



LOCH LOMOND PROPERTY OWNERS ASSOCIATION P.O. Box 840, Mundelein, IL 60060 847-826-8044
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Kathie Knudson, President

Denise Gavin, Administrator

LOCH LOMOND LAKER

Minutes of the August 4, 2009 Monthly Board Meeting

PRESIDENT'S REPORT: Kathie Knudson

The Board meeting was called to order at 8:00 p.m. by Kathie Knudson, President. Motion to approve July minutes by Paul Papineau, seconded by Donna Sattler. Motion passed. Minutes approved.

TREASURER'S REPORT: Steve Koch

The \$341 listed under Social Activities was for the Water Carnival. Expenses are up a little bit (most of that is cyclical). We are sticking to the budget well.

July was the second consecutive month of slow income from dues.

The total assets on the treasurer's report and the statement of operations are disparate by \$2,000. Steve has painstakingly gone through each expense for the last month, and can not find the discrepancy. This information is on two separate spreadsheets, and each spreadsheet is backed up by the supporting statements.

Motion to accept July budget report as presented, including discrepancy in balances, by Jon Holsman, seconded by John Emde.

As a not-for-profit Association, we must file an annual report by a registered agent. This agent also receives official correspondence so that we use an actual address instead of our P.O. Box. Our Treasurer traditionally performs this function. Steve Koch volunteered to fill that role. Motion to accept Steve Koch as the registered agent: Kathie Knudson, seconded by Jon Holsman.

MEMBERSHIP REPORT: Diane Adamek

As of August 1, 448 households have paid in full (74.5% vs. 87% in 2007), 11 still owe partial dues, and one owner made the first payment for a plan that includes ten years of back dues.

This week Diane will be sending reminder emails/phone calls to households with payment plans and with outstanding partial payments (second payment was due May 1).

On September 1, Diane will be sending out certified letters with outstanding dues statements to homeowners who have not paid for three or more years. They will have thirty days to respond before she sends the list to the lawyer to start the Revocation of Lake Rights procedure.

If you need to set up a payment plan, please contact Diane at lochlomondPOA@aol.com, or (847) 949-8641, and she can give you some options.

Reminder: All back dues must be paid up before you can close on a property. If you know you will be closing, please contact Diane at least two weeks before closing, so that she can send a copy of the required paid assessment letter to your realtor and/or attorney.

Diane has been comparing the 2009 dues numbers with

2007. The Board is working on pulling the 2008 numbers for comparison. *Update:* August, 2008 had 83% paid.

When the Board sets the budget, we anticipate 85% of households will make the full dues payment.

DAM, PATH AND ENTRANCES: Dick Lincourt

Denise Gavin gave the report for Dick, who is out of town.

The dam is in good condition, and the lake is full. The riprap project is finished -- a little more stone will be added on August 5. This project will come in under budget. The sides of the spillway were trimmed.

Denise has the aluminum for repairing the gates, and has contacted the welder to get an estimate this week.

LAKE MANAGEMENT: Steve Kephart

The lake has had three algae treatments this month. If you see algae, call Steve Kephart right away so he can arrange for another treatment.

John Popowitch has created a fishing blog on the website (www.lochlomondlaker.com). Steve has been the only contributor to the blog in the last 40 days.

Don Ferkin talked to Frank from the DNR about holding another fish shock in the fall. This will not be a fish census, but is just to remove carp.

Several carp have washed over the dam and are in the area between the lake and Rt. 45. The Board will ask Dick Lincourt for guidance to remove them.

Steve had a call from a resident about a beaver sighting. Please continue to watch for beavers and report them so that they may be removed from the area.

Loch Fest will be on Saturday, August 22. Jim Carroll and Tony Baade are in charge of this event. Zone Directors will soon be distributing flyers and doorknob hangers to residents. Metal signs will be posted throughout the neighborhood. The new prices are \$5 for adults, and children under 18 are free. Jim and Tony have done a great job soliciting sponsors and donors to offset the cost. This event is BYOB. The set-up will be from 12-2, and the event will last from 3-8 p.m. The entertainment is the same as it was last year. Bill Kwiatkowski will provide pizza and fish. Guests are welcome, and must be accompanied by a resident. Bring your beach tokens with you. There will be a table for residents to advertise their businesses to each other. If you are interested, bring a stack of flyers or business cards for that table. There will be no formal presentations. We will put together a directory to hand out at Board meetings.

Many thanks to John Bestler for repairing the raft at South Beach in time for Water Carnival!

