



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
 c/o KALMAN PROPERTY MANAGEMENT INC, P.O. BOX 757, LIBERTYVILLE, IL 60048  
[WWW.LOCHLOMONDLAKER.COM](http://WWW.LOCHLOMONDLAKER.COM)

(847) 362-9624  
 Fax: (847) 362-9648  
 info@lochlomondlaker.com

Rob Scharf, President

Denise Gavin, Administrator

## Loch Lomond Laker

### Minutes of the April 17, 2017 Board Meeting

## Board Meeting

### President's Report

Call to order conducted by Rob Scharf, President, at 7:03 pm.

Motion to approve the March Board Meeting minutes was made by Linda Klink and seconded by Mickey Emde. Motion carried.

Rob Scharf presented the following: Spring has arrived. The beautiful weather has brought out people fishing, boating, walking and enjoying time just sitting at the beaches. We are all lucky to live in such a wonderful neighborhood with a beautiful lake.

I would like to remind our residents to be a good neighbor and follow the rules of the association regarding fishing, boating, lake water usage and beach etiquette. A list of rules can be found on our website. We ask that the walkers bring their key cards along with them, so they can stop at either beach and throw their water bottles or doggy remains into a garbage can and not just toss them over the fence near a can or drop them on the street. Please help keep our neighborhood clean. If you have forgotten to pay your 2017 association dues, please remit them as soon as possible.

The Easter Egg Hunt on Saturday was a success, Denise and Mickey counted about 100 happy kids.

I would like to thank everyone that is attending this meeting, as well as the people that are part of our committees. Your help is what keeps our community in

	MARCH	YTD	BUDGET
<b>Total Cash Assets</b>	\$ 223,455.71		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments	\$ 96,812.03	\$ 173,288.83	\$ 199,500.00
Late Fees	\$ 175.00	\$ 977.00	\$ 0.00
Boat Registration Fees	\$ 1,520.00	\$ 2,580.00	\$ 3,000.00
Boat Storage Fees	\$ 1,470.00	\$ 2,835.00	\$ 3,500.00
Swim Lessons	\$ 275.00	\$ 315.00	\$ 1,000.00
Misc	\$ -	\$ 40.00	\$ 0.00
Legal Fees	\$ 106.00	\$ 318.00	\$ 500.00
Interest	\$ 5.15	\$ 25.07	\$ 50.00
Reimbursables	\$ -	\$ 2,650.00	\$ 0.00
<b>Total Income</b>	\$ 100,363.18	\$ 183,028.90	\$ 207,550.00
<b>Expenses:</b>			
Administrative	\$ 2,472.30	\$ 23,318.24	\$ 61,100.00
Payroll	\$ 313.57	\$ 7,186.93	\$ 51,000.00
Utilities & Services	\$ -137.48	\$ 1,426.85	\$ 4,500.00
LLPOA Facilities	\$ 1,135.00	\$ 4,474.92	\$ 35,000.00
Land/Lake/Lawn	\$ -	\$ 3,778.25	\$ 41,000.00
Dam/Path/Spillway	\$ -	\$ -	\$ 7,700.00
Reserves	\$ -	\$ -	\$ 14,000.00
<b>Total Expenses</b>	\$ 3,783.39	\$ 40,185.19	\$ 214,300.00
<b>Net Income (Loss)</b>	\$ 96,579.79	\$ 142,843.71	
<b>Total Cash Assets</b>	\$ 320,035.50		
<b>End of month</b>			
BBT Checking Acct.	\$ 259,444.78		
Northside Community Bank	\$ 60,590.72		

good shape. All residents are welcome to come to our board meetings, not just to see what's going on, but to comment on how we are doing and what you feel needs improving. The board answers to the residents, we are here to serve you. We still have an opening on the board if anyone is interested there is an application process on our website. This is your community – get involved!

## **Treasurer's Report**

Linda Klink presented.

The biggest expenses were the beach tags and a fence repair for which we are getting reimbursed. Minor expenses otherwise. A majority of residents have paid their dues. We are reminding those who are past due. Motion to approve the Treasurer's report was made by Leni Patten and seconded by Tony Baade. Motion carried.

## **Lake Management**

Tony Baade presented.

We had a hands on workshop to use digital meters to test the lake water. 4 teams have been assembled to monitor the 4 major water inlets over the course of the year to obtain adequate sampling. We will log data thru March of 2018. Our lake sprayer is also going to take recordings of pH and oxygen levels. All of this will build data we've never had to help us make decisions in the future. We are considering dates for an annual lake cleanup day. We will stock the lake at the end of the season if there is money available at that time. Secchi readings will begin in May. If residents see yellow bouys appear in May please don't remove them they are part of these readings. Overall the lake is doing well.

## **Dam, Path & Entrances**

John Bestler presented.

A resident reported abnormal erosion on the west side of the spillway pond. I took a very close look at it and it appears similar to how it's been for years, but will be watched to ensure no changes occur. We greatly appreciate any input or comments from residents to help us watch out for any issues.

## **Boat Committee**

Phil Kweton presented.

Residents have paid for 264 boat usage fees and 85 storage fees thus far. 2017 boat stickers have been ordered and will be going out around May 1<sup>st</sup>. There

will be a usage sticker (blue) as well as a storage sticker (red). We are working with Al Kalman on record keeping and distribution of the stickers and fees.

## **North Beach**

Mickey Emde presented.

