



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)

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Tony Baade, President

Denise Gavin, Administrator

# Loch Lomond Laker

## Minutes of the August 20, 2018 Board Meeting

### Board Meeting

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

#### Vice President's Report

No Vice President report.

#### Secretary's Report

*Motion for approval of July minutes*

Motion to approve the July meeting minutes was made by Linda Klink and seconded by Paul Hemmerling.  
Motion carried.

#### Opening Resident Comments/Concerns

*Dave Stroz*

Q: Trees on the earthen dam, which isn't recommended. My concern is about what happens if our trees get wiped out at the same time. Would it be better to take out trees one by one over time to avoid a mass die-off situation?

A: The trees are shallow-rooted in order to cause minimal damage when they die. Right now, in accordance with the DNR and other recommendations, we are removing them as they die and not replacing them.

Q: Our spillway is getting older, and when it was designed it had a service life built into it. Out of the reports from dam assessments, has anyone given us any indication when that service life is up and it will need to be removed or replaced?

A: No, no one has given an indication of how many years are left in its service life. In 2016 and 2017 there was an extensive amount of preventive maintenance performed to improve the dam. And 10 years ago,

resurfacing and other improvements were made. The structure is always being assessed and monitored. It's in good shape.

Q: How can residents purchase apparel?

A: Residents can contact Megan Boedecker at [meganboedecker@gmail.com](mailto:meganboedecker@gmail.com) or 3092580201, or attend any regularly scheduled board meeting to ask about price. Megan will be bringing apparel to the next several board meetings, and they will be available at the annual meeting as well.

*Mariel Bradley*

Q: I've been here 14 years, and there is a house on Lomond Drive that pumps water out of the lake every day. It's against the rules, and it continues. It's not fair to anyone that someone might be pumping water out of the lake while everyone else is using sprinklers, etc.

A: The board will get the name and address and send a letter or otherwise address this.

#### Treasurer's Report

Linda Klink presented.

We collected more current dues and past dues, so we're up to 520 households paid up, which brings us to about 86% of our membership.

Expenditures: we're at where we'd expect with the expenditures this month, and the deposit did not come through in this report, so that will be seen in next month's report.

*Motion for approval of Treasurer's report*

Motion to approve the Treasurer's report made by

Mary Ellen Casey and seconded by Paul Hemmerling.

Motion carried.

2017/2018	JULY	YTD	BUDGET
<b>Total Cash Assets</b>	<b>\$343,990.74</b>		
<b>Beginning of month</b>			
<b>Income:</b>			
Assessments - current	\$1,425.00	\$181,534.57	\$210,350.00
Assessments - past	\$2,809.00	\$17,862.50	\$0.00
Late Fees	\$572.75	\$3,847.56	\$3,500.00
Boat Registration Fees	\$70.00	\$2,900.00	\$3,500.00
Boat Storage Fees	\$35.00	\$3,605.00	\$0.00
Trolling fee	\$10.00	\$110.00	\$0.00
Swim Lessons	\$0.00	\$775.00	\$750.00
Misc	\$20.00	\$340.00	\$0.00
Legal fees	\$106.00	\$874.50	\$50.00
Interest	\$13.31	\$102.29	\$0.00
Reimursables	\$0.00	\$125.00	\$0.00
<b>Total Income</b>	<b>\$5,061.06</b>	<b>\$212,076.42</b>	<b>\$218,150.00</b>
<b>Expenses:</b>			
Management	\$1,500.00	\$14,868.00	\$18,000.00
Legal & accounting	\$0.00	\$6,853.77	\$15,000.00
Office supplies plus	\$489.61	\$5,303.25	\$7,000.00
Insurance	\$1,000.00	\$3,148.60	\$19,000.00
Events & Festivals	\$6,209.13	\$6,675.46	\$4,000.00
Storage	\$0.00	\$892.00	\$1,000.00
Meeting expenses	\$0.00	\$426.25	\$1,500.00
Payroll	\$10,755.73	\$27,990.59	\$47,000.00
Utilities & Services	\$752.05	\$2,490.85	\$4,000.00
North Beach expenses	\$473.76	\$1,061.84	\$5,000.00
South Beach expenses	\$0.00	\$7,303.87	\$10,000.00
Landscape	\$1,473.50	\$8,355.00	\$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	\$20,800.00
<b>Total Expenses</b>	<b>\$22,653.78</b>	<b>\$115,811.68</b>	<b>\$186,800.00</b>
<b>Net Income (Loss)</b>	<b>\$17,592.72</b>	<b>\$96,264.74</b>	
<b>Total Cash Assets</b>	<b>\$326,398.02</b>		
<b>End of month</b>			
BBT Checking Acct.	\$265,665.24		
Northside Community Bank	\$60,732.78		

