



**2017 TLIA Annual Meeting Approved Minutes**  
Sunday, November 19, 2017  
4:00 pm

The meeting was called to order at 4:00 pm.

**Welcome Remarks**

Randy Young

Randy Young welcomed the attendees and discussed the purpose of the meeting.

**Qualify for a Quorum**

Kathy Pattengale

46 households were represented, therefore a quorum was present at the meeting.

**2016 Annual Meeting Minutes**

Randy Young

Mark Schircel moved to approve the minutes. Tom Bolger seconded.  
The minutes were approved by the membership as written.

Randy Young moved to approve the Minutes from the TLIA October Board Meeting seconded by John Yancey. The minutes were approved by the Board as written.

**State of the Association**

Randy Young

Randy noted the extensive volunteerism evident throughout the community. He thanked the Board members for their contributions and noted that he looks forward to working with any new Board members in 2018. He challenged the audience members to step up and volunteer in 2018.

**2017 Ballot**

Lee Johnson

Presentation of Candidates for Board Election: Lee Johnson introduced the candidates running for office.

Vice President: Steve Burgoon

Financial Secretary:

Jane Cook  
Tyler Sandberg  
Fran Steffen

Member-at-large:

Jack Breen  
Kevin Middleditch  
John Yancey

**Bylaws amendment and voting review**

Randy Young detailed the proposed Bylaws amendments.

Bylaw Amendment #1: Committee name changes

Bylaw Amendment #2: Capital spending limit change — asking to raise to \$10,000

Bylaw Amendment #3: Check signing authority change (increase check to \$500)

Bylaw Amendment #4: Fiscal year change — align to calendar year, will help with taxes and audits as well

TLIA will have a one-time two-month year since it can't legally have a fiscal year more than 12 months long. Therefore, the final year of the lake assessment will only be a ten month assessment.

Bylaw Amendment # 5: Property Transfer - land swap; 703 North Lake Shore Dr to have boat access to the lake; in fact it was determined to be Village property. The Village will vacate the parcel to the homeowner, who will swap with a quick claim deed

### **Appointment of 2018 Nominating Committee**

Janet Blake will serve as the 2018 chair. Any interested parties are encouraged to participate in the nominating process.

### **Financial Secretary Report - Revenue**

Linda Kuna

#### **2017 Revenue Review**

The Board collected a total revenue of \$272,652. Linda Kuna noted improvements in record keeping and communication. She shared that delinquent accounts resulted in outstanding dues of \$17,965, with 6 chronic non-payers accounting for \$12,000 of this amount. Linda also commended Randall Cross, who has done a great job getting members to join the Recreational Family Pass Program (RFPP), resulting in \$8,200 in additional revenue.

### **Treasure Report - Expenses**

Mary Magro

Mary Magro shared an Expenses to Budget Review including fiscal year profits and losses from November 2016-October 2017. She noted that our current Capital balance is \$72,034.92.

### **Audit Committee**

Bill Hare

Bill Hare, chair of the committee, detailed the findings of the Audit Committee that also included Tim Moffitt, Tyler Sandburg, and Patti Vondrak.

The Audit Committee examined two random months of financial records from the Board and its committees. They stressed that the Board should practice General Acceptable Accounting Principles (GAAP). They also recommended that TLIA hire an accountant to assist us with finances and improve tracking and record keeping. They stressed that all committee financial transactions should go through the Board with prior approval before invoices are paid. They also recommended capitalizing the tennis court rebuild, as it is a fixed asset with depreciation over the years. The committee also recommended that the Board not move money back and forth from Capital but rather designate and plan for Capital projects up front.

### **2018 Budget Presentation**

Randy Young

Randy Young reviewed the proposed budgets, both for 12 and 14 months. The Board will re-forecast the budget based on the outcome of the proposed fiscal year Bylaw change.

A Finance Committee was formed consisting of the president, vice president, treasurer, and financial secretary. This group will meet on a monthly basis. Going forward, all committee financial transactions

will go through the Board. Moving the start of the fiscal year to January will result in better management as it will match with the calendar, tax and audit seasons.

Randy outlined the committee expenses & management and shared Capital projections for 2018. He detailed estimated numbers for the 2018 Budget and Capital projections for 2018. He concluded with a Q & A period about the budget and expenses for the year from the audience.

### **Initiative 319 Grant - Rain Garden #2**

Andy Hay

Andy Hay shared the goals of the rain garden project: reduce non-point source pollution, reduce stormwater runoff, and populate that area with native plants with deep root systems. Andy reviewed the progress on the first site in Bays Park. He outlined milestones and activities, which have been partially funded by in-kind contributions. Communication about the rain gardens in the newsletter contributes greatly to this effort. Two years of professional maintenance will allow native plants to take hold. Extensive rains in spring and early summer tested the rain garden. The runoff from the spillway ran across the volleyball court, so this area will need to be regraded. Andy also shared plans for the second rain garden site, Wagner Park, the East boat landing area. Andy has applied for another Lake County grant to offset a portion of the expense of the project. He will be sharing the process of creating the rain gardens with other communities and encouraging residents to plant rain gardens on their own properties.

### **Call to Vote**

Randy Young

Members were asked to submit their votes, and the Nominations Committee tallied them.

