



LOCH LOMOND PROPERTY OWNERS ASSOCIATION  
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Tony Baade, President

Denise Gavin, Administrator

# Loch Lomond Laker

## Minutes of the April 16, 2018 Board Meeting

### Board Meeting

#### President's Report

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

#### *Approval and welcome of new board members*

Welcome Terry Anderson! He has applied for and been approved as a board member. He is a long-time participator in the Boat Committee, Lake Management Committee, South Beach Committee, Loch Fest Committee, and more.

Welcome Paul Hemmerling! Paul has recently moved back to the area and had participated in the very first Loch Fest. He brings with him a strong background in forestry and a love of the great outdoors. Paul is on the Lake Management committee and will participate in some field studies of our inlets along with other team members.

#### Vice President's Report

Luke Emde presented.

This month Luke has continued improving the Beach Management and Operating Procedures, which includes changes regarding water safety, water quality testing, swimming illness reports, and daily beach safety inspection check lists to be performed by lifeguards when the beach is open. These changes and procedures will help ensure a safer environment for all residents using and swimming at the beach. Many of these changes come from the work with the Lake County Health Department, Dave Stroz, and Tony Baade. Many thanks to all three of them! When the Beach Management and Operating Procedures are complete

we will be adding it to the website for all residents to view.

One of the main reasons for these procedural updates deal with *E. coli* bacteria counts present in the lake after periods of rainfall. The health department tests our lake twice a month for *E. coli* bacteria counts. If we get a storm or significant rainfall, no water testing was being performed between tests, which means residents, guests, and children could be swimming in water with a high *E. coli* bacteria count. With the new updates this will no longer be the case.

#### Secretary's Report

Megan Boedecker presented.

Residents are reminded to add their first and last name to the clipboard when they attend board meetings.

March minutes revision: some names were carried over from the previous meeting—they did not belong in the March minutes. A new document has been added to the website and can be accessed.

#### *Motion for approval of revised February minutes*

Motion to approve the February meeting minutes was made by Linda Klink and seconded by Mary Ellen Casey. Motion carried.

#### No Opening Resident Comments/Concerns

#### Communications Report

Megan Boedecker presented.

Megan had previously thought to create an email account for each board member to use for LLPOA business and communications. However, there is a question about whether those emails should be specific to the position the members hold or the members' names.

There were pros and cons to both choices. For example, using position makes it easy for residents to know who to contact, but how do we differentiate between members-at-large or board members who change positions?

Luke mentioned that the use of Google docs would allow similar security of having LLPOA email accounts, since access can be granted or taken away for sensitive board documents.

No consensus was reached.

### Treasurer's Report

Linda Klink presented.

We have prepaid our lake management contract to take advantage of the discount offered for doing so.

We made the third of four payments to Hey & Associates. The fourth is due in April, but will be held until the reports are approved by Lake Management committee members.

#### *Motion for approval of Treasurer's report*

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

### Administrator's Report

Denise Gavin presented.

#### *Road Construction*

No road construction in Loch Lomond for the next three years per the Village.

#### *Easter Egg Hunt*

Success! This year there were 40 kids, but all 2,000 eggs were picked up in record time.

#### *Meeting rooms*

New Dunbar building is open. The current room we use costs us \$30 per meeting, and we can continue to use

