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LOCH LOMOND PROPERTY OWNERS ASS'N

P. O. BOX 840; MUNDELEIN, IL. 60060 949-1579

Minutes of Meeting Held February 6, 1996.

President Buzz Stromberg called the meeting to order at 8:07 p.m. Buzz thanked the membership for cooperating on the fish ban this winter and for their help in policing the ban. It has been very successful with very few incidents of violations.

The sign posting appears to have been adequate.

Linda Klink gave the Treasurer's Report which covered three months, November, December and January.

TREASURER'S REPORT

JANUARY 1, 1996

CASH:

Beginning Balance 09/30/95 \$19,621.95

Deposits 1,560.00

Interest 128.30

EXPENSES: 9,560.97

Ending Bal 01/31/96 \$11,749.28

Association Expenses 875.32

South Beach 772.38

North Beach 380.07

Water Safety 19.21

Dam, Path, & Spillway 269.40

Entrance 89.80

Security 1,243.37

Fences

Administrative 882.94

Membership 535.08

Upgrades

Insurance & Taxes 3,853.68

Social Activities 250.00

Legal Expense 47.50

Total Expense 9,560.97

Several questions were asked Linda and she gave prompt direct answers to those questions.

Linda reported the dues notices will be sent the week of February 12th. She also said she has received some payments already.

Buzz said he wanted the board to include in the next month's meeting an agenda item for follow-up discussion on the liens which will be levied this new year on the properties which owe back dues. All Directors should have full understanding of the process, and how it works. The question was asked as to how much in back dues were outstanding; Linda said it is over \$100,000.

ADMINISTRATOR'S REPORT

Tracy Dalglish reported the Fremont library is no longer be available for the LLPOA meetings. Steve Kovac a resident member offered the community room in the Century 21 Market Place office building at the corner of Rts. 176 & 45 as a place for this and future meetings.

Projects that have occurred since October of '95 include: at South Beach a contractor was hired to put in a concrete pad near the center service gate on which to place the garbage dumpster. At the same time, the contractor did a survey of the shower drainage area, and leveled that area more appropriately and the previous standing water problem hopefully will be solved. Additional leveling was done on both sides of the beach areas where the grass meets with the sand. Restoration will also be minimal and are planned for early spring.

Near the end of December, a motorist lost control of his vehicle and went through a large portion (approximately 50 feet) of the fence along Route 45. Fortunately, no one was injured. With the assistance of Dick Lincourt, we were able to get a copy of the accident report that had been filed.

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LOCH LOMOND PROPERTY OWNERS ASS'N

P. O. BOX 840; MUNDELEIN, IL. 60060 949-1579

Minutes of Meeting Held May 7, 1996.

Buzz Stromberg, president, called the meeting to order at 8:02 P.M. He introduced the Association's attorney, Jeff Hayes. Jeff reviewed the lein procedure the Association may use for property owners who owe back dues. He said the Association ammended the By-laws in 1993. The By-laws indicate that any property owner is obligated to pay dues. Jeff reviewed the suggested process and the basis for the procedures. He presented the Board with two draft letters the first would be used to inform property owners of their non-payment of dues and would give them thirty days to respond. After thirty days the second letter would be sent informing them that a lein would be placed upon their property and that the back dues would accrue interest at five percent per year until paid. Owners should understand that they cannot refinance or sell their property until the dues are paid and the lien is satisfied. The Board will review the letters and act upon them in a future meeting. Jeff left at 8:28 P.M.

There were not enough members present for a quorum, so the minutes from the April meeting could not be approved. However, it was pointed out that a correction to the minutes should be made. The potential savings for insurance costs at \$1600 after removing the slide was overstated. The exact savings are not yet known.

