



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Luke Emde, Vice President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the November 19, 2017 Board Meeting

Minutes of the November 19, 2017 Annual Meeting

Board Meeting

President's Report

Call to order conducted by Luke Emde, Vice President, at 3:13 pm.

In past years we held the annual meeting then the board meeting. Upon further review of our rules and what is common practice we are holding the November board meeting first, followed by the annual meeting. This will allow current board members to complete their term and give us time to determine if we have a quorum present for the annual meeting.

As vice president this year, I've continued to work with the board on many projects such as standard operating procedures, defining roles, responsibilities and descriptions for each director position, communication guidelines with the Village of Mundelein and utility services, and working with the Lake County Health Department to develop a stronger and more accurate water testing program for our beach and resident safety. I want to thank the board and the numerous resident volunteers who have donated countless hours of hard work and dedication to make the association run. I would also like to mention the passing of long time board member Kay Dickman. Kay was a wonderful woman who volunteered for just about everything for the greater good of Loch Lomond and all of its residents. She was an active member of numerous committees and activities including Lochfest, the boat

| | OCTOBER | YTD | BUDGET |
|---------------------------|----------------------|----------------------|----------------------|
| Total Cash Assets | \$ 248,880.41 | | |
| Beginning of month | | | |
| Income: | | | |
| Assessments | \$ 610.00 | \$ 208,025.81 | \$ 199,500.00 |
| Late Fees | \$ - | \$ 4,787.44 | \$ 0.00 |
| Boat Registration Fees | \$ - | \$ 3,160.00 | \$ 3,000.00 |
| Boat Storage Fees | \$ - | \$ 4,005.00 | \$ 3,500.00 |
| Trolling fee | \$ - | \$ 210.00 | \$ 0.00 |
| Swim Lessons | \$ - | \$ 675.00 | \$ 1,000.00 |
| Misc | \$ - | \$ 60.00 | \$ 0.00 |
| Legal Fees | \$ - | \$ 1,404.50 | \$ 500.00 |
| Interest | \$ 6.91 | \$ 64.84 | \$ 50.00 |
| Reimbursables | \$ - | \$ 8,014.00 | \$ 0.00 |
| Total Income | \$ 616.91 | \$ 230,406.59 | \$ 207,550.00 |
| Expenses: | | | |
| Administrative | \$ 1,978.79 | \$ 56,526.96 | \$ 61,100.00 |
| Payroll | \$ 2,059.61 | \$ 48,582.02 | \$ 51,000.00 |
| Utilities & Services | \$ 332.03 | \$ 3,545.11 | \$ 4,500.00 |
| LLPOA Facilities | \$ 1,785.08 | \$ 19,485.73 | \$ 35,000.00 |
| Land/Lake/Lawn | \$ 8,599.00 | \$ 36,583.25 | \$ 41,000.00 |
| Dam/Path/Spillway | \$ 5,500.00 | \$ 8,282.50 | \$ 7,700.00 |
| Reserves | \$ - | \$ 5,350.00 | \$ 14,000.00 |
| Total Expenses | \$ 20,254.51 | \$ 178,355.57 | \$ 214,300.00 |
| Net Income (Loss) | \$ -19,637.60 | \$ 52,051.02 | |
| Total Cash Assets | \$ 229,242.81 | | |
| End of month | | | |
| BBT Checking Acct. | \$ 168,612.32 | | |
| Northside Community Bank | \$ 60,630.49 | | |

committee, and the Easter egg hunt. She was also our association sign artist.

Kay was an outstanding board member and volunteer, but more importantly she was an amazing lady. She will truly be missed by all.

Motion to approve the October Board Meeting minutes was made by Tony Baade and seconded by Phil Kweton. Motion carried.

Treasurer's Report

Al Kalman presented

There is nothing to note to report in terms of expenditures. We ended the year with about \$50,000 in cash which rolls over. As of today we have about 60 homeowners who owe dues for this year. This is consistent and slightly better than past years. For 2018, the accounting rules changed for all associates over 100 homeowners such that gap accounting methodology will be required going forward. Al and Linda will look into that more to update our process.

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

Lake Management

Tony Baade and Vince Mosca presented.