2017/2018	MARCH	YTD	BUDGET
<b>Total Cash Assets</b>			
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments - current	\$97,665.00	\$156,345.00	\$210,350.00
Assessments - past	\$902.50	\$11,659.00	\$0.00
Late Fees	\$140.06	\$821.56	\$3,500.00
Boat Registration Fees	\$1,470.00	\$2,510.00	\$3,500.00
Boat Storage Fees	\$2,135.00	\$3,115.00	\$0.00
Trolling fee	\$10.00	\$10.00	\$0.00
Swim Lessons	\$475.00	\$625.00	\$750.00
Misc	\$100.00	\$140.00	\$0.00
Legal fees	\$0.00	\$556.50	\$50.00
Interest	\$12.47	\$51.15	\$0.00
Reimursables	\$0.00	\$125.00	\$0.00
<b>Total Income</b>	<b>\$102,910.03</b>	<b>\$175,958.21</b>	<b>\$218,150.00</b>
<b>Expenses:</b>			
Management	\$3,000.00	\$8,868.00	\$18,000.00
Legal & accounting	\$650.00	\$1,950.00	\$15,000.00
Office supplies plus	\$1,249.72	\$2,748.09	\$7,000.00
Insurance	\$0.00	\$2,148.60	\$19,000.00
Events & Festivals	\$281.33	\$281.33	\$4,000.00
Storage	\$0.00	\$892.00	\$1,000.00
Meeting expenses	\$0.00	\$336.25	\$1,500.00
Payroll	\$1,481.48	\$7,528.53	\$47,000.00
Utilities & Services	\$154.63	\$810.86	\$4,000.00
North Beach expenses	\$0.00	\$0.00	\$5,000.00
South Beach expenses	\$0.00	\$740.00	\$10,000.00
Landscape	\$0.00	\$2,461.00	\$11,000.00
Water Safety Expense	\$0.00	\$0.00	\$2,000.00
Lake Maintenance - sprayer	\$17,361.25	\$18,041.25	\$20,000.00
Lake Maintenance - stocking	\$0.00	\$0.00	\$0.00
Misc Land/Lake	\$2,250.00	\$9,589.00	\$0.00
Dam and Spillway	\$0.00	\$0.00	\$0.00
Path - sealcoat	\$0.00	\$0.00	\$1,500.00
Engineer	\$0.00	\$0.00	\$0.00
Reserves	\$0.00	\$0.00	\$20,800.00
<b>Total Expenses</b>	<b>\$26,428.41</b>	<b>\$56,394.91</b>	<b>\$186,800.00</b>
<b>Net Income (Loss)</b>	<b>\$76,481.62</b>	<b>\$119,563.30</b>	
<b>Total Cash Assets</b>			
<b>End of month</b>			
BBT Checking Acct.	\$289,014.94		
Northside Community Bank	\$60,681.64		

the room. That rate won't be available in the new building. The rate at the new building would be \$50 per meeting. At Fremont Library, the only rooms that are large enough cannot be consistently booked.

No consensus was reached.

#### *Lifeguards*

We are in the process of hiring Red Cross-certified lifeguards for 2018. South Beach will officially be open and staffed with guards on Saturday, May 26 (Memorial Day weekend).

Motion to hire lifeguards for the 2018 season as listed at rates commensurate with work ethics like dependability, availability, responsibility, longevity, and leadership made by Megan Boedecker and seconded by Jed Obershaw. Motion carried.

If you'd like to hold a picnic at the beach, please fill out an application—fill out [the form](#) and send the deposit

On the website, this form can be found through the navigation menu at the top of the page. Go to Resources > Documents > Picnics and you can print from there.

### **Boat Director's Report**

Luke Emde presented.

Luke and Tony met with Kalman to discuss how boat stickers will be distributed. Residents should expect stickers by the first or second week of May. We also hope to have the new boat launch pier installed before Memorial Day weekend as well.

#### *Pier Construction and Guidelines*

Note that if you are changing your shoreline design, you need a permit from the Army Corps of Engineers (about \$10). Standard guidelines are 3-4' wide and 20' long into the lake, with a maximum of 145 square feet. If you'd like to add or replace a pier, send us a drawing with name, address, and design including measurements for the record.

It's recommended to use professional products and installation whenever possible. LLPOA governing documents going all the way back to the 50s state to keep all piers away from property lines. No permit is required from the Village of Mundelein to put in a pier on a private lake. Contact Luke Emde or the Boat Committee with further questions.

### **North Beach Director's Report**

Mickey Emde presented.

There was discussion during a committee meeting about expanding the allowance of dogs at the beach. Currently, Pooch Paddle is Mondays, Wednesdays, and Fridays from 3-6 p.m. Because North Beach is used as a dog beach, there should not be any swimming at the beach.

#### *Motion for signs and seeds*

Motion made to add "no swimming" sign citing Illinois code at North Beach and also to purchase seeds to replace plants that were stolen from the rain garden, costs not to exceed \$500. Motion made by Mickey Emde and seconded by Linda Klink.

Discussion: \$3,000 included in the budget in capital spending for signage on the beaches, but this will come out of the North Beach budget. Denise to submit RFPs for new signs.

Motion carried.

### **South Beach Director's Report**

Jed Obershaw presented.

Jed proposed the purchase of security cameras to monitor South Beach to help deter vandalism.

Volunteers are needed to move picnic tables; please contact Jed at jedobershaw@hotmail.com if you are able to help.

#### *Motion to approve Menards corporate credit account*

Motion made by Luke Emde and seconded by Micky Emde.

Discussion: Up to 10 people can be on that account. All purchases will still require board approval. Whoever picks up the materials will be required to sign the receipt before it is turned into Denise. It's important that the board is completely transparent with residents about what is needed, and requests will follow standard procedure.

Motion to approve up to \$3,000 to purchase materials for upgrades to South Beach made by Tony Baade and seconded by Terry Anderson.