TREASURER'S REPORT

APRIL, 1996

CASH:

Beginning Balance 03/31/96	\$54,796.79
Deposits	20,765.00
Interest	
Swim Lesson Deposit	200.00
Picnic Deposit	25.00

Expenses	12,427.09
Ending Bal 04/30/96	\$63,359.70
Association Expenses	505.45
South Beach	561.67
North Beach	53.22
Water Safety	10.00
Dam, Path, & Spillway	154.00
Lake Maint. & Spraying	807.50
Entrances	
Security	430.78
Fences	
Administrative	730.98
Membership	322.44
Upgrades	
Contingency	8,000.00 (Dredging)
Insurance	831.05
Social Activities	
Legal Expense	20.00
Total	12,427.09

Linda pointed out that under Lake Maintenance & Spraying the \$807.50 was the buy-out for Nick Gowe's contract. She also reported there was approximately \$2600 of back-dues in the \$20,765 deposit.

MEMBERSHIP REPORT

Linda reported that we have received dues payments from 387 members which is 65% of the total homeowners. Last year at this time we had received payments from 354 or 60% of our homeowners. Linda would like to remind everyone that, if you sell or refinance your home, the title company will require a Status of Dues letter from LLPOA. She will provide these to anyone who needs them. Please call her at 949-8641 if you are planning either of these activities. Hopefully, you will not arrive at your closing without the proper information.

THE FOLLOWING INFORMATION WAS
INADVERTANTLY OMMITTED FROM

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◆ LOCH LOMOND LAKE ◆

MINUTES OF ANNUAL MEETING OF LOCH LOMOND HOMEOWNERS ASSOCIATION NOV. 17, 1996

President Buzz Stromberg called the meeting to order at 4:14 P. M.

He began by recognizing this was the 36th annual meeting of the Association. The first one was held in 1961.

Buzz gave a slide presentation of various activities of the Association for the past year. s including: damage to the fence along the path, the first annual Easter Egg Hunt, dredging activities at South Beach, the damaged diving board raft, the release of storm draining and sewerage near South Beach, North Beach spillway damage, bike path erosion, Fire Department and life guard mock safety drill, Water Carnival, Loch Lomond "T" shirts and caps for sale, antique auto rally, new diving board platform, swimming instruction on dry land, swimming instruction certificate presentation, swim classes in the water, and a diver in the water clearing out old wood from the old diving board raft.

After the slide presentation Buzz discussed briefly the North Beach Spillway problems. He also asked the audience if any of them had pictures or may take pictures this coming year that we could use in the next year's meeting, he would appreciate receiving them to make copies and return them.

Buzz then thanked all the officers and directors who served the Association this past year.

A gentleman asked if someone could tell him what the activity at the South Beach this late summer was. He thought it might be a private picnic and felt it was noisy. Tracy Dalgleisch explained it was an Association activity. Jed Burton further described the Rock Lomond music event. The gentleman urged the Association to set limits as to the sound level for such activities as he had past experience with in another organization. Buzz said it would be studied.

TREASURER'S REPORT

October, 1996

CASH:

Begin. Bal.	09/30/96	29,698.10
Bank Deposits	1,067.64	
Interest	54.30	
Picnic deposit	25.00	

EXPENSES..... 14,490.70

Ending Bal. 10/31/96..... 16,354.34

Association Expense	260.90
South Beach	585.21
North Beach.....	326.08
Water Safety.....	870.34
Dam/Path/Spillway	360.12
Lake Maint & Spraying	
Entrances	103.38
Security	398.73
Fences	180.00
Administrative.....	401.72
Membership	192.22
Upgrades	
Contingency	
Insurance & Taxes.....	10,812.00
Social Activities.....	
Legal Expense	

TOTAL 14,490.70

Certificate of Deposit 22,177.71

After Linda Klink presented the above treasurer's report for October there was a short discussion about some of the line items.

MEMBERSHIP REPORT

Linda Klink reported that to date, we have received payments from 513 residents which represents 87% of our association. Last year at this time, we had received payments from 516 or 87% of our residents. Please note an error was made in the September Membership report which was published in the October minutes. As of