



Board Minutes – June 17, 2024

The following statement was read by Luke Emde prior to calling the meeting to order. We understand that many of you are curious and may have questions about the lawsuit brought against the Association and the potential settlement of that lawsuit. The board will not be discussing the lawsuit or the potential settlement tonight, it would not be appropriate for us to do so, given that the lawsuit is ongoing.

Please know that the Association's attorneys have been and continue to be in discussions with plaintiff's counsel, and representatives of some of the residents that objected to the settlement, about potential modifications to the settlement agreement. Those discussions are ongoing, and we are hopeful that we can reach a resolution.

Please know that your voices have been heard. All we want is to have a resolution of longstanding litigation that brings closure to the case and allows all of us to move forward in a collaborative and neighborly way. The Association's foremost wish is to enter into a global settlement that will provide finality and peace to the Loch Lomond community going forward. We believe that this result is possible.

The meeting was called to order at 7:02 pm by Luke Emde. A quorum was established. Present: Dan Lennon, Mickey Emde, Michael Strachn, Nancy Burton and Luke Emde.

Approval of minutes: A motion to approve the May 20, 2024, minutes was made by Mickey Emde second by Dan Lennon. Motion carried 4 aye 1 abstain.

Treasurer's Report – Nancy Burton stated the LLPOA operating fund currently has \$65,176. The LLOPA capital reserve fund has \$201,705. To date, \$91,800 have been collected from assessments, this equals 42% of homes in Loch Lomond.

Disbursements totaled \$9,186 for the month of May. Major disbursements included The Pineapple Co. \$4,910 (two months), Mitch's Landscaping \$1,995, Lake Cty Health \$498 (beach licenses) Groot \$372 (trash).

Resident Comments:

Margie Baker 574 Dublin – Thanked the Board for posting the swimming flags online and at the beach. It was very beneficial to know the swimming conditions. She also stated that she was one of the families who were requesting to camp over night at South Beach.

Sarah Christ – 218 Banbury Road - She stated Loch Fest is scheduled for July 27. This year's event will be different than in past years. Families will bring their own food. There will be games for the kids and music. Currently there is a logo contest for LLPOA's 70-year anniversary.

Mary Ellen Casey, 572 Killarney Pass Circle - Asked if there was a ring safety buoy for South Beach. The Board stated that one on ordered and will be installed.

Lisa Michner, 260 Edgemont – Thanked everyone who was involved with the Tony Baade Fishing tournament. It was a great event. She also commented that the rake party at South Beach was a success and she hoped that there would be more scheduled days for this. She also expressed her support for the additional weed cutting days the Lake Management Committee recommended to the Board.

Bill Kwiatowski, Killarney Pass Circle - Inquired why there were no lifeguards at South Beach this year. The Board explained that it was a financial decision.

Administrative Report - Erich Schwenk presented his report. This month there has been a reduction in payments but an increase in general questions, volunteer questions regarding Adopt-a-Beach, key card requests, and boat stickers. Working on bank account signers, beach signage, keycards and newsletter printing. The LLPOA file cabinet located at Century 21 has been moved to the LLPOA storage unit. Updated website to reflect no lifeguards and flag status. Monitoring closing of homes and assisting when needed with LLPOA documentation. A inspection template has been created for beach inspections.

Lake Management - Thank you to all our volunteers who assisted with South Beach clean-up, the Adopt a Beach program, buffer strip and garden weeding. Special thanks to Deb Edmunds for painting the benches, entry sign and shed.

Tony Baade Fishing Tourney – There were 15 adults / 6 kids who participated in the event. Thank you to Holly Kim for sponsoring the event.

Weed Harvesting - Lake Monsters have removed over 27,000 lbs. of plant material so far. The main purpose of removing the weeds is to remove excess nutrients from the lake and reduce the silt build-up at the bottom of the lake. The weed harvester can not cut the weeds along the entire lakefront shoreline. Lakefront homeowners are encouraged to rake their shorelines to remove weeds and algae from shoreline.

Biodredge Update - There were 68 bags of material ordered (33 purchased by homeowners) and spread in the lake. Silt depth readings will be taken next month to determine effectiveness.

Carp Removal - Carp removal efforts will continue throughout the summer. Forty-four carp have been removed from our lake so far this year.

Beach fencing update - Thanks to Paul for enhancing the fences at the 3 boat launch areas at South Beach and to Dan and Marty for installing the remaining fencing along the dam. We remind everyone to replace the fencing when you take it down.

Park District Pond – Representatives from Mundelein Park District and LLPOA met to discuss a sediment study ILM (Illinois Lake Management) relating to the pond at Community Park. ILM stated that the pond is working as desired, it is considered a catch basin. They were also monitoring the geese situation in the pond.

Dam, Path and Spillway Report – Dan Lennon presented his report. Thank you to Marty Szostak for assisting with fence installation, this project is completed. The necessary paperwork has been submitted to Bleck Engineering for the dam inspection. Mickey Emde asked if the path was going to be sealcoated this year since it was not last year. Dan Lennon stated due to budget constraints this has

been put on hold.