### **2017 Committee Reports**

#### **Beach**

Mary Magro

Mary Magro shared highlights from the 2017 season. It was a successful year at the beach with swimming lessons and the swim team, although there were some beach closings. The committee is looking for ways to notify the community about closings in a timely manner through various methods. 17 lifeguards worked at the beach this summer: 12 returning; 5 new. The big Elm was lost to disease, so the committee is looking at interim options to provide shade at the beach. Mary asked members to join the committee.

#### **Communications**

Cassandra Young

Cass Young shared the work of the committee over the past year. New members Patty Barten and Shaun Kildare joined the committee this year. The newsletter continues to be published on a monthly basis. The committee has taken in \$2600 in advertising to offset printing costs. The newsletter's highest open rate was 60%. 140 email blasts were sent out this year, up from 96 and averaging 44-50 percent open rates. The newsletter drives people to the website, where events are regularly posted. Posters advertising events are also posted at the 10 stations throughout the community. The goal of the committee is to secure ads to be self funding. Work continues on the design and navigation of the website. The committee requests more lead time (minimum one week) when publicizing events for committees.

#### **Events**

Mark Osterhues

Mark Osterhues highlighted events from the past year: the Progressive Dinner, Venetian Night, Venetian, Music in the Park, and the Chili Cook-off, which was cancelled due to bad weather.

#### **Grounds**

John Yancey

John Yancey thanked the volunteers who maintain and preserve our natural environment and noted that some projects require professionals. He shared his proposed budgets for both 12 or 14 months.

We lost the elm on the island. The committee is working with other committees to plan a trees throughout the community. 24 trees were planted at the tennis courts and 6 trees in other parks. Parking bumpers were installed, and the boat landings were cleaned up. The bridge at Covek's Crossing is being rebuilt, and a permanent path is being installed to the gazebo. The goal is to eventually have water access in all of the parks. The committee is working with the silt team to rehabilitate an area in South Hills that will connect a path around the lake. John highlighted work that has been done on the 14 parks and access properties for access ramps for service to the lake. Stewards of the Park helps to maintain the parks, and we are still seeking volunteers to serve as stewards. John is considering doing a Fun Run to raise money for the parks.

### **Grounds Beautification**

Pat Covek

Pat Covek thanked Lee Johnson and Suzie Boe for their work on the TLIA gardens and shared work that was done by both volunteers and professionals throughout the community: mulching, planting, weeding, watering and cleaning beds. The tree lighting and Garden Club annual centerpiece holiday dinner were highlights of the year.

### **Lake**

Tom Kubala

The committee consists of 15 active members working on various initiatives. The committee is involved from an intergovernmental perspective to manage our assets. The Tower Lakes Drain partnership collaboration grassroots effort has resulted in grant monies. 2017 was a difficult year with ice and record rains. Algae, submerged plants, and lilies created problems with the lakes. Rollins Aquatic was the treatment company in 2017. The silt removal project was put on hold to build funds for next year so an entire area can get pumped along with the creation of a berm. The committee did a 10-day trial lily harvesting test. The challenge is disposal of the lilies. The committee has developed a Shoreline Improvement Protocol. The Volunteer Lake Management Program (VLMP) continues to monitor water quality data with the IL EPA and Lake County. The lake has a healthy fish population. Egg oiling is being used to manage goose populations. Beaver activity has been noted.

There will be a change in providers for next year to Illinois Lakes Management (ILM). They have proposed to treat the lakes using a variable budget with a cap. They will do managed treatment of algae and submerged plants and apply a systemic treatment in July/August. Silt removal continues by the dam. The committee is looking at future plans for silt removal sites. They are in the process of applying for Canada goose collection program through the DNR: harvesting during molting season.

### **Member Services**

Randall Cross

Randall Cross is stepping down from the board. He stated that the boat landing cleanup was a huge success. The TLIA Directory app is getting a lot of use, averaging 125 monthly users. Its database is 98-99 percent accurate. Thanks to Mary Beth Adams for seeking out new residents to include in TLIA communication channels. The TLIA Survey resulted in responses from 197 households (43 percent). Insights from the survey include that 27% of residents work from home, walking is the number 1 activity, 65% of respondents are over the age of 51, South Hills has a lot of new families, and 70 members said they would volunteer. The Turkey Trot raised over \$3500 last year to go toward the purchase of police vests and included a huge outpouring of volunteers.

### **Tennis**

Pat Covek

The busy summer tennis season included lessons and a Round Robin Tennis Tournament and Volleyball Tournaments attended by over 100 people. Dave Derita ran pickleball lessons. The committee is contemplating striping the courts for pickleball in the future. Trees were planted around the tennis courts, and the committee is buying a storage container for equipment.

**Youth**

Jackie Aprati

The committee has ten members and planned and coordinated ten events this year. They expressed their appreciation to Kathy Schmidt for her regular donations but requested that their \$1,000 budget be increased.

**Election Results:**

Board Members:

Vice President: Steve Burgoon

Financial Secretary: Fran Steffen

Members at Large: Kevin Middleditch and John Yancey

The five proposed Bylaw amendments were approved.

**Membership Q & A****Closing Remarks**

Randy Young

Randy Young thanked the membership for their attendance and interest. He also thanked Randall Cross and Linda Kuna for their service on the Board.

The meeting was adjourned at 6:12 pm.