflected in the current months report. Motion to approve the October Board Meeting minutes was made by Kay Dickman and seconded by Leni Patten. Motion carried.

Treasurer's Report

Linda Klink presented.

We have 3 months to report in the fiscal year and there is nothing of note for this time of the year. We have started to receive dues payments for this year which are due by 3/15. Motion to approve the Treasurer's report was made by Mickey Emde and seconded by Leni Patten. Motion carried.

Lake Management

Fritz Chesek presented.

The lake sprayer contract fees went down this year, proposing the money is used for planting of native plants. Discussions in progress with the consultant from Hey and Associates for the lake management plan. Hey and Associates presented a proposal the board will need to vote on in March. The proposal would require upfront payment by LLPOA later to be reimbursed via the grant which LLPOA received. The first draft of the lake management plan should be

	Nov 2016-Jan 2017	YTD	BUDGET
Total Cash Assets	\$ 177,191.79		
Beginning of month			
Income:			
Assessments	\$ 9,999.18	\$ 9,999.18	\$ 199,500.00
Late Fees	\$ 762.00	\$ 762.00	\$ 0.00
Boat Registration Fees	\$ -	\$ -	\$ 3,000.00
Boat Storage Fees	\$ -	\$ -	\$ 3,500.00
Swim Lessons	\$ -	\$ -	\$ 1,000.00
Misc	\$ -	\$ -	\$ 0.00
Legal Fees	\$ 212.00	\$ 212.00	\$ 500.00
Interest	\$ 15.27	\$ 15.27	\$ 50.00
Reimbursables	\$ 1,550.00	\$ 1,550.00	\$ 0.00
Total Income	\$ 12,538.45	\$ 12,538.45	\$ 207,550.00
Expenses:			
Administrative	\$ 17,531.27	\$ 17,531.27	\$ 61,100.00
Payroll	\$ 4,362.60	\$ 4,362.60	\$ 51,000.00
Utilities & Services	\$ 1,296.66	\$ 1,296.66	\$ 4,500.00
LLPOA Facilities	\$ 1,574.90	\$ 1,574.90	\$ 35,000.00
Land/Lake/Lawn	\$ 3,778.25	\$ 3,778.25	\$ 41,000.00
Dam/Path/Spillway	\$ -	\$ -	\$ 7,700.00
Reserves	\$ -	\$ -	\$ 14,000.00
Total Expenses	\$ 28,543.68	\$ 28,543.68	\$ 214,300.00
Net Income (Loss)	-16005.23	-16005.23	
Total Cash Assets	\$ 161,186.56		
End of month			
BBT Checking Acct.	\$ 100,605.64		
Northside Community Bank	\$ 60,580.92		

available by this year's annual meeting, and execution of the work within the plan would start in 2018.

Dam, Path & Entrances

John Bestler presented.

The dam was visually inspected last week, the dam and spillway are in good shape. As previously noted, we have two projects planned for this year which are extend rip rap on the north end of dam and finish the spillway repair project that was started last summer.

Boat Committee

Luke Emde presented.

The committee met this month to discuss plans for the year. A letter was distributed to lake side owners asking for help as we need all members of our community to pay for boat usage fees. If you plan to use a boat this year, we encourage all members to buy stickers with your annual dues. We will also have a day at South Beach in April to buy them, the exact date is to be determined. We have 12 non-compliant boats at the beach, we can have the DNR dispose of them but we are trying to have home owners take action first. We've heard of continued interest in a boat rental program. Nothing definitive planned but it's a topic we will continue to discuss in the future.

North Beach

Mickey Emde presented.

Looking forward to another great year at North Beach. We are working to keep it a park to be proud of and a park that is used by our residents. I am excited to be a part of the efforts to create a long term plan for our association to aid in lake maintenance. At North Beach we will continue shoreline buffers and their measure to slow run off pollution into the lake.

South Beach

Rob Scharf presented.