### Communications Report

Megan Boedecker presented.

Thank you to everyone who helped with Loch Fest! It was a great time, and we hope all our residents enjoyed it. We have plenty of t-shirts and sweatshirts still available for purchase. Please contact Megan Boedecker at 3092580201 or at [meganboedecker@gmail.com](mailto:meganboedecker@gmail.com), or inquire at any board meeting.

With Loch Fest behind us for this year, I'll be focused on the website over the next few months. First steps will be cleaning up and taking inventory of our current site, beginning with the homepage and public-facing pages, then going through the navigation level-by-level and page-by-page. Residents are encouraged to send me any suggestions or ideas on what they'd like to see on the website, what they use most often, and how we can make the website more useful to them. Please email me at [meganboedecker@gmail.com](mailto:meganboedecker@gmail.com). As I go through the site and consider these suggestions, I'll recommend whether or not the website needs a full redesign or new host. If you'd like to help with this project, please contact me!

Suggestions already include:

- Posting committee meeting summaries
- Making photos easier to post and access
- Keeping the calendar up-to-date with LLPOA meetings, picnic bookings, etc.
- Ability to purchase/order merchandise

### Administrator's Report

Denise Gavin presented.

This is our last meeting in this room at the Community Center. Our best option is to move our meetings to the new building of the Community Center now located on Dunbar. The board agrees we will move to this location.

With board approval, I would like to set the date of the Annual Meeting for Sunday, November 18, 2018, beginning at 3 p.m. Since our fiscal year ends on October 31, this should give adequate time to close the books and have our annual audit.

For many years our annual meeting has been held in the gym at the Mechanics Grove School. Last year they said that they are no longer hosting weekend events in the school. It was a favor that their head custodian agreed to rent the space to us. It cost \$216.25.

We can rent the gym or multi-purpose room in the Community Center on Dunbar for \$100 if we set up and take down the room ourselves. They have 50 chairs that we could use and 8 to 10 smaller tables. If we chose to rent more, Taylor rental is \$1.10 per chair and \$8.75 per banquet table. We could pick them upon Saturday and

return them Monday. The cost would be lower than previous years.

#### *South Beach Fence*

I received notice that the fence has been damaged at the South Beach, apparently a hit and run. If anyone has any information, please contact Denise Gavin or a board member.

#### *Lifeguard report*

Swim lessons started with Session I on Monday, June 11. This session continued for three weeks and ended Friday, June 29. Because of a very rainy couple of weeks we had to cancel class enough so that we held a make-up week of classes from July 2-6. In this session (Session 1) there were 15 kids total, 11 returners and four new kids. The four new kids were all in the preschool level.

Session II started on Monday, July 9 and continued three weeks through the 27. In this session there were 18 kids total. Thirteen were returners, and seven of those 13 had been in Session I this year as well. There were five new children in Session II, four of which were preschool level. During this time, I had several children/parents of children express interest in taking swim lessons next summer.

Denise noted she still believes swim lessons should be discontinued in the future. She has not received any written or verbal communication from residents on keeping the swim lessons. If you are in favor of keeping them, please let the board know.

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

Megan Boedecker presented on behalf of Luke Emde.

As boating season is slowly winding down, the boat committee would like to thank all the residents for supporting the Loch Lomond Boating program. With that being said we would also like to remind our residents of some important rules and regulations regarding boating on our lake. Please make sure you periodically check on your boat if it is stored at one of our beaches. We had a resident who has stored their boat at our beach for several years and last month it was nowhere to be found.

