



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the March 19, 2018 Board Meeting

Board Meeting

President's Report

Call to order conducted by Tony Baade at 7:00 p.m.

Tony announced changes to standing agenda organization moving forward, including an additional time for resident comments.

Vice President's Report

Luke Emde presented.

Director job descriptions are coming along nicely. Role and responsibilities have changed a lot in recent years. Looking ahead, we will be editing and finalizing beach operating procedures and protocols to be more consistent with Lake Health Department regulations.

Drug paraphernalia was found at South Beach two weeks ago. The Mundelein Police Department was notified, and an officer mentioned they would increase patrols at both beaches. Residents are reminded to contact the Mundelein police non-emergency line (847-968-4600) if they see suspicious behavior or anything inappropriate.

Secretary's Report

Megan Boedecker presented.

Minutes to be announced via Facebook as well as through email in the future.

Motion for approval of February minutes

Motion to approve the February meeting minutes was made by Megan Boedecker and seconded by Jed Obershaw. Motion carried.

Opening Resident Comments/Concerns

Fishing is slow, but fish are being caught.

Communications Report

Megan Boedecker presented.

The Board now has access to the Loch Lomond Property Owners Association Facebook page, and residents are encouraged to "like" the page for updates.

Minutes to be announced via Facebook as well as through email in the future.

The emails used to send out the minutes will look more like a newsletter in the future, with reminders and information that was not necessarily brought up at the most recent board meeting.

Treasurer's Report

Linda Klink presented.

Numbers for dues are low because we're past the due date. As of Feb. 28, we had received current dues from 166 residents, and there are at least another 125 that came in the beginning of March.

Expenditures are minimal this year. The amount shown for Misc. Land/Lake is a bill for water sampling from Lake County services.

Motion for approval of Treasurer's report

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

2017/2018	FEBRUARY	YTD	BUDGET
Total Cash Assets	\$216,271.00		
Beginning of month			
Income:			
Assessments - current	\$ 57,530.00	\$ 58,680.00	\$ 210,350.00
Assessments - past	\$ 1,676.50	\$ 10,756.50	\$ -
Late Fees	\$ 35.00	\$ 681.50	\$ 3,500.00
Boat Registration Fees	\$ 1,040.00	\$ 1,040.00	\$ 3,500.00
Boat Storage Fees	\$ 980.00	\$ 980.00	\$ -
Trolling fee	\$ -	\$ -	\$ -
Swim Lessons	\$ 150.00	\$ 150.00	\$ 750.00
Misc	\$ 40.00	\$ 40.00	\$ -
Legal fees	\$ -	\$ 556.50	\$ 50.00
Interest	\$ 11.63	\$ 38.68	\$ -
Reimursables	\$ 125.00	\$ 125.00	\$ -
Total Income	\$ 61,588.13	\$ 73,048.18	\$ 218,150.00
Expenses:			
Management	\$ -	\$ 5,868.00	\$ 18,000.00
Legal & accounting	\$ -	\$ 1,300.00	\$ 15,000.00
Office supplies plus	\$ 96.00	\$ 1,498.37	\$ 7,000.00
Insurance	\$ -	\$ 2,148.60	\$ 19,000.00
Events & Festivals	\$ -	\$ -	\$ 4,000.00
Storage	\$ -	\$ 892.00	\$ 1,000.00
Meeting expenses	\$ 216.25	\$ 336.25	\$ 1,500.00
Payroll	\$ 1,466.19	\$ 6,047.05	\$ 47,000.00
Utilities & Services	\$ 26.73	\$ 656.23	\$ 4,000.00
North Beach expenses	\$ -	\$ -	\$ 5,000.00
South Beach expenses	\$ -	\$ 740.00	10000
Landscape	\$ -	\$ 2,461.00	11000
Water Safety Expense	\$ -	\$ -	2000
Lake Maintenance - sprayer	\$ -	\$ 680.00	20000
Lake Maintenance - stocking	\$ -	\$ -	0
Misc Land/Lake	\$ 2,839.00	\$ 7,339.00	0
Dam and Spillway	\$ -	\$ -	0
Path - sealcoat	\$ -	\$ -	1500
Engineer	\$ -	\$ -	0
Reserves	\$ -	\$ -	20800
Total Expenses	\$ 4,644.17	\$ 29,966.50	\$ 186,800.00
Net Income (Loss)	\$ 56,943.96	\$ 43,081.68	
Total Cash Assets	\$273,214.96		
End of month			
BBT Checking Acct.	\$212,545.79		
Northside Community Bank	\$ 60,669.17		

Administrator's Report

Denise Gavin presented.

