

August 2018 APPROVED TLIA Board Meeting Minutes

Board Members: Steve Burgoon, Tom Kubala, Kevin Middleditch, Mike Mitchell, Kathy Pattengale, Fran Steffen, John Yancey, and Randy Young

Apologies: Mary Magro

Committee Reps:

Pat Covek - Tennis & Grounds Beautification
Kelsi Knight and Julie Losinski – Events
Cass Young – Communications

Guests:

TLCF members Jan Bahr, Missy Sandberg, and Eric and Gwen Torstenson

Call to Order

Randy Young

Randy Young called the meeting to order at 7:05 pm.

President’s Report

Randy Young

Tower Lakes Community Foundation (TLCF)

Missy Sandberg

The Tower Lakes Community Foundation is focused on distributing funds where they are most needed and desired throughout the community. Since TLCF is a 501c-3 organization, the Foundation is not allowed to give monies directly to a private homeowner’s association such as TLIA. However, they *are* allowed to give monies to other 501c-3 organizations, to the Village, or to the TL police. The Foundation is presently working to better coordinate their efforts with the Village and the Association. For example, the back-to-school event is being sponsored by the police through a grant from the Foundation.

Going forward the intent is to tie many future events to the watershed study regarding the health of the lake in order to give related grants for specific projects (e.g. fish shocking).

The Foundation will hold a fundraiser in the community every other year.

Present TLPD request for events at soccer field.

Randy Young proposed that the TLIA Board approve Chief Sinacore’s request for the police sponsored back-to-school event to be held at the soccer field. He also recommended waiving the requirement for a \$500 deposit, insurance certificate, and hold harmless clause. Randy Young will serve as the Board sponsor on this event. Any future event requests will be considered on an individual basis. The Board was unanimous in support of this event given these parameters.

Approval of July TLIA Meeting Minutes

Motion to approve: Mike Mitchell
Second: Fran Steffen
All in favor

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Committees

Beach

Mary Magro

No report

Communications

Cassandra Young

The Communications Committee sent out 10 email blasts and created posters for the Youth Back-to-School Carnival and Family Campout this month. The committee will also be hosting a shredding party on September 29 from 10:00 am to noon in the Village Hall parking lot.

Events

Caroline Milne & Kelsi Knight

The Events Committee shared its detailed profit/loss data report for the Fourth of July. Their total expenses were \$24,698.44, showing an overall loss of \$3,015.82.

Music in the Park will be held at the gazebo on September 8. Pat McKillen has volunteered to perform at this event free of charge. The Chili Cookoff will be held on October 13.

Grounds General

John Yancey

Fall Cleanup will zero in on rehabilitation of the South Hills boat landings. A large downed tree will be removed by a tree service prior to cleanup day, and old timbers and invasive species will be removed from the shoreline. The other South Hills boat landing will need some professional help with planting and seeding. New TLIA timbers marking the path will be installed. The East side boat landing will also be cleaned up, and any unclaimed boats will be removed. **All boats need to be removed for all boat landings by October 1.** In addition to the work at the boat landings, bare spots on Rest Island will be seeded. Park Stewards will coordinate cleanup and maintenance of their respective parks. The stairs to the gazebo park will be completed, and more professional stewardship of this park will be performed in the spring. The area below the gazebo is continually wet and could be turned into a rain garden at some point.

The Village Tree Commission will distribute trees on October 6 and will publicize the sale to residents in advance. Trees will be planted on TLIA property, residential property, and at silt removal sites.

Grounds Beautification

Pat Covek

Watering has been an issue due to the lack of rain. It has also been difficult to consistently get volunteers, so the committee is looking to employ additional professional help next year and will create a maintenance plan to present to the Board.

Lake Committee

Tom Kubala

Tom Kubala shared the dam operation and maintenance report that Nick Adams had procured certifying that the dam has been operated and maintained properly. The Board discussed the possibility of putting a barrier around the tall concrete shoulders of the dam in order to keep children/teens off of them.

Tom Kubala also shared a detailed update on lake treatment efforts. Extensive ongoing treatment efforts have been done both on plants and algae in various areas using a variety of methods. Both on-surface and underwater vegetation have been treated. A lot of material has been removed from the lake, but plants and

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algae have also continued to grow. Retreatment has occurred at ILM's expense on the West side around Murray park. Manual removal efforts will continue at North Lake. The lilies are starting to die off. Residents can pull lilies out once they are dying off, and a dumpster will be available for their disposal. Homeowners can buy weed rakes to work on their individual properties. The committee will also provide a waste container for carp. Other efforts, such as harvesting lilies, are cost prohibitive. Harvesting one acre would cost \$40-50,000. The Lake Committee will run \$5-7000 over budget this year due to the present condition of the lake. They will consider increasing the budget and/or dues to go toward lake management. ILM will create a year-end recap to present to the Lake Committee.

Member Services

Kevin Middleditch

Kevin Middleditch will be sending out an informational letter about updating the printed directory and will solicit advertising, so the directory will be self-funding.

Rain Garden

Andy Hay

The Lake County Wetland Development permit was issued, and the Army Corps permit will be approved soon.