Make sure your boat is locked, stored properly in a designated area, and is stored upside down. 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 our records seven 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.

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

Tony Baade presented.

North Beach looks beautiful due to the work done over the past few years, so thank you to Mickey and everyone keeping that up.

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

No South Beach report.

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

John Bestler presented.

The past two weeks, A&H Construction has placed approximately 40 tons of rock/concrete for erosion control per recommendation of our civil engineer's report in 2017. Part of that was used to replenish along the shoreline. Everything looks good down there. The pathway requires seal-coating this year, and Denise will get estimates for that.

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

Tony Baade presented.

#### *Loch Fest*

Loch Fest with Lake Management communications,

experts, displays and games added to the interests and enjoyment at Loch Fest. It did more for us than any single committee meeting, and we'll continue this in the future at Loch Fest.

Discussions with many residents indicate most are pleased with the aquatic plant and fish habitat management of our lake. The lake is being used more and more by boaters and fishermen in 2018.

Here are a few suggestions and ideas coming from our residents who attended Loch Fest:

- Improve the launch sites on the east and west sides of South Beach.
- Provide more information about invasive species and what to do about them.
- Add additional, different kinds of fish species to our existing fish populations.
- Many were happy to see action was being taken regarding our carp populations.
- Do more to help our kids learn about the lake (fish identification, how to fish, boating safety, etc.).

#### *Tri County Access*

Reminder that for more detailed information about the Route 53 Extension, there is an open house on Thursday September 6, 2018. Tri County Access, formerly known as Route 53 Extension, will be having an "Open House." There is no formal presentation but there is an opportunity for concerned citizens to voice your opinions about the extension of Route 53. It will be held from 4 to 7 p.m. at Concorde Banquets on Rand Road in Kildeer (20922 N. Rand Rd., Kildeer IL 60047). This road would be in our watershed.

#### *Carp Removal*

After working the lake for 2.5 hours, the carp removal crew was not able to see down far enough to remove all the carp in our lake due to bad weather stirring up the water a few days beforehand. This service does not cost LLPOA any expense. The crew would come back, but Terry Anderson recommends waiting until the spring when the carp are spawning. Fishermen are encouraged to dispose of carp as opposed to releasing them back into the lake.

#### *Lake Management Plan*

We are approaching a final draft of the 10-Year Loch Lomond Lake Management Plan. Hey & Associates are indicating they want us to comment, critique and suggest things to be added or deleted in the plan. We are getting there! It's a long process that will leave a well-established path for us to follow.

The next meeting Lake Management Committee is September 6th at Fremont Library 2nd floor Room C at 7 p.m.

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

Mary Ellen Casey presented.

#### *Loch Fest*

Loch Fest 2018 was held on July 28th. It was a beautiful summer day. Our attendance was around 650, including volunteers. I received very positive feedback on the event. I want to thank all the volunteers and life guards along with a special thanks to Denise and Tony. Without them this event wouldn't happen. We also want to thank all our sponsors for their generous donations, and a special thanks to Pizza Bill for the pizza and fish nuggets! I am sending thank you notes this week to all businesses that donated to Loch Fest this year. Megan will be updating the Business Neighbors page of our website, adding the sponsors from this year. In our planning for this year's Loch Fest we did struggle with getting volunteers to help secure sponsors.

We decided to have a meeting this fall and put together a sponsor packet to streamline this process for next year. The date for that meeting has not been set yet.

#### *Loch Fest Photo Contest*

To date I have received 43 photos of Loch Fest, the fishing derby and dog party. I am hoping to receive more photos. We have discussed showing these photos in a slideshow at the annual meeting. If anyone has photos from that day to submit, please email them to Lochfest1@gmail.com.

Tony suggested setting the Loch Fest 2019 date and announcing it at our annual meeting. This will be Loch Fest's 10-year anniversary. The past two years we have held it on the last Saturday in July and have had a great

turnout, so I would like to suggest July 27 for Loch Fest 2019.