Meeting rooms

Although it was reported last month that the new Community Center would be deciding on room rentals in March, it appears they are not ready quite yet. A room for our June meeting is on their list for discussion.

Meetings for April and May are still booked in the Park District building where the board currently meets.

South Beach pier collapsing

The northeast corner of the South Beach fishing pier is collapsing. A bid of \$450 was submitted to fix it, and it was advised that we accept that bid.

Motion for approval of landscaping contract

Mitch's Landscaping bid at the same price from the last 10 years, but then the fee increased when the statement came. However, their number was still lower than other bids.

Motion to approve increased landscaping contract for total increase of \$1,060 made by Luke Emde and seconded by Jed Obershaw. Motion carried.

Boat Director's Report

Luke Emde presented.

The boat committee had its first meeting of the year. There are several improvements coming up for the boat launch at South Beach, including a second pier to the side of the current fishing pier to make boat launching easier for residents. This will also provide another area for residents to fish and enjoy the lake.

Luke is meeting with Kalman Management to ensure boat and storage stickers are mailed before beach opening.

The trolling motor application has been updated on the LLPOA website for residents wishing to obtain an electric motor permit. Residents are reminded to read all rules and regulations for watercraft use on Loch Lomond. The project will be funded by fees collected from boat stickers and permits.

Motion for approval of new South Beach pier

Motion to approve purchase of new pier for South Beach not to exceed the amount of \$2,000 made by Luke Emde and seconded by Tony Baade. Motion carried.

North Beach Director's Report

Mickey Emde presented.

The heralds of spring are arriving. Loons were visiting the lake this past week and the herons are starting to

come back from sunny Florida. The beach and spillway are in good shape. We are looking forward to our picnic areas being a little sunnier thanks to the tree trimming done last fall. If you are interested in being part of a team to help maintain the buffer gardens at the beaches please contact Mickey Emde at bemde6@att.net.

You can help one day or on a regular basis. You don't need a green thumb. All training will be provided. We are hoping to work on Saturday mornings and one weekday to keep the gardens looking beautiful. We will be adding an additional buffer area at the west end of the beach to reduce the shoreline and combat erosion.

South Beach Director's Report

Jed Obershaw presented.

Items of discussion at the most recent South Beach committee meeting were picnic table repair, tree trimming needed on the west end, repainting signs and fencing around dumpster, garden bed needing repair, ash bucket needs replacing. Reminder the landscaping should not be mowing the grass along the bank. The committee also discussed two spring cleaning days, tentatively May 12 or 19th (TBA). Trash will be cleared before the Easter egg hunt.

Jed brought up the possibility of LLPOA getting a commercial credit account at Menard's for beach purposes. The board will explore the possibility and vote at the next meeting.

Dam, Path & Entrances Director's Report

Megan Boedecker presented on behalf of John Bestler.

John inspected the dam in early March, and everything looked good.

Mickey Emde mentioned gravel and debris has filled the dam's gutter after rock from the railroad tracks fell down the easement due to heavy rains. Denise Gavin mentioned we are responsible for that maintenance and that the landscapers will be doing a spring cleanup, and it will be taken care of.

Lake Management Director's Report

Tony Baade presented.

The status of the "10 Year Lake Management Plan for Loch Lomond" is being developed by Hey and

Associates. It will be finished on or about mid-March of 2018.

In the most recent Lake Management committee meeting Ernesto Huaracha from Lake County Stormwater Management (SMC) presented facts and possible projects to help resolve some of our problems in the South Bull Creek watershed.

Motion for approval of the 2018 contract with McCloud Aquatics

Lake Management met with McCloud Aquatics. The contract for the 2018 year will be for minimal spraying, on an as-needed basis, of nuisance plants and algae. McCloud Aquatics will inspect every 10 days and will leave notices at the beaches when they treat. Making a payment before March 31 will earn us a 5 percent discount on the total payment.

Motion to approve the McCloud Aquatics contract estimate of \$18,275 made by Tony Baade and seconded by Jed Obershaw. Motion carried.

Motion to amend the previous motion to make a one-time payment of \$17,362 to McCloud Aquatics made by Luke Emde and seconded by Tony Baade. Motion carried.

Water clarity training

Our Secchi (Water Clarity) Teams were identified again this year. We will be setting out permanent buoys at 3 locations again this year. Training for all team members will be in May. Alana Bartolai from Lake County Eco Services division will conduct the training again this year. The May date will be on a Saturday (TBA).

Motion for approval of water sampling expense

The Stream Inlet Monitoring Project will continue this year. Processing data from last year will be part of the team's focus for this year. With all the road construction and changes to our storm sewer system, we will again participate in stream water sampling conducted by Lake County Eco Services team. This will alert us to pollutants entering our water.