I became South Beach Director in the middle of the summer season last year. I really had no idea what the job entailed or the amount of maintenance our beach requires. Rather than spending money on outside services to repair our equipment, I would like to form a committee "Friends of South Beach". This committee will have its first meeting on Tuesday, March 7 at 7pm in meeting room 2c at the Fremont Public Library. The purpose of this committee is to assist in beach improvements. I would like to invite fellow board

members, members of the Lake Management Committee, members of the Boat Committee, users of the basketball and volleyball courts, fishermen, people that store their boats at the beach, parents and grandparents of children that use the beach, lifeguards and anyone else that spends time at the beach to join us. Our first meeting will be to get ideas as to what needs to be repaired, replaced or improved as well as prioritizing our actions. Please join us March 7 at 7 pm upstairs at the library. The more volunteers we have the further our money goes.

The village has reimbursed us for the fence repair at South Beach due to the construction accident last November. They have hired a contractor to restore the electric service. The fence company is waiting for the replacement pole to be installed before replacing the sections of fence.

We have new emergency phones installed on the outside of the sheds at both beaches. These phones are cellular, they can ONLY call 911 emergency services and require no monthly fees. They will save the association a lot of money over the phones we had previously.

The replacement slide for the playground set has been ordered and should arrive sometime in mid-March. We are currently reviewing the basketball pole options and hope to have repairs made before the end of April.

The Easter Egg hunt will be April 15th at 10am at South Beach.

Old Business

The LLPOA website will be run by Kevin May and Luke Emde. In the coming months, we'd like to continue the plan Fritz Chesk had to simplify the site. We are going to break the strategy into two phases. Phase 1 is to clean-up and simplify the current website. Phase 2 would be to explore options to refresh site and use other social channels to share information with LLPOA members.

New Business:

With some warmer weather upon us and more approaching, please remember to wear reflective clothing when out walking or walking your dog. Also

reminder to walk on the correct side of streets, walkers should walk on side facing traffic approaching them.

The next board meeting in March will be on the 3rd floor here in the park district building rather than our usual 1st floor room.

We did not have a quorum the annual meeting in December, the board needs to elect a new board for the rest of 2017. Linda Klink made a motion for the 2017 executive board to be Rob Scharf as President, Luke Emde as Vice President, Linda Klink as Treasurer, and Kevin May as Secretary. Luke Emde seconded the motion. All board members agreed. Motion carried. Linda made another motion for Tony Baade, who had applied for a board position, to join the board and be our Lake Management Director. Luke Emde seconded the motion. Motion carried. Mickey Emde made a motion the rest of the current directors continue in their current position. Leni Patten seconded the motion. Motion carried.

On behalf of the boat committee, Luke Emde asked to expense money from the budget for the boat usage fee reminder which was distributed. A volunteer walked the lake to distribute which was cheaper than mailing a letter overall. A motion was made by Mickey Emde to approve the expense, Kay Dickman seconded. Motion carried.

Fees for our lake sprayer, McCloud, are due soon. We pay in two payments one in the spring, one in the fall. This will be voted on in the March meeting so it can be paid by the end of March.

Resident Comments/Concerns

Margaret Resnick from the Mundelein Park District joined our meeting to share an update on the plan to replace the Chalet that is located on Dunbar road. Plans are set to be final in March and construction could begin as soon as late spring of this year, with the building opening up in 2018. She shared copies of the potential plans. It's great to see such a new and innovative building will be built right in our backyard for our residents to enjoy it's amenities for years to come.

Robin Meier shared a reminder the village is looking for input on the proposed village parking restrictions which

due impact a number of streets in Loch Lomond. Robin can take feedback comments back directly, there is also a survey on the Village of Mundelein website.

No other residents shared any topics.

The meeting was adjourned at 8:21p.m. Minutes respectfully submitted by Kevin May.

Attendance

Denise Gavin, Luke Emde, Kay Dickman, John Hines, Rob Scharf, John Bestler, Margaret Resnick, Robin Meier, Linda Klink, Jim Carroll, John Adams, Nancy Adams, Fritz Chesek, Terry Anderson, Mickey Emde, John Emde, David Storz, Tony Baade, Leni Patten, and Kevin May

Save the date!

Remaining 2017 Board Meetings:

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.



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Mark Your Calendars

Next Board Meeting

March 20th, 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: Rob Scharf (847) 840-3416

Vice President: Luke Emde (847) 807-9740

Treasurer: Linda Klink (847) 566-6631

Secretary: Kevin May (847) 212-8490

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

Lake Management Director: Tony Baade (224) 565-4471

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

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.