Vince Mosca from Hey and Associates presented the study his team had done this year. Our watershed is about 2 square miles. Vince gave an overview of the watershed and the type of lake we have. He shared that the challenges we face are very similar to other impoundment lakes like ours. Vince shared statistics on the lake water in terms of nutrients and suspended matter. A lot of phosphorous came in during the July storm this year, particularly at the north beach inlet. The good news was with the storms we didn't see much more suspended sediments in the water which meant the water shed wasn't losing a lot of soil and flowing into the lake. The time of year and vegetations within the watershed would have helped this.

Vince went on to share some preventative measures that would help such as residents fixing eroded shoreline and local farmers in the watershed planting buffers such as alfalfa which holds back nutrients along the fields. The community park pond is another large source of phosphorous. There isn't much we can do in the lake itself to prevent some of these, it's all about the upstream sources. There is a phosphorous ban in

our watershed. Nitrogen is actually what keeps our lawns green anyway. It's a balance, if the water is too clear it will cause extreme weed growth, so improving clarity is good but only to an extent it's a balance. Vince is looking for feedback on what residents do and don't like about the lake as that helps determine what to focus on.

Questions for Vince surrounded why some ponds have aerators, and about sources of phosphorous. He stated aerators are mostly for aesthetics. The topic of chloride in the lake came up as well, Vince stated it is very soluble, it keeps moving nothing you can do for it.

Tony Baade shared that the study Vince did was made possible by the grant we received this year. Tony presented a summary of a detailed lake management report he put together for the year. The abstract and report are available on the LLPOA web site. The summary consisted of the ten year lake management plan, stream inlet monitoring project, secchi tier 1 and lake water samples tier 2, aquatic plantings and restoration, fish stocking and lake maintenance.

Tony cited and thanked a number of volunteers who helped with lake management this year. We are always looking for volunteers and we look forward to another great year in 2018.

Dam, Path & Entrances

John Bestler presented.

Thank you all for coming. Certified Engineer inspected our dam this year. The dam was designated to be in good condition. The remainder of the spillway project was completed this year by A&H construction. A bulk head was built to pump water out and get a good look at the concrete for full inspection. The heavy rains on July 12th raised the water to a level that enacted the emergency plan. The plan consists of notifying the Mundelein Public Works department and the seminary about the danger of the water crossing route 45. The water was only 4 feet below route 45, it's normally 8 feet below. In the end, it worked out ok and no flooding occurred. Next year we plan to seal the pathway along the dam as that was deferred this year with the road construction on Edgemont going on.

Boat Committee

Phil Kweton presented.

The committee has accomplished a great deal since it was formed in 2015. This includes building a boat storage program and fee structure for storing and using boats on the lake. The program was designed to address storage space and create space for those who use their boats. The committee also built new boat racks. All the money raised is for boat and beach improvements. 2018 will be focused on continued maintenance of the storage areas. For example, assessing if we have enough storage racks for small pontoon boats. We may also address pier rules and regulations as it was last visited quite some time ago. We encourage all boat users to follow the rules on the lake usage fees. Please encourage your neighbors to follow the rules too.

Phil shared a summary of the new proposed watercraft rules and regulations for our lake which address vessel size, electric motor size, speed, compliance and requirements for usage fees. The rules stemmed from a pilot program run in 2017 regarding usage of electric motors. Background on the pilot program was shared and Phil noted he receives many calls throughout the year about the boat program and didn't receive any negative feedback on the pilot program. Positive feedback has been shared throughout the summer.

Motion to approve the new rules and regulations was made by Tony Baade and seconded by Phil Kweton. All board members present approved the new rules. Motion carried.

Please see the new rules and regulations posted on the LLPOA website. You may also contact a board member to obtain a copy.

North Beach

Mickey Emde presented.

It's been a good year at north beach. At this grateful time of the year I wanted to say Thank You. Thank you to everyone who has helped to keep it beautiful, clean and safe. I appreciate the volunteers that helped me with the gardens, maintenance and water monitoring

and security. I am also thankful to Gerry at the Lake County Health Department. Though a combined effort and at no cost to us as an association we are establishing native water plants and creating a habitat for frogs to thrive. I appreciate everyone who uses the beach for fishing, boating, the park for picnics, the playground, or just to sit and relax. Again, I am grateful to all the neighbors that keep the beach the hidden gem it is for our community.