North Beach is looking great! The trees are blooming, the birds are singing and everyone is enjoying the fine weather. Many families were out this weekend fishing from the dock or using the playground. The picnic tables were stained for the season. We will be sprucing up the shoreline a bit and adding some native plants in the upcoming months.

## **South Beach**

Rob Scharf presented.

The Friends of South Beach Committee is doing a wonderful job getting the beach ready for summer. I want to thank Tony, John Hines, Gary Randau, Terry Anderson and everyone else that has had a hand in tree trimming, washing and painting piers, cleaning up the beach area, putting in the posts for retaining the garbage cans, washing chairs and buoys just to name a few things done. Our last work day was rained out. We are having another work day this Saturday. We will be finishing cutting the tree on the west end of the beach, thus saving the association a lot of money by not having to hire professional tree cutters. I would like to use some of the \$1250 we previously authorized for tree trimming to go towards replacement of the picnic table boards. While we have use of the donated labor by our Friends, we should replace all the boards on 11 tables. This can be done at a cost under \$600, which is less than the price of one new table. I would like to keep the remainder of the \$1250 for use of miscellaneous supplies we will need to open the beach at the end of May. The new basketball hoops have arrived. We approved \$1700 for them, they came at a cost of \$1350. The remainder of the money will go towards cement and material to back fill the holes. Any leftover funds will be returned to the South Beach budget. Last Saturday with the help of John Caracciolo and his friends from Carmel, we were able to dig out the old poles. We intend to install the new poles on Saturday.

I would like to ask the board to approve the \$1500 I have previously placed into the South Beach budget for repair of the boat launch area at South Beach. With corporate sponsorship from Braun Masonry and Mundelein Automotive, I'm hoping to come in under budget on this project. This is phase 1 of a larger project to ease access for boaters into the lake. I have contacted the Mundelein Fire Department about having a bonfire to burn the wood we cut up from the tree. They were very specific about their maximum size requirements of the fire. I propose we have a community bonfire at the South Beach Saturday, May 27 from 7-9 pm. We could probably provide some S'mores and have residents bring their chairs and coolers to sit around and meet their neighbors. We need a volunteer to lead Lochfest planning and volunteers to help with the planning. We will be having a meeting on Saturday, April 29<sup>th</sup> at 9am at the Area General Store (coffee shop) in Mundelein to begin planning. All are welcome to attend. Please contact Rob if you are unable to attend and can help out.

### **Old Business**

Chris Woodard had proposed LLPOA adopt a highway, specifically along Rt 176. Chris offered to apply to the state and lead the efforts. The state requires 4 clean-ups a year. LLPOA is managing enough projects right now and needs more volunteers as it so we have to decline the Adopt a Highway project at this time. The board greatly appreciates Chris bringing this forward and offered to help communicate her program via our website. The group also recommended seeing if local Boy or Girl Scout troops would be interested in helping Chris.

### **New Business:**

We need a person to lead our beatification committee in charge of the rain gardens, buffer strips, Banbury Park, and memorials. If interested please contact Rob Scharf.

Mickey Emde informed the board that more rocks and soil are needed for the north beach boat launch and some boat storage areas to prevent erosion. Mickey Emde moved to approve \$1200 for rocks and soil, and to pay for will reduce spend for what is in the budget

for the playground equipment. Motion is not to exceed \$1200. Tony seconded the motion. Motion carried.

Tony Baade suggested we consider a possible boat safety class to teach kids about boating safety, how to row a boat, a canoe, a kayak etc. Tony has talked with Mark Gaunky from the Mundelein Fire Dept to see if they'd be interested. If the board is interested Tony would further research and put forth a proposal.

Denise Gavin shared news from the community center. Ground breaking on the new building at 888 Dunbar Road is on 4/24 at 6pm. The public is invited.

The board discussed possibility of changing the hours of operation at South Beach. For example, consider opening at 11am on non-swim lesson days. This would save on payroll and it's warmer by mid-day. Decided to monitor hourly usage in morning and evening more closely this year so a decision can be made for next year based on more data.

Rob Scharf motioned \$5350 be spent from the budget for dredging of the swim area around the diving board. Leni Patten seconded the motion. Motion passed. Rob Scharf also motioned \$1500 from his budget be spent to improve the boat lunch area. Luke Emde seconded the motion. Motion carried. .

### **Resident Comments/Concerns**

Terry Anderson asked about the process to propose new stop signs. We encourage any resident who want to address a matter such as this to attend a Village of Mundelein Board meeting which are twice a month on the second and fourth Monday's to let your voice be heard as the village owns the streets.

The meeting was adjourned at 8:15p.m. Minutes respectfully submitted by Kevin May.

### **Attendance**

Denise Gavin, Terry Anderson, John Hines, Luke Emde, Tony Baade, Linda Klink, Phil Kweton, John C. and Nancy Adams, Jed Obershaw, Dina Patel, Gary Randau, Catherine Caraccilo, Dave Stroz, Sarah Honda, Leni Patten, Mickey Emde, Rob Scharf, John Bestler and Kevin May.



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

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

## **Mark Your Calendars**

### **Next Board Meeting**

**May 15<sup>th</sup>, 2017, 7:00pm.**

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

**Contact [info@lochlomondlaker.com](mailto:info@lochlomondlaker.com) and tell us what's happening. We'll post it on the website.**

### **2017 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 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month. Call 847-949-3214 for details.