



LOCH LOMOND PROPERTY OWNERS ASSOCIATION
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Tony Baade, President

Denise Gavin, Administrator

Loch Lomond Laker

Minutes of the July 16, 2018 Board Meeting

Board Meeting

Call to order conducted by Luke Emde at 7:03 p.m.

Vice President's Report

Luke Emde presented.

A couple of quick reminders and updates tonight. I have received several emails and phone calls regarding the North and South Beach gates being left open overnight. A reminder to all residents if you see the North beach gate open at any time please close it, and please close the south beach gate if lifeguards are not present. This includes the South Beach boat launch gates as well. Thank you to all residents for your cooperation. I have also talked to several boaters and fisherman regarding the weeds in the North bay as well as the west end of the lake. I talked with Tony this morning and we have one more curly leaf treatment to go this year and it will happen a few days before loch fest.

Secretary's Report

Motion for approval of June minutes

Motion to approve the June meeting minutes was made by Paul Hemmerling and seconded by Mary Ellen Casey. Motion carried.

Opening Resident Comments/Concerns

Arlene Doran

She spoke about the roadwork that was done on Lomond Dr. and the bad condition that the village left the spillway area. They promised to plant native plantings and weed the area. They have not followed up

with this maintenance. There is ragweed and other invasive weeds growing in this area. She spoke with Bill Emmerich at the Village and he stated that the restoration is complete. She is very discouraged. She stated that a neighbor across the street has paid to take care of the problem on their own near their property.

She was hoping that the Board could send something out to the Village expressing our concerns. Luke stated that because the condition of this area has the potential to affect our common areas that we, as a Board, could intervene. Luke suggested that Tony and Arlene draft a letter to the Village. In the meantime there are many hours of hard work to eliminate these invasive weeds ahead.

Treasurer's Report

Linda Klink presented.

514 units are paid representing approximately 85% of our community. Dues amounts are down from last year and that is in large part due to unusually large past dues payment collection at the beginning of last year. 85% paid is typical.

The monthly report includes a breakdown of our large projects anticipated for 2018 and where we stand on these projects. To date we have paid for our Boat Launch Reconstruction. This is mainly funded through our boat sticker and permit program.

2017/2018	JUNE	YTD	BUDGET
Total Cash Assets	\$355,969.97		
Beginning of month			
Income:			
Assessments - current	\$2,768.23	\$180,109.57	\$210,350.00
Assessments - past	\$419.00	\$15,053.50	\$0.00
Late Fees	\$944.59	\$3,274.81	\$3,500.00
Boat Registration Fees	\$60.00	\$2,830.00	\$3,500.00
Boat Storage Fees	\$70.00	\$3,570.00	\$0.00
Trolling fee	\$40.00	\$100.00	\$0.00
Swim Lessons	\$0.00	\$775.00	\$750.00
Misc	\$140.00	\$320.00	\$0.00
Legal fees	\$106.00	\$768.50	\$50.00
Interest	\$12.06	\$88.98	\$0.00
Reimursables	\$0.00	\$125.00	\$0.00
Total Income	\$4,559.88	\$207,015.36	\$218,150.00

Expenses:			
Management	\$1,500.00	\$13,368.00	\$18,000.00
Legal & accounting	\$669.50	\$6,853.77	\$15,000.00
Office supplies plus	\$536.96	\$4,813.64	\$7,000.00
Insurance	\$0.00	\$2,148.60	\$19,000.00
Events & Festivals	\$185.00	\$466.33	\$4,000.00
Storage	\$0.00	\$892.00	\$2,500.00
Meeting expenses	\$90.00	\$426.25	\$0.00
Payroll	\$6,773.95	\$17,234.86	\$47,000.00
Utilities & Services	\$641.57	\$1,738.80	\$4,000.00
North Beach expenses	\$441.51	\$588.08	\$5,000.00
South Beach expenses	\$4,227.12	\$7,303.87	\$10,000.00
Landscape	\$1,473.50	\$6,881.50	\$11,000.00
Water Safety Expense	\$0.00	\$2,811.95	\$2,000.00
Lake Maintenance - sprayer	\$0.00	\$18,041.25	\$20,000.00
Lake Maintenance - stocking	\$0.00	\$0.00	\$0.00
Misc Land/Lake	\$0.00	\$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	\$52,300.00
Total Expenses	\$16,539.11	\$93,157.90	\$218,300.00
Net Income (Loss)	\$11,979.23	\$113,857.46	\$150.00
Total Cash Assets	\$343,990.74		
End of month			
BBT Checking Acct.	\$283,271.27		
Northside Community Bank	\$60,719.47		