NORTH BEACH: John Emde

John would like to get rid of some non-seaworthy boats

that do not belong on the beach. They are sitting on the gravel path, and have pink tags on them. Groot will take one plastic paddleboat per week (all we have to do is call).

New boat racks are on the agenda for later in the fall.

If you go to the beach and find people who do not have a key card (non-residents), please ask them to leave or report them to the police as trespassers.

Thank you to John and Charlene Bestler for tipping down the light at North Beach so it does not disturb residents.

Dog waste is being tossed over the fence into large piles. Please be responsible when cleaning up after your pet.

Groot delivered a new garbage can. We will still use the red box for recycling.

The gate gets harder to open when the weather gets hot because the metal expands. Denise Gavin has contacted a welder to remedy this problem.

SOUTH BEACH: Jean Potillo

The geese are slowly learning to get around the goose fence. This is not a major problem. A suggestion was made to put a fake coyote on a raft to scare them away.

ADMINISTRATOR'S REPORT: Denise Gavin

At North Beach, the grass on the inside of the fence was sinking due to the drain causing erosion. Public Works came out promptly and dug a bigger ditch, which should help solve the problem. They also planted grass.

Denise is looking into getting more outlets at South Beach. There is a main outlet on the telephone pole. We may have to wait until 2010 to put it in the budget.

She is researching getting a portable light for use on specific occasions.

BOAT DIRECTOR: Larry Rogers

A plastic purple and aqua paddleboat without tags washed up on Don Ferkin's beach.

At South Beach, a bright blue fiberglass paddleboat without a sticker washed up on shore. It is sinking, which is due either to being unseaworthy or to having no plugs.

There are tagged paddleboats at North Beach. If you want one, claim it, but they are not seaworthy. They will be destroyed.

HEAD LIFEGUARD REPORT: Bridget Gavin

The second session of swimming lessons ended on August 1. The guards have one more weekly meeting. All 17 guards were recently evaluated.

The guards saved another child, which brings the total number of saves this summer to three (all children). **Thank you, guards!**

The guards have been taking a head count every hour, and the busiest times are 11 a.m. to 7 p.m.

Since the July Board meeting, 1,055 kids and 494 adults (1,549 people) have used the beach. Seven picnics are scheduled for August.

Should we have guards on the weekends only after August 22? Several Mundelein schools are starting later than usual this year due to construction, so there will be more kids around.

OLD BUSINESS

Thanks to all the volunteers who helped with the Water

Carnival. Thanks to the guards who organized games and helped out. Denise Gavin found a local DJ who was less expensive than last year. The weather was fabulous, but the turnout was about 50% of last year's total.

HELP IMPROVE OUR ASSOCIATION! VOLUNTEER!

Spread the word! We are still in need of Zone Directors for the following Zones: 3, 5, 8, 16, 19, and 20. You do not have to live in the Zone for which you are a Director. We are also still in need of a Vice President. All candidates are encouraged to contact Kathie Knudson.

The annual meeting will be on November 15. We need to compile a slate of candidates in the next couple of months.

Insurance: as of August 1, our \$2 million liability policy is in effect. Agent Frank Shaw is finalizing quotes for the hired and non-owned auto policy (liability insurance which is for the Association, and not for individual coverage). Steve Koch met with Frank on August 1 to discuss workman's comp and other issues. There aren't any premium increases on the current policies -- we are spending around \$17,000 again, and we have better coverage.

Loch Fest will be held on August 22. Volunteers are needed. If you are interested, call Jim Carroll at (847) 949-6117.

NEW BUSINESS

The Water Safety Program survey was discussed. There was no response to the flyer in the July minutes, which asked for resident input on topics related to the water safety program. The goal is to eventually create a short survey, as promised at the November, 2008 annual meeting. This survey will **NOT** be a vote on any existing programs, but will be a tool to get feedback from residents. We will send a copy of the survey to each household, and are looking to have it available at Loch Fest on August 22, as well as on the website (www.lochlomondlaker.com). Your name and address will be optional, so you may remain anonymous if you wish.

Items discussed at the meeting were as follows:

- **Lifeguards/Security**
- Why is there no guard at North Beach? Usage was down, and we didn't want to have one female guard there alone. We would like to have a gate guard at North Beach again for late afternoon and evening hours. We can ask the police to patrol the North Beach more heavily from 3-8 p.m.
- Staffing of lifeguards.
- Hiring of lifeguards and swim instructors.
- **North Beach**
- If we don't need a lifeguard there, maybe we can have another resident as a gate guard (an adult who will be more authoritative) to watch the gate in the late afternoon and early evening.
- The usage at North Beach is far different than at South Beach. It is used primarily by fishermen because there is not as much sand and beach space. It is a good place for families with toddlers, since the playground equipment is geared toward younger kids, and it is a smaller area. It is also a quieter beach.
- John Emde puts in buoy lines every year to denote a swimming area, and which are required by the county. That beach is "swim at your own risk."
- Suggestion: in the summers, have a weekly "bring your dog to the beach" night. It is a good way to involve the community. Owners still have to clean up after their own

dogs. Because our property falls under the jurisdiction of the Village of Mundelein, we are still required to follow village ordinances, so this idea would have to be cleared through the Village before implementation.

