



Board Minutes – July 15, 2024

Nancy Burton referred residents to the following statement prior to the meeting being called 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 Nancy Burton. A quorum was established. Present: Dan Lennon, Mike Strachn and Donna Sattler. Absent Mickey Emde and Luke Emde.

Approval of minutes: A motion to approve the June 17, 2024, minutes was made by Donna Sattler, second by Mike Strachn. Motion approved 4-0.

Treasurer's Report – Nancy Burton updated the Board on the current fund balances and disbursements for the month. The LLOPA Operating Fund - \$62,910, Capital Reserve Fund - \$193,320 and Northview Bank - \$1,513.

Resident Comments:

Bill Anastos, 1149 Lomond – Inquired what the next step was in regard to dues and are they currently voluntary.

Van Miller, 545 Killarney Pass – Asked how many homes have paid voluntary dues of \$350 this year.

Marty Szostak, 980 Lucerne Ct. – Stated there were some residents who chose to contribute more than the \$350, should contact Erich, Pineapple and inform him to put the additional monies towards this year's operating fund.

Sue Ramsey, 833 Braemar – Inquired if assessments would be increased in the future.

Jen Berg, 481 Lomond – Asked if the \$350 dues go into the Capital Reserve Fund or Operating Fund. She also inquired if the LLPOA Board had filed their brief as required by the court regarding the lawsuit.

Administrative Report - Erich Schwenk presented his report. Voluntary assessments were on a slow uptick after the newsletter reminder and have slowed down again. The No Fishing signage for the pier has been ordered. The water circulator has been purchased and is in the shed awaiting installation. Special thank you to Kevin, Powers Electric (resident) who provided the electrical work at no charge. A new shower valve has been ordered. He is searching for a mobile welder to repair South Beach playground and emergency vehicle gate. All bank accounts have been updated with new account signers. Thank you to Robin Saydak and all the Loch Captains who helped distribute the recent newsletter.

Lake Management – Tom Casey presented his report. Weed harvesting continues on a biweekly schedule. Over 50,000 pounds of weeds have been removed this year to date. An increasing number of lakefront homeowners are raking weeds and algae on their shorelines which helps our weed removal efforts. A few lakefront homeowners have installed water circulator devices by their shorelines and several more have expressed interest in doing the same. We are starting to see a greater variety of native plants spring up around the lake which is a very good sign. The predominant plant is still coon tail. Thank you to Randy Cook who rescued ducklings that were trapped in a fence. The next Lake Management Committee meeting is Wednesday July 17 at North Beach at 7:00 PM.

Dam, Path and Spillway Report – Dan Lennon presented his report. Our inspection report was submitted to the State for review. LLPOA will be notified of any recommendations or repairs that may be needed.

Boat Report – Boat storage is currently full at North Beach. South Beach still has room available for kayak, rowboats or canoes but is currently full for paddle boats. Boat sticker applications can be found on the Loch Lomond website. Boat storage compliance checks have begun so please make sure your storage stickers are on your boats. Please make sure if you are storing a boat at either beach, it is locked and stored in a designated storage area. Do not leave boats on the shoreline or boat launch areas after use. All electric powered watercraft require an application, permit, and additional sticker prior to entering the lake.

North Beach – Mickey Emde provided a report which was read by Nancy Burton. North Beach is a popular spot for residents to enjoy the lake. A reminder to everyone to keep your boat in its place and locked. We have had a few stray boats left unlocked being used by others besides the owner. Make sure your boat is locked so it is secure. Recently a lock and chain has been added to the large gate to keep it secured. Please use the gate and your keycard when entering the area. If you need to get into the beach through the large gate please contact the administrator or the North Beach director for access. The beach has been raked, graded and weeded except for the native buffer area which continues to provide a barrier for storm water into the lake. Our sign board has been given a fresh coat of stain and has new educational information. Remember to keep the area clean for others. Just as a clarification you need to be 16 to fish down by the pier alone.

South Beach – No report

Events – Sarah Christ gave an update on Loch Fest. This year's event will be different than past years. It will be more in line with a community picnic. Residents will need to bring their own food and drinks. There will be volleyball and basketball tournaments, bingo, kids games, entertainment will be provided by three local residents at no cost. Volunteers are still needed to assist on the day off. She stated that she

was in need of tables and chairs. She also asked if a flyer could be distributed to residents publicizing the events and the changes to it.

Old Business –

- a) Follow Up on Camping Request at South Beach – Nancy Burton updated board members on the discussion Luke Emde had with LLPOA's insurance agent regarding the request. He strongly recommended the association try to minimize their exposure at this time. Under our current coverage, the policy states that the beach is closed for all usage from 11:00 pm – 5:00 am. Board members agreed with this recommendation and the consensus was to deny the request to camp overnight.

New Business

- a) Pier Request – 445 Killarney Pass Circle – Dan Lennon made a motion to approve the request, seconded by Michael Strachn. Roll Call: 4-0 Motion 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 4-0.
- b) South Beach Goose Light – Discussion occurred on possibly installing a goose light on the pier to prevent geese from sitting on the pier and leaving a mess. Other ideas were also discussed and the Board asked the Lake Management Committee to discuss ideas at their next meeting.
- c) North Beach Improvements Inlet / Access Point – The Board discussed the proposals received from Seawall's Unlimited in regard to the projects. The cost for inlet repair would be \$3500. This would include installing a new 12' seawall, extending coffer dam and removing drain pipe. The cost to upgrade the boat access area to 12' x 22' to accommodate the weed harvester would be \$5,500. This work would increase the efficiency of the weed harvester by reducing travel time from South Beach, North Bay and Half Moon. The Board discussed getting two more proposals on the work before making a final decision.
- d) Discussion South Beach Director's Responsibilities – The Board agreed to review the current responsibilities. Erich Schwenk, Michael Strachn and Luke Emde will meet to review and evaluate and make a recommendation to the Board.
- e) Amendment to the Pineapple Brand Inc. Contract – A motion was made by Michael Strachn to approve the amendment to extend the contract for a one-year period, seconded by Dan Lennon. Motion approved 4-0.

Resident Comments

Tom Casey, 572 Killarney Pass Circle – Asked the status of the water circulator and when it may be installed. He also reiterated the importance of trying to create an access point at North Beach for the weed harvester trailer. It would make the removal of weeds much more efficient.

Bill Anastos, 1149 Lomond - Inquired if a first aid kit was located at South Beach and asked for clarification on fishing off the piers.

Sarah Christ, 218 Banbury – Wanted to know who would be handling updates to the website in regard to events.

At 7:58 pm., Dan Lennon made a motion to go into executive session, seconded by Donna Sattler. Motion approved 4-0.

At 8:22 pm., Michael Strachn made a motion to come out of executive session and adjourn the meeting, seconded by Donna Sattler. Motion approved 4-0