*Reserves - Break-out

	Budget	Actual	Diff
Electrical	\$3,000.00		\$3,000.00
Computer	\$1,300.00		\$1,300.00
Signage	\$3,000.00		\$3,000.00
Boat Launch/Reconstruction	\$2,500.00	\$3,290.77	\$790.77
Dam Repair/Maintenance	\$6,000.00		\$6,000.00
North Beach Major Repair	\$5,000.00		\$5,000.00
South Beach Major Repair			\$0.00
Reserve for Bad Debt	\$31,500.00		\$31,500.00
	\$52,300.00	\$3,290.77	\$49,009.23

Motion for approval of Treasurer's report

Motion to approve the Treasurer's report made Jed Obershaw and seconded by Paul Hemmerling. Motion carried.

Administrator's Report

Denise Gavin presented.

Our new signs for the South and North Beach entrances are currently being printed.

Our swimming pier was sagging and John from A&H fixed it without charge.

We need to further discuss moving our monthly meetings to the new Mundelein Park and Rec Building. This will be an especially easy decision if they can house our Annual meeting in their gym. As for now our next meeting, August 20 will be held here in our regular spot.

In the last year, we have had 29 new families moved into our neighborhood. Before the 28th of July, I will deliver "Welcome Bags" to each address. These bags will contain a welcome letter and invitation to Lochfest along with our beach and boating rules, Board Names and Numbers. Thank you to Pizza Bill's daughter who will be donating free pizza coupons to our bags. All of this meant to not only familiarize our new neighbors but to truly welcome them to their first full summer in their new homes.

Discussion should continue about eliminating swim lessons at the beach next summer. Our first session had so many days we could not hold the lessons due to the weather, we had to carry lessons on for another week. I urge all residents with opinions on this to email me at denisegavin@comcast.net or talk to any Board member.

Boat Director's Report

Luke Emde presented.

Boating season is in full swing and it is great to see so many people using the lake once again. I try and talk to at least a couple of boaters each time out on the lake to gather feedback and input from residents to see how their boating experience has been on Loch Lomond. One common theme seems to be that many people are using the electric powered watercraft program and are really enjoying it! Many of our older residents are very

happy that they can use the lake more often and much easier thanks to electric powered watercraft changes.

I also have a few reminders for our boating residents as well. Any boat entering Loch Lomond MUST have a 2018 boating sticker. Stickers are available by filling out the boat application on the website and sending it in to Kalman Management who sends out all boating stickers. Any electric powered watercraft MUST display a 2018 sticker, an electric power sticker, and fly an orange flag AT ALL TIMES. All three of these items are available as well through boating application form located on the last page of the Watercraft rules and regulations found in the document section of the website. ALL BOATS STORED AT NORTH AND SOUTH BEACH must have a current boat sticker and storage sticker. After going through my records several boat owners have paid for their 2018 sticker and storage but have not put them on their boats this year. Please make sure your stickers are properly displayed or your boat will be subject to removal at the end of the year by the ILDNR. Boats without proper stickers are considered abandoned AND WILL BE REMOVED BY THE ILDNR IN OCTOBER.

Please stop by the Boat Committee booth at Loch Fest to view any documents, rules, regulations, boat information, sticker information, and check to see if you are current and up to date on your boating stickers!

283 boat stickers and 100 storage permits have been issued.

North Beach Director's Report

Mickey Emde presented.

The North Beach is looking good! Come down and see the monarch waystation in full bloom. New sand was added around the playground equipment. New mulch was spread around the picnic area. Some rocks have been added for erosion control due to the sudden heavy rains we have experienced this season. A REMINDER: Bring your well-behaved dog to the Loch Fest Dog Party at North Beach on July 28th at 9 am. Door prizes and goody bags for all.

Note to residents: duckweed growing on the surface of the water along the shoreline can be skimmed off easily to prevent it from spreading.

South Beach Director's Report

Jed Obershaw presented.

The shed and fence are painted. We will be meeting with the company that fixes our fences to get the boat launch gate fixed. There will be no more South Beach meetings until next spring.

Dam, Path & Entrances Director's Report

No dam report.

Lake Management Director's Report

Luke Emde presented on behalf of Tony Baade.