Motion to approve July 27 as the date for Loch Fest 2019 made by Paul Hemmerling and seconded by Mary Ellen Casey. Motion carried.

#### *Lighted Boat Parade*

Lastly, we are still planning a potluck/BBQ and lighted boat parade this fall. My thought is for residents to bring a dish to pass, any meat they want to grill, and beach chairs or picnic blankets. We can have a couple grills set up for barbecuing, maybe a spot for a bonfire if that is allowed at South Beach. The logistics for the lighted boat parade will need to be worked out. I expect the cost for this event to be minimal. I would like to suggest the date of Saturday, September 22, with September 23 as a rain date.

This past weekend, Mary Ellen did go to Wauconda to check out their lighted boat parade. Unfortunately, they had a very poor turnout and I didn't get any ideas. So, if anyone has suggestions for this event, please email Lochfest1@gmail.com. As soon as the date is set for this event I will start to advertise it so residents can start making plans to decorate/light their boats.

Motion made to approve September 22 as the date for the lighted boat parade made by Linda Klink and seconded by Paul Hemmerling.

Discussion: Where would everyone dock during this event? That will be discussion in more detail, but if we take down the swimming buoys and allow docking on the swimming docks.

Motion carried.

#### **Old Business**

Our new signs on the beaches make boating, swimming, and fishing rules crystal clear. Take a look if you have any questions or concerns.

#### **Closing Resident Comments/Concerns**

*Dave Stroz*

Q: Are the July meeting minutes posted?

A: Yes, they were posted today.

Q: What is the procedure when our fence is hit? Was there a police report filed? Will there be an insurance claim?

A: Denise will advise us on how to proceed. We might need to move the parking barriers to help prevent other incidents.

Q: Will the village re-anchor the barriers?

A: No. The village is adamant that their responsibility on that street is over.

Q: I talked one-on-one with our county board representative about the Tri-County Access Project and explained my concerns, especially about the 60/83 railroad crossing near Diamond Lake Road. He listened patiently and agreed with what I was saying, and these concerns were on the State of Illinois radar and that the 60/83 intersection and railroad crossing is slated to be addressed in 2033. He was open to hearing resident comments and emphasized that residents should attend the Open House to express their thoughts and concerns.

A: Tony made other roadway improvement suggestions that would be of benefit, stressing that improving the roads we have now would be better than building the extension.

Q: Sunset is at 7:43 p.m. on September 22. Keep that in mind for the lighted boat parade.

#### **New Business**

##### *Annual meeting attendance incentives*

Terry Anderson brought up that when he moved into Loch Lomond two years ago, he donated his time and resources to create signs for the annual meeting, and made more last year as well as altering the previous signs for the new date and location. And it was disappointing to see the poor turnout. We have to find an incentive. Maybe we could have a drawing for one free year of dues or for discounts or offer boat storage or lake usage sticker vouchers. Other raffles could be included. The photo contest is also an incentive.

If we make the meeting shorter or move the meeting to another time of year, those might be incentives as well. Those are both dependent on our bylaws, and we'll take a look into that.

Motion to approve November 18 as the date of the annual meeting made by John Bestler and seconded by Terry Anderson. Motion carried.

The annual meeting will begin at 3 p.m. on November 18, likely at the new community center on Dunbar Road.

*Budgets*

Linda Klink will need to know any budget needs by the next board meeting.

**Adjournment**

Motion to adjourn the meeting at 8:10 p.m. was made

by Paul Hemmerling and seconded by Mary Ellen Casey. Motion carried. The meeting was adjourned.

**Attendance**

Denise Gavin, Tony Baade, Mary Ellen Casey, Linda Klink, Terry Anderson, Megan Boedecker, John Bestler, Paul Hemmerling, Brennan Casey, Tom Casey, Dave Stroz, Pizza Bill, Mariel Bradley, John and Nancy Adams, Rob Winkler, Cathy Baron, Margaret Pross

## Mark Your Calendars

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

**When?** September 17, 2018 at 7 p.m.

**Where?** Dunbar Recreation Center  
888 Dunbar Rd, Mundelein, IL 60060

### **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

Paul Hemmerling

Terry Anderson

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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