Boat Report – Luke Emde presented his report. Thank you to all residents who continue to follow our boating rules, regulations, and storage policy. Reminder that all sticker applications can be found on the Loch Lomond website under the document section. If you have paid and not received a storage sticker, or electric powered sticker please reach out to Luke Emde. Boat storage at North beach is currently full so no requests to store a boat will be honored for North beach at this time. South Beach has plenty of storage room available for residents looking to store a kayak, rowboat, or canoe. There are no more paddle boat spots available at either beach, so any request to store one will be denied. Boat storage compliance checks have started so if you have a boat at either beach make sure you place your storage stickers on your boats. If you have not purchased a storage sticker, please do so ASAP.

Please make sure if you are storing a boat at either beach, it is locked and stored in a designated storage area. Please do not leave boats on the shoreline or boat launches after use.

All electric powered watercraft require an application, permit, and additional sticker prior to entering the lake. No exceptions!

Any boats stored at North or South Beach require a yearly storage sticker. Any boat that does not have an up-to-date LLPOA sticker is subject to removal.

North Beach – No report

South Beach – Discussion Items

Rules – Additional signs have been ordered and will be installed indicating that there will be no lifeguards on duty. In addition, the beach rules will be included in the next newsletter.

Water Testing – A reminder that the Lake County Health Department are conducting water testing twice a month unless there is a high e. coli count which they will test daily.

Flag Protocol – Status of the lake will be posted on LLPOA website and Facebook Page.

- Green flag—Low hazard
- Yellow flag—Medium hazard
- Red flag—High hazard

Red flag will be displayed after (1) having .76 inch of rain, or (2) if there is harmful algal blooms present at South Beach.

Diving Board – Luke Emde stated that this past weekend the diving board was removed from the shed and installed improperly. This individual(s) were not authorized to do. The diving board is currently not installed because it does not meet the necessary depth requirement of 9’5”.

Old Business – None

New Business

- a) Approval of Buildium annual contract – A motion was made by Michael Strachn to approve the contract to Buildium for \$5,616, seconded by Nancy Burton. Motion approved.
- b) Lake Monster Funding Request for \$17,600 for 11 additional days of weed cutting. Tom Casey reviewed with the Board the request for additional harvesting days. The consensus is that the harvesting has definitely reduced the number of weeds in the lake. Adding days would allow weed harvesting every 2 weeks instead of every 4 to 5 weeks. It was also clarified that the weed harvester does not do individual homeowner’s lakefronts. A motion was made by Nancy Burton to approve the cost of \$17,600 for 11 days of additional weed harvesting, seconded by Mickey Emde. Board members discussed the cost of the additional days and the budget constraints LLPOA is currently under. There was discussion regarding only approving half the number of days and reviewing the condition of the lake after that. Members stated that it was a difficult decision but understood that the main priority should be maintaining the lake so our residents can swim, boat and fish. An amended motion was made by Nancy Burton to approve \$9,600 for 6 days of additional weed harvesting, seconded by Mickey Emde. Roll Call Yes, L. Emde, N. Burton & M. Emde – No, Strachn & Lennon.
- c) Request to approve funding for purchase of a water circulator for South Beach swim area cost not to exceed \$3,400. A motion was made by Luke Emde to approve the purchase of a water circulator not to exceed \$3,400, seconded by Mickey Emde. Some Board members questioned if this was a necessary purchase at this time or could it be done next year. Some members thought it was important to improve the swimming area just like improving the entire lake by weed cutting. Roll Call Yes, L. Emde, Strach & M. Emde – No, Burton & Lennon.
- d) Resident Request for pier installation – Two requests were received for pier installations. Luke Emde explained the process and recommended approval of both piers. The Board approved requests for pier installations at 555 Killarney Pass Circle and 652 Lomond Drive.
- e) Resident Request for Camping at South Beach - Four families (Baker, Tooleys, Micheners and Franzen/Sheehan) have requested to camp at South Beach overnight. They wish to try out camping with their families and thought South Beach would be a good setting for this. Luke Emde stated that South Beach is closed between the hours of 11:00 pm – 5:00 am. Board members were concerned that they would be setting precedent with approving this request but more importantly taking on additional liability. The consensus of the Board was to have Luke Emde check with the insurance agent if a waiver could be used prior to making a final decision.
- f) North Beach request for additional boulders – Mickey Emde stated that work is needed at the North Beach inlet. The spillway still works but the detention basin has been eroding and needs attention. She is recommending getting quotes for the necessary work. The Board agreed and wanted to make sure that contractors were quoting the same work.
- g) South Beach Purchase of additional sand not to exceed \$1,500. A motion was made by Michael Strachn to approve the purchase of sand for \$1,500 for South Beach, seconded by Luke Emde. Board members discussed if this purchase was really necessary at this time. Some members stated that they would like to know when the last time sand was purchased and the quantity. Roll Call – Yes, L. Emde & Strachn - No, Burton, Lennon & M. Emde.

Resident Comments

Marty Szostak, 980 Lucerne Ct. – Thank the Board for their work and wanted to know the procedures if someone was interested in becoming a board member.

Sarah Christ, 218 Banbury – Stated that she would be taking down the sponsor banner from next year this week. She also inquired about having vendors sell merchandise at Loch Fest like last year.

At 8:50 pm., Luke Emde made a motion to go into executive session, seconded by Mickey Emde. Motion carried.

At 9:19 pm., Luke Emde made a motion to come out of executive session, seconded by Mickey Emde. Motion carried.

At 9:20 pm., Nancy Burton made a motion to adjourn the meeting, seconded by Dan Lennon. Motion carried.