South Beach

Luke Emde presented.

In March of 2017 a Committee was formed and named "Friends of South Beach" to assist in repairing and maintaining our beach area. These volunteers came together and saved our community a lot of money by providing their skills, labor and time improving our South Beach. Special thanks to Tony Baade, John Hines, Terry Anderson, Rob Scharf, and Gary Randeau for all their hard work.

Some of the volunteer time was spent on the following: tree trimming, washing and painting piers, cleaning up the beach area, cleaning buoys and chairs. New parts were installed on the playground equipment to insure its safety, and new posts were installed on the garbage cans so that bags could be held in place. Some of our wooden picnic tables had rotting boards which were replaced, saving us hundreds.

Old posts were dug out at the basketball courts, and new ones installed along with new hoops. Old holes were filled. All of this done with only volunteers help. Our volunteers also repaired our Boat Launch.

We hired Scientific Aquatic to vacuum our diving area around the raft so that the depth met safety requirements.

The South Beach and its surroundings looked especially good this year. Our swimming lessons were well attended this summer. There were picnics reserved every week-end throughout the summer and many weekday nights. The volleyball league continued with their weekly game.

Lochfest 2017 was an enormous success. The weather was perfect and drew a crowd of about 700! With thanks to our many volunteers, donations from local businesses, prizes and cash donations, bingo, raffle and

gate collections, the cost of this spectacular event to our Loch Lomond Community was only \$123.00.

Old Business

Luke shared we have board positions available. The form is available on the web site, please feel free to contact a board member for assistance. We are always looking for volunteers in our various committees.

New Business:

No new topics.

Resident Comments/Concerns

Barb Ambros, a resident for 49 years, thanked the board for piloting the electric motor program. It enabled them to use the lake this year. Barb also thanked the Lochfest crew for organizing and hosting a terrific event.

Luke Emde made a motion to adjourn the meeting at 4:31p.m. Phil Kweton seconded the motion. Motion carried. The meeting was adjourned. Minutes respectfully submitted by Kevin May.

Annual Meeting

Immediately following the board meeting Luke Emde called the annual meeting to order.

Establish Quorum

A total of 121 residents present and/or proxies are required to have a quorum. A total of 104 residents and proxies were achieved so there was no quorum.

As a result, the election of the Board was not conducted. Luke read board rollover rules from our bylaws. Luke also noted he had contacted our attorney, KSN, to ensure proper procedure if no quorum is present. The Board of 2017 automatically becomes the Board of 2018 for those board members wishing to continue. The remaining board members will elect the 2018 officials and board members at the February 19, 2018 board meeting. Those on the ballot this year will be elected in the February board meeting. Open positions throughout the year filled by a 2/3 vote of the board.

Phil Kweton made a motion to adjourn the meeting at 4:31p.m. Tony Baade seconded the motion. Motion carried. The meeting was adjourned. Minutes respectfully submitted by Kevin May.

Attendance:

Leni Patten, Mickey Emde, John Bestler, Phil Kweton, Luke Emde, Kevin May, Tony Baade and the following households were in attendance: Ambria, Anderson, Billittier, Blake, Borden, Carroll, Casey (Tom), Casey (Brennan), Cupec, Daly, Eschbach, Giersch, Glass, Gustafson, Hlines, Hovorka, Kaminsky, Kephart, Kweton (Mariel), Obershaw, Phillips, Pogachnic, Porter, Randau, Ribish, Schockmel, Scholes, Shaw, Spriester, Stomberg, Stroz, Thoennes, Trillhaase, Voit, Winkler, Wojtysiak

Save the Date – 2018 LLPOA Board Meeting Dates

Feb 19, 2018

Mar 19, 2018

Apr 16, 2018

May 21, 2018

June 18, 2018

July 16, 2018

Aug 20, 2018

Sept 17, 2018

Oct 15, 2018

Nov 19, 2018

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.



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Mark Your Calendars

**Next Board Meeting February 19th, 2018,
7:00pm.**

Loch Lomond Website Needs News
**Contact info@lochlomondlaker.com and
tell us what's happening. We'll post it on
the website.**

2017 Current Board Officers & LLPOA Administrator

President: Open
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: Open
Boat Director: Phil Kweton (847) 372-7768
Board Members-at-Large: 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.