

# LOCH LOMOND PROPERTY OWNERS ASSOCIATION

Monthly Meeting October 5, 1993

949-1579

The meeting was called to order by President Bud Colbert at 8:08 P.M.

Melanie Johnson, a college student was introduced and it was explained she requested to report on a civic meeting for one of her classes. The Board gave her permission to record her information for her class.

Buzz Stromberg moved, and Don Patten seconded approval of the minutes. Motion carried.

Linda Klink gave the treasurer's report:

## L.L.P.O.A. TREASURER'S REPORT

September 30, 1993

CASH: Beginning Balance	08/31/93	\$51,320.65
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Deposits	3,225.00	
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Interest	92.26	
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Expenses	10,568.71	
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Ending Balance	09/30/93	\$44,069.20
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### EXPENSES FOR SEPTEMBER

Association Expenses	414.35	
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South Beach	1,164.44	
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North Beach	1,442.02	
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Water Safety	4,487.15	
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Fences	173.00	
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Dam and Spillway	544.26	
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Lake and Maintenance	324.49	
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Membership	216.00	
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Entrance and Path	120.00	
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Insurance	1,683.00	
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Total Expense	10,568.71	
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Charlie Wells moved to accept the treasurer's report. John Buckman seconded. Motion carried.

Linda also pointed out the budget will be in a positive balance at the end of the year, and to take this into account in planning for next year's budget.

Bud Colbert mentioned the need for a Nominating Committee for the selection of officers for next year, the need for a Audit Committee and the development of an amendment of the By-Laws. He also requested each standing committee chairperson to submit, in writing, a concise annual report of the year's activities to the secretary within the next few weeks.

MEMBERSHIP: Linda Klink reported 506 members have paid their dues. This is 86%. At this time last year 498 or 80% had paid. Of the paid members 95 are seniors. Linda reminds everyone that you are to carry your membership tags when at the beaches or fishing on the lake.

ADMINISTRATIVE REPORT: Tracy Dalglish reported we are reviewing the winterization of the beach and entrance to Loch Lomond areas with a contractor. A dead pine tree was removed at South Beach. A Proposal was accepted from Van's for the improvement to the service area of the dam. The work is to be completed before winter. She is getting quotes from area plumbers for the plumbing work at the beaches, the range of quotes so far is \$3500 to \$6000. There seems to be considerable variation in the price of the fixtures to be



installed. The prices all appear to be within the budget. Don Patten expressed concern that there be a winterized shut-off valve for the installations. Tracy assured him it is part of the requirements. Tracy and Amy Adrejek met with Don Swisher about working off of written work orders to avoid mis-communications and to provide a written accounting trail.

DAM AND SPILLWAY: Charlie Wells reported the signs and barricades on the pathway have taken a real beating this year due to the heavy weather, and they need to be better attached. He reported evidence that people were still going atop the dam and spillway to fish. Discussion led to the possibility the fishermen may be gaining access through Mrs. Rodgers property because it is so close to the dam. It was suggested the fence there needs to be extended to prevent access.

SOUTH BEACH: Amy Adrejek reported the south beach has been closed a bit too early due to miscommunications with Don Swisher. Sharon Spriester commented the play equipment should be left out longer because people including her family would use it well into fall.

NORTH BEACH: Bob Fleming was absent and Bud Colbert volunteered the play items at the beach were put away earlier this year due to the colder weather.

WATER SAFETY: Laura Kruger was not present and there was no report, nor comments from other directors.

LAKE MANAGEMENT: Buzz Stromberg reported Nick Gau sprayed for algae October 5th because of a recent late bloom of algae.

There was discussion of further dredging of the north inlet; dredging the area around the diving board to ensure the proper required depth; removal of the sandbags at the Firth Channel. Buzz will review the costs and make recommendations to the Board. Don Patten asked if the present costs will be within the current budget. Buzz indicated he felt they would be very close.

OLD BUSINESS: Paul Repke reminded the Board that the Christmas decorating contest is just around the corner and how did the Board wish to respond to his suggestions made last year. The suggestions were 1. continue to try to get restaurants or businesses to match or donate prize awards, 2. consider higher priced awards, 3. consider more prizes for more but different awards, 4. change judges each or every other year to gain a change of perspective, keep a record of winners and allow only so many years of awards for the same decorations, 6. any other suggestions. Buzz made a motion to increase the amount of the money by the Board for the awards. Sharon Spriester seconded. Board approved unanimously. Bud proposed a Budget of \$300 for the Christmas Decoration contest. (This is charged to Association Expense.)

Paul also reminded the Board materials had been distributed to the directors regarding the Neighborhood Watch program. We will endeavor to coordinate with the Village in the near future. It will be placed on the annual meeting agenda.

NEW BUSINESS: There is need for an Audit Committee to be established to review the financial books prior to the annual meeting in November. No directors or committee chairpersons are eligible to serve. Names suggested were: Dave Kadish, John Schockmel.

Paul Repke asked for volunteers to serve on the Nominating committee. Names suggested were: Mary Helen Allisen; Mary Ellen Furkin. It was pointed out the present officers were willing to serve another year.

Linda Klink asked for volunteers to serve on the Budget committee. She also requested all committee chairpersons and significant directors to submit their recommendations for the 1994 budget. Bud indicated the budget appears to be shaping up about the same as this past year from all indications so far. Volunteers for the Budget Committee were: Judy Jones and Brian Taylor.



**BY-LAW AMENDMENT:** Brian Taylor distributed a draft of the language for the proposed amendment of the By-Laws. He explained the rationale for the change. There is several hundred thousand dollars owed in back dues. Currently only 86 % of the residents are fully paid up. In examining the records, it appears the Association has the right to charge dues, assess a interest charge on unpaid dues and place a lien on property after dues are not paid within a reasonable amount of time. This is in essence what the ammendment will define. (Please see the draft of the proposed amendment attached to these minutes.) It was further pointed out that if the resident does not pay dues, they lose the priviledges of use of the beaches and lake, and cannot vote or hold office in the Association. Some discussion ensued. Don Patten moved that the proposed amendment to the By-Laws be placed on the agenda of the Annual Meeting in November subject to attorney review prior to the meeting. Buzz Stromberg seconded the motion. The motion was unanimously passed by the Directors and Officers. There was some discussion as to what number constitutes a quorum and consequently the number of votes needed to pass.

The meeting was adjorned at 9:38 P.M.

Respectfully submitted: Paul W. Repke, Secretary

The next meeting will be the ANNUAL MEETING TO BE HELD AT MECHANICS GROVE SCHOOL GYMNASIUM ON NOVEMBER 21, 1993 AT 4:00 p.m.

WANTED: 12 to 14 foot fishing boat. Please contact John Schockmel at 949-1736.

FOUND: Black sunglasses at Dunbar entrance to Community Park. Contact 566-4811.