



Board Minutes – August 19, 2024

Nancy Burton referred residents to the following statement that was on the agenda 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 7:05 pm by Nancy Burton. A quorum was established. Present: Dan Lennon, Mike Strachn and Mickey Emde. Absent Donna Sattler and Luke Emde.

Approval of minutes: A motion to approve the July 15, 2024, minutes was made by Mickey Emde, second by Dan Lennon. 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 - \$46,602 Capital Reserve Fund - \$193,946 and Northview Bank - \$1,514.

Resident Comments:

Roger Franz, 470 Killarney Pass - Inquired if it would be cheaper to purchase a storage unit than rent one. Mickey Emde explained that the unit is very small, and it holds all of LLPOA's documents and records, in addition to special event items.

Sarah Christ, 218 Banbury - Asked if Fall Fest & Trunk Treat would be a sponsored LLPOA event. She stated there will be no cost to LLPOA. The Board indicated that the event will be an agenda item at the September meeting.

Van Miller, 545 Killarney Pass - Stated that he was proud of the Lake Management Committee and how they are handling everything in regard to lake management this year.

Marty Szostak, 908 Lucerne Ct. - Stated that the weed harvester was making good progress and agreed with the Lake Management Committee recommendation of funding additional days for September.

Administrative Report - Erich Schwenk presented his report. Proposals for removing the large Silver Maple at South Beach have been received. The new circulator has been installed at South Beach. He installed "No Fishing" signs for the swimming area. The new shower valve was installed at South Beach. He also handled all picnic requests, registration forms, boat stickers and keycard requests. In addition to monitoring the Adopt A Beach program.

Lake Management Report - Tom Casey presented his report. There have been a few geese sighting but they have not stayed around. We have had no E. Coli related swim advisories at South Beach this season. In addition, only 2 HABS sightings this year and both were outside of the swim area. The water along the shoreline is much clearer and there is more plant diversity throughout the lake. We have several homeowners weeding their shoreline and installing aerators. The Lake Management Committee feels that things are moving in the right direction and there is momentum to continue moving forward in managing the lake in a healthy manner. The Committee is in support of continuing weed harvesting and is requesting the Board to approve an additional 9 days at a cost of \$14,400. They also would like to express their support for making improvements at the North Beach boat launch. This improvement would allow the weed harvester to reduce travel time across the lake, which would increase productivity.

The Lake County Health Department Ecological Services has indicated that next year they will be doing a study of Loch Lomond, St. Mary's Lake and Butler Lake that will include water testing. The study will be coordinated across all 3 lakes to better gauge the watershed.

Dam, Path and Spillway Report - Dan Lennon presented his report. Our inspection report has been submitted for review but there is no timeline on when LLPOA may hear back. LLPOA is responsible for making any repairs or improvements to the dam if they are recommended in the report by the State. Dan stated that there is some trash and branches that have washed up to the dam that he will be addressing with the landscaper.

Boat Report - Mickey Emde presented Luke Emde's report. Thank you to all residents who follow LLPOA's boating rules, regulations and storage policies. 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. If you have a boat at either beach, make sure you have a storage sticker on your boats. If you have not purchased your storage sticker for the 2024 season you will be receiving an emailed invoice for each boat stored at the beaches. Storage is \$25 per boat. All paddle boards being stored at the beaches require a storage sticker. Please make sure your boat is locked and stored in a designated storage area. Please do not leave boats on the shoreline or boat launches after use.

North Beach – Mickey Emde presented her report. She was happy to see everyone enjoying North Beach this summer. The flowers are blooming. The fish are biting. A special thanks to everyone who has been pulling weeds at both beaches. Mother Nature certainly did her part this summer season as well. Special thanks to John Pietrazewski for power washing the trash cans at the beach. The Dog Party was a success and thanks to everyone who helped out with the event and making goody bags.

South Beach - There have been 25 picnics so far at South Beach for the season. The Board thanked everyone who has volunteered for the Adopt A Beach program. This being the first year without

lifeguards it wasn't clear how everything would work out, but beach operations were fairly smooth. Thank you to all our residents who help keep the beach clean for everyone to enjoy.

Events - Sarah Christ presented a review of Loch Fest. The event went well and the change to making it more of a community picnic was well received by residents. There was more food than anticipated. Thank you to everyone who helped out by volunteering for the event or by dropping off tables, chairs and tents. Thank you to the musicians who volunteered to entertain at the event.