The Lomond Ravine

Arlene brought to the attention of all committee members that the native plants in the Lomond Ravine will have a long and hard time getting re-established. Arlene and others who had helped with some removal of unwanted plants found this to be beyond their physical abilities and extremely overwhelming to say the least. It is doubtful the job was ever completed by Copenhaver according to specifications provided by Village Officials. When Arlene made contact with all principle parties she was rebuffed by the contractor and Village Officials in charge of the project. Tony shared a conversation he had with Robin Meier (now Village Trustee) earlier in the summer. She had said the Village signed off on that project. It is over and done with. When asked about work that was incomplete she said nothing can be done. It is over. The project has been signed off. Loch Lomond is on their own now. It was agreed by the committee that Arlene's concerns and unfinished re-construction will be brought to the attention of the Loch Lomond Property Owners Association Board. The LLPOA Board will have to decide the next steps to take if they are going to pursue this matter for satisfaction with the Village of Mundelein.

Banbury Park

Fritz Chesek noted Banbury park was used by Glenbrook Construction as a construction site for equipment, storage etc. when re-doing Banbury Road. The grassy areas have never been returned to their original state.

Village officials have stated they would take care of the problem. Nothing has been done to date to correct the damage to these grassy areas. It was agreed by our committee the Village be contacted to take care of the problem before they sign off on this 2017 Banbury road project.

Loch Fest & Special Activities Report

Mary Ellen Casey presented.

Loch Fest will be July 28, 2018

The Loch Fest committee had its final meeting prior to the event on July 28. We discussed volunteers and sponsors. A few volunteers are still needed to cook the later shifts. A number of local businesses made donations to Loch Fest this year. We are very appreciative of their generosity. The committee talked about meeting in the fall to develop a more effective strategy for getting sponsors in the future.

There will be an LLPOA informational booth set up at Loch Fest. Would any board members like to volunteer to take a 30 or 60 minute shift in the booth? Megan, Tony and Luke all have their own booths. The purpose of the booth is to provide information and answer questions about Loch Lomond. It would also be an opportunity to promote the annual meeting if we have a date set for that. We are planning a potluck BBQ and lighted boat parade at South Beach the end of this summer. More information on that event will be available after Loch Fest.

It was suggested that perhaps we could have a swim lesson survey at the information booth at Loch Fest. We should also have beach rules and hopefully an annual meeting date at the information booth.

Old Business

Luke spoke about obtaining signs at the new boat launch pier regarding fishing and hooks in the water. He contacted other communities and their signs say that boaters have the right of way—swim at your own risk.

Closing Resident Comments/Concerns

Pizza Bill stated that he has about 300 pieces of fish ready to go for Loch Fest.

Thank you again to Pizza Bill's daughter who will be donating free pizza coupons to the welcome bags Denise will be preparing for new residents. We agreed that we do not need to include the declarations as they are available on the website and they are costly to reproduce their many pages.

Arlene Doran also commented that there appears to be teasel growing on the east side of the overflow pond at the dam. We need to have the landscapers remove this weed. Denise is going to check the contract to see if that was addressed.

John Adams questioned the new resident numbers. He watches Zillow and other real estate sites and he didn't think that there were that many sales. It was stated that not all sales were listed on those online sites. John Adams also stated that he noticed buckthorn growing on certain properties. Unfortunately, that is private property and the Board cannot do anything.

Tom Casey praised the efforts at North Beach. He wanted to thank those who have made a difference. He has volunteered to help with unidentified boat removal. That process of identification, or not, will begin after Lochfest with completion by October.

New Business

A comment was made at a Lake Management meeting that perhaps a way to get resident to attend the annual meeting would be to raffle off a year's worth of dues or partial dues for attending the annual meeting. We are always a few short of a quorum which is 20 percent of our 604 neighbors. Of course, "must be present to win" is a requirement.

Mary Ellen also stated that Tony had the idea to have photo contest throughout the year and then present three winners at the annual meeting.

Adjournment

Motion to adjourn the meeting at 7:48 p.m. was made by Mickey Emde and seconded by Linda Klink. Motion carried. The meeting was adjourned.

Attendance

Denise Gavin, Tom Casey, Mary Ellen Casey, Pizza Bill, John & Nancy Adams, Paul Hemmerling, Linda Klink, Luke Emde, Jed Obershaw, Arlene Doran, Mickey Emde

Mark Your Calendars

Join us at the next board meeting!

When? August 20, 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

Paul Hemmerling

Terry Anderson

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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