Motion to approve spending up to \$4,500 on water sampling cost made by Tony Baade.

In discussion of the motion, it was pointed out the Lake Maintenance has a budget of \$20,000.

Motion to approve up to \$2,600 for water sampling made by Tony Baade and seconded by Luke Emde.
Motion carried.

Phosphorous fertilizer reminder

Mary Ellen Casey mentioned that residents are not to use phosphorous fertilizers for their lawns. Tony reminded residents that they should not spread fertilizers with phosphates, and that other fertilizers, aerating, and mulching grass clippings will help care for lawns just as well. Luke advised residents to ask any private landscape companies to not use phosphate fertilizers in their yard.

Loch Fest & Special Activities Report

Mary Ellen Casey presented.

Loch Fest proposed date and first committee meeting

Mary Ellen proposed a date of July 28. The board was in unanimous agreement.

All residents interested in volunteering to help with Loch Fest are invited to attend the first Loch Fest committee meeting of the year on Saturday, April 14. The meeting will be held at Mary Ellen's house at 9 a.m. (572 Killarney Pass Circle). The meeting should not last longer than an hour, and the more the merrier! Residents with questions about volunteering for Loch Fest can contact Mary Ellen at 847-867-9211.

Loch Lomond merchandise

Megan Boedecker reminded residents that LLPOA merchandise, including sweatshirts, t-shirts, and hats, are available for purchase. Please contact Megan at meganboedecker@gmail.com to learn more.

Old Business

Annual Easter Egg Hunt

Get ready for the annual Easter egg hunt! Denise Gavin has the candy and eggs ready, and three volunteers are ready to stuff the eggs. There will be about 2,000 eggs! The hunt will be Saturday, March 31, at 10 a.m. at South Beach.

Yoga on the Beach

After speaking with our insurance provider and legal

counsel, we have been advised that we cannot sanction or approve for-profit business operations on our beaches or in our parks. Classes may still be conducted on the beach as long as the number of people participating not exceed 15 and transactions are not completed on the beach. As a reminder, beach gatherings of more than 15 guests are required to fill out a picnic reservation, which can be found on our website, www.lochlomondlaker.com.

Closing Resident Comments/Concerns

Road Construction

A resident asked if there will be any road construction in Loch Lomond this year. Luke Emde mentioned that a petition is out to the Mundelein village board to on the section of Banbury Road near North Beach due to water issues. Denise Gavin will call the village board to find out which road construction projects will be conducted in Loch Lomond this year.

New Business:

Board positions

Three board positions are vacant, and Tony Baade and Luke Emde are serving as "acting" President and Vice President, respectively. The board is taking applications for President, Vice President, and at-large positions.

Committee meetings

South Beach committee meets the first Tuesday of the month at 7 p.m. on the second floor of Fremont Library.

The Boat committee meets the first Wednesday of the month at 7 p.m. on the second floor of Fremont Library.

The Lake Management committee meets the first Thursday of the month at 7 p.m. on the second floor of Fremont Library.

LLPOA lawsuit involvement

LLPOA has been currently named in a lawsuit with a current resident concerning the collection practice. The LLPOA board would like to remain as open as possible during this process. We will provide updates, findings, and resolutions as the proceedings take place and we are counseled to do so by our law firm.

Adjournment

Motion to adjourn the meeting at 7:57 p.m. was made by Luke Emde and seconded by Mary Ellen Casey. Motion carried. The meeting was adjourned. Minutes respectfully submitted by Megan Boedecker.

Attendance

Luke Emde, Mickey Emde, Tony Baade, Denise Gavin, Linda Klink, Jed Obershaw, Dave Stroz, Kevin May, Sarah Myles, Gary Randau, Terry Anderson, John Hines, Paul Hemmerling, Melissa Hemmerling, Mary Ellen Casey, Megan Boedecker, Tom Casey, Sarah Lill

Mark Your Calendars

Join us at the next board meeting!

When? April 16, 2018 at 7 p.m.

Where? Mundelein Park and Recreation District Park View Health and Fitness Center

Questions, comments, or news?

Contact info@lochlomondlaker.com and tell us what's happening. We'd love to connect!

2018 Current Board Officers & LLPOA Administrator

President: Tony Baade (224) 565-4471

Vice President: Luke Emde (847) 807-9740

Treasurer: Linda Klink (847) 566-6631

Secretary: Megan Boedecker (309) 258-0201

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: Jed Obershaw

Boat Director: Luke Emde (847) 807-9740

Board Members-at-Large: Mary Ellen Casey (847) 867-9211

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.



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