Old Business –

- a) South Beach Director's Responsibilities - A review of the current responsibilities was made by the Committee, and they will be presenting a recommendation to the Board at the September meeting.
- b) North Beach Improvements -
 1. Inlet Repair - The Board reviewed the proposal to repair the inlet at North Beach. The work included installation of a new 12' seawall with cap across the front area, along with excavation of the shoreline and extending coffer dam and removing drain tube. Seawall's Unlimited will also reuse and relocate larger rock. The Board discussed that this restoration work has been needed for some time and would come out of the capital budget. Village staff have also examined the area and thought the price for the work was very reasonable. A motion was made by Dan Lennon to approve the proposal from Seawall's Unlimited for a cost of \$3,500 for inlet restoration, seconded by Mickey Emde. Roll Call: Motion approved 4-0.
 2. Boat Access Ramp - The Board reviewed the proposal to build a 12'x 22' boat access ramp. The installation of the ramp would increase the efficiency of the weed harvester by reducing travel time from South Beach, North Bay and Half Moon. Since Seawall's Unlimited would already be on site with their equipment for restoration of the inlet, the Board agreed that it would be best for them to complete the access ramp project. A motion was made by Mike Strachn to approve the proposal from Seawall's Unlimited for a cost of \$5,500, seconded by Dan Lennon. Roll Call: Motion approved 4-0.

The Board acknowledged that LLPOA has received a donation from an anonymous resident to complete the boat access work at North Beach, in addition to donating one additional day of weed harvesting for 2024. The Board wished to thank the resident for their generosity on behalf of all LLPOA residents.

New Business

- a) Pier Request - 12 Edgemont – Mike Strachn made a motion to approve the request, seconded by Michael Strachn. Roll Call: 3 ayes (Strachn, Burton, Emde) 1 abstain (Lennon) Motion approved.
- b) Lake Management Request for Additional Weed Harvesting – The Board reviewed the request from the Lake Management Committee for \$14,400 for 9 additional days of cutting to cover the month of September. Discussion centered on the overall financial outlook of LLPOA. Dues income has been reduced by 50% this year, which affects the operating budget. The Board pointed out that in October insurance renewals (approx. \$50,000) will be due. After much discussion on the issue, a motion was made by Nancy Burton to approve \$11,600 for weed harvesting. This amount includes the anonymous donation of one day of weed harvesting. Motion seconded by Mickey Emde. Roll Call: 3 ayes (Strachn, Burton, Emde) 1 nay (Lennon). Motion approved.

- c) Woody's Tree Removal - Mickey Emde made a motion to approve the proposal from Woody's Tree Service not to exceed \$1,500 for removal of silver maple at South Beach, seconded by Mike Strachn. Roll Call: Motion approved 4-0.
- d) South Beach Silt Removal Plan - The Board discussed getting quotes on silt removal in the diving board area. The process would be silt bag dredging where the silt material is bagged and then stored on the grassy area. This would be a project for the 2025 year.

Resident Comments

Denise Gavin, 652 Killarney Pass Circle - Suggested that LLPOA should try to negotiate lower rates for weed harvesting. She also stated that Loch Fest was awesome, and she felt people would not have minded paying for the event as in past years.

Sarah Christ, 218 Banbury - Thought that sponsorships may also be a way to generate funding for LLPOA. This year with the change in the event no sponsorships were solicited for Loch Fest, but we may want to think about it for 2025.

Marty Szostak, 908 Lucerne Ct - Asked if all residents who had picnic request were current with their dues. In addition, he also asked who is responsible for removing a large branch or tree if it falls into the lake, LLPOA or the homeowner.

Lauren Bunks, 12 Edgemont - Inquired how many residents have paid dues in 2024.

Roger Franz, 470 Killarney Pass - Inquired if LLPOA negotiates insurance fees. He also suggested maybe the Village could assist with the North Beach project and moving rocks and gravel.

John Pietrazewski - Thanked Mickey & John Emde for taking such good care of North Beach.

Tom Casey, 572 Killarney Pass Circle – Thanked the Board on behalf of the Lake Management Committee for their support on weed harvesting.

At 8:43 pm., Mickey Emde made a motion to adjourn the meeting, seconded by Dan Lennon. Motion approved 4-0.