- People are taking boats from North Beach and paddling them all over the lake, regardless of whether they are seaworthy.
- Residents used to be more diligent about having people lock up their boats. Kids are coming in from all over to take boats for joyrides.
- Suggestion box at North Beach.
- Put volunteer/suggestion form in the newsletter to cut out and mail in.
 - **South Beach**
- Hours are currently 9 a.m. to 9 p.m., with 2 to 4 guards on duty at a time. If the hours for lifeguards were decreased, the hourly head count indicates that the best hours to remain open would be 10-8.
- We have hired guards who are not residents (residents get priority).
- The Association pays for 1 or 2 guards to go through swim instructor certification courses each year. This gives continuity from year to year, as they are valid for 3 years.
- There is always at least one guard at the gate. If there is someone on the sand, at least one guard monitors the beach and the water.
- The guards provide security, keep the beach clean, prevent injuries and accidents, save people, and teach swimming lessons. Some of the guards sitting on the beach at any given time are not necessarily on duty.
- According to our insurance agent and attorney, having lifeguards does not mitigate our liability, since we are stating that we are taking on the responsibility of keeping people safe at the lake.
- If we had “swim at your own risk” signs at South Beach, instead of a gate guard, a lot of non-residents would be coming in, as they do now at North Beach.
- Lifeguards have no protection from the rain. A shelter for them would be nice.
- Lifeguards are an asset to the community.
- Loch Lomond has supplied guards at South Beach since at least the early 60's.
- Why don't we have a slide at the beach? The lake is too shallow.
- Lifeguards build community.
- Seeing lifeguards is a deterrent to people who are not residents.
 - **Dam**
- Kids playing on dam and spillway. They are often taking boats from beaches, sometimes stealing them, and accessing the dam from the lake side. Every resident has the responsibility to call the police when we see unauthorized people on the dam.

Motion to adjourn by Jon Holsman, seconded by John Popowitch. Meeting adjourned at 9:34 p.m.

ATTENDANCE

John and Jen Popowitch; Randy, Katie, and Kelly Cook; Katie Randau, Denise Gavin, Shannon Gavin, Mary Ellen Ferkin, John Vicik, Bill and Ellen Kwiatkowski, Paul Papineau, Jon Holsman, Tony Baade, Kelley Happ, Van and Sherrill Miller,

Sherrill Randau, Donna Sattler, John and Charlene Bestler, John Emde, Steve Koch, Steve Kephart, Kathie Knudson, Diane Adamek, Larry Rogers.

Minutes respectfully submitted by Jennifer Popowitch.



Board Officers and Directors

President: Kathie Knudson (566-7024)

Vice President: OPEN

Secretary: Jennifer Popowitch (566-1692)

Treasurer: Steve Koch (566-3120)

Membership Director: Diane Adamek (949-8641)

Boat/Pier Director: Larry Rogers (566-7299)

Dam/Path/Spillway Director: Dick Lincourt (949-5729)

North Beach Director: John Emde (566-9583)

South Beach Director: Jean Potillo (949-9370)

Administrator/Water Safety: Denise Gavin (826-8044)

Lake Management Director: Steve Kephart (970-7940)

PRSRT STD
U.S. POSTAGE
PAID
Mundelein, IL
Permit #65

Calendar Items

August 22 (Saturday)

Loch Fest
South Beach
3-8 p.m.

September 1 (Tuesday)

LLPOA Monthly Board Meeting
Century 21 (corner of Rts. 45 and 176)
8 p.m.

November 15 (Sunday)

Annual Meeting
Century 21 (corner of Rts. 45 and 176)
4 p.m.

Village Board Meetings are held at the Fire Station on the 2nd and 4th Mondays of the month.
1000 Midlothian Road. Call 847-949-3214 for details.

**Loch Fest at South Beach on
August 22 from 3-8 p.m.**



**Accepting nominations for 2010
Officers and Directors! Call
Kathie Knudson.**

**Please visit the fishing blog on
our website for updates.
(www.lochlomondlaker.com)**