Discussion: Materials will include supplies for picnic table, fishing pier, and railroad tie repair, as well as garbage can covers, security cameras, paint for the shed, two charcoal grills and ash buckets, a power washer for use by lifeguards, motion-activated lights, shovel, rakes, wheel barrow, hoses, and new flower pots and flowers. Luke noted that there is money budgeted to upgrade the electrical at South Beach.

Motion carried.

#### *Mulch*

Bids being sought to have areas mulched at North and South Beaches.

## **Dam, Path & Entrances Director's Report**

No dam report this month.

## **Lake Management Director's Report**

Tony Baade presented.

Lake Management Committee met on April 5 with guest speaker from Lake County services. Discussed details of contract for services, which was approved at the March board meeting.

Live plant collection—good, native plants planted for us in Loch Lomond. No exclosures.

May 24 there will be a meeting to discuss the Tri-County Access project (a discussion of extending Rte 53). Tony has talked with Sierra Club, Mayor Lentz, SMC, Lake County Eco Services, and more, and all parties seem to be opposed to this project. Among other concerns, this would increase chlorides, PAHs, sedimentation, and result in a disturbance of wetlands. Contact Tony Baade if you are interested in attending the meeting and being involved in this discussion.

The 10 Year Lake Management Plan will be presented at the May 21 board meeting. Tony proposed that the board meeting agenda be modified to allow time for the presentation. The meeting would begin at 6:30 p.m. and be suspended at 7 p.m. for the presentation of the plan. At 8 p.m. or sooner, the May board meeting will resume.

An electronic copy of the presentation will be added to the website, and Denise will check with the library to check the feasibility of keeping a printed copy available there for public access.

## **Loch Fest & Special Activities Report**

Mary Ellen Casey presented.

*Loch Fest will be July 28, 2018*

The Loch Fest Committee met April 14. Responsibilities were discussed. The Fishing Derby will take place Saturday morning. There was discussion of adding a theme.

Volunteers still needed for getting sponsors, distributing flyers, and grilling. Contact Mary Ellen if you are interested in helping out.

Next meeting is Saturday, May 12 at 9 a.m. at Mary Ellen Casey's house.

Luke's friend is looking to donate gift certificates for the raffle at Loch Fest. If there are other residents looking to donate a service, gift card, product or other item, contact Mary Ellen Casey.

*Loch Lomond garage sale*

Put on by Century 21. If you'd like to participate, contact Century 21 and they will add you to the map. It will take place Friday, May 18 and Saturday, May 19. It is not put on by the LLPOA.

## **Old Business**

None.

## **Closing Resident Comments/Concerns**

Dave Stroz:

**Q:** Does the Army Corps have standards for erosion protection to ensure shoreline modifications suppress erosion? **A:** The Lakes Division at the Lake County Health Department can give more information.

**Q:** Meeting with Hey & Associates next month will be a major milestone for Loch Lomond. We should video tape the presentation. **A:** Agreed. Luke will take care of video equipment

**Q:** Carp control. Will there be a carp derby this year? **A:** Ideally would take place in May or June.

Denise Gavin:

**Q:** Who would be monitoring that security camera? **A:** Wouldn't be streamed in any capacity; it would only be referenced if needed.

## **New Business:**

*Boat Parade*

There was interest in promoting an event near the end of the summer (August) to do a sunset boat cruise with perhaps a potluck and bonfire on the beach.

Fourth of July or Labor Day would be another opportunity to decorate watercraft.

Endless possibilities.

### *Beach hours*

The board has been considering the number of hours Beach use data from last year is not helpful in determining the hours in which the beach was actually in use. Luke proposes changing lifeguard duties to help capture this data for 2018.

With budget as a consideration, it's worth discussing the payroll numbers for the lifeguards. Cutting supervised beach hours during the week could help us be more fiscally responsible and avoid raising dues. It's also possible we could cut the length of time into the year the beach is open or cut hours on certain days, like Mondays.

Mickey Emde suggested more information is needed to make an informed decision. Linda Klink noted that even if guests are not intending to swim, any person using the beach should be considered a potential swimmer, which is a risk.

lifeguards are posted at South Beach.

Three guards minimum are needed while the beach is supervised. Guards will be needed at least through the duration of swimming lessons (until 6 p.m.).

No consensus was reached.

Hired lifeguards will be notified that beach hours may be revised.

### **Adjournment**

Motion to adjourn the meeting at 8.28p.m. was made by Jed Obershaw and seconded by Linda Klink. 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, Mary Ellen Casey, Megan Boedecker, Terry Anderson, Brennan Casey, Dave Stroz John and Nancy Adams, John Hines

## **Mark Your Calendars**

**Join us at the next board meeting!**

**When?** May 21, 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](mailto: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 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month. Call 847-949-3214 for details.



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