SLT Report

Steve Burgoon

Areas have been staked out to create the berms at the current Kelsey Road project. The stone apron and culvert are in. USAV will pump three bags of silt from the lake this fall. The SRT will stay within budget this year. They will work on a plan for pumping out and storing silt at the soccer field as part of the next phase of the project.

New members are assisting with creating and implementing the long-term lake plan. The committee is looking into ways to prevent material from settling to the bottom of the lake. The current five year SRT Plan ends in 2021. The committee is trying to research as many similar lakes as possible for treatment methods/options. Our lakes experience plant and algae growth because they are too shallow, and we have limited resources to deal with this growth.

The access area by Kelsey Road needs to be identified as TLIA property. TLIA will post a "Private Property" sign there.

The Lake Committee members were thanked for their diligent ongoing efforts working on the health of our lake. John Yancey suggested that the committee send out a separate mailing to community members detailing the treatments of the lake.

Tennis

Pat Covek

There has been a good showing at pickleball. One arborvitae at the courts had to be replaced; the rest are doing well. The committee is working with adjacent residents on maintaining the area around the courts. The village is in the process of fixing the water at the courts. Work on drainage will be done prior to repaving the road, and improvements in power and water will be made after the road work is completed.

There will be a Round Robin tournament on Sunday, September 2.

Youth

Jackie Aprati

The committee is welcoming new members in September and is busy planning the coming year. They are

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in the process of finalizing plans for the Family Campout on September 15.

Financial Committee

Fran Steffen

Need report

The Finance Committee has been working diligently over the past few months to finalize an updated format for the Treasurer's "Budget to Actual Report," one that is easy to follow and can consistently populate monthly using QuickBooks. The proposed August Report is under review by all Finance Committee Team members and the TLIA President. In addition, the Committee has received comments and questions from Bill Hare, our past Audit Team Chairman. The Committee will meet with TLIA's QuickBooks consultant at their September Finance Team Meeting and will submit the "go forward" format for the "Budget to Actual" Report as well as the August and September reports at the September TLIA Board Meeting.

Fran Steffen reported that dues collection is going very well. Dues in arrears greater than 200+ days past due total \$1997 and should be down to \$1850 by next month. 35+ households on payment plans are past due for a total of \$8961.

TLIA will be filing a lawsuit against the Venturi property at 807 Roberts Rd. The property owes \$2666 (\$3216 including legal fees). TLIA can actually evict the owner after a lawsuit and judgement is issued if the dues are still not paid. The second option is that TLIA would have the right to garnish their income. The Board supports garnishing wages in lieu of taking ownership of the property at this time. See the official motion to file the lawsuit below.

13 September 2018
I move the following,



Motion to the TLIA Board

Whereas, One of the stated priorities of the TLIA Board is to be vigilant in its drive toward full dues collection; and

Whereas, it is imperative that the Board be consistent in following both Association rules and the State of Illinois governing rules and regulations; and

Whereas, The Financial Committee of the Association recommends this action; therefore be it

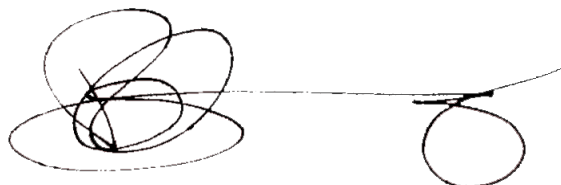
Resolved, that the TLIA Board authorizes Financial Secretary (Fran Steffen) to notify KSN Law to proceed, as recommended by consul, in the filing of a law suit on behalf of the Association, against Heike Venturi, owner of the property located at 807 Roberts Rd. Tower Lakes, IL., seeking judgement to collect all back dues owed to the Association on the above mentioned property.

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**Respectively submitted and Made Motion; John Yancey, TLIA Board Member Second: Tom Kubala, TLIA Board Member
Show of hands vote: APPROVED.**

_____ Randall C. Young

President, TLIA

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Motion to proceed: John Yancey (Randy will forward this information to our attorney:
Second: Tom
All in favor.

One other homeowner who is past due for this year's dues will be receiving a letter as well.

Old Business

Randy Young

Rules & Regs update: Steve Burgoon shared the draft that he created. Board members will review it and provide feedback so that the Board can finalize this document at the next meeting.

Work continues on the construction of the bridge at Covek's Crossing. A team will be formed to bid, contract, and approve electrical work for the bridge;

Begin Work on FY2019

Randy Young

Randy Young will contact Janet Blake to start the process of Board nominations for the upcoming year.

Budgeting requests should be in by September. Randy Young will meet with Board and committee members to construct the budget and monthly report.

TLIA will identify possible future capital projects so they can be included in the budget.

Committee requests for FY19 should be submitted to Randy Young.

New Business

Randy Young

None

Public Comments/Discussion

Gwen Torstenson expressed disagreement with the idea of soliciting sponsorships for a homeowners'

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association and questioned the ratio of advertising monies going to the Communication Committee versus the individual committees. She asked for more clarification on this process. It was stated that the Board had determined at the June TLIA meeting that the individual committees could self-fund and solicit sponsors if they chose to do so. In addition, Gwen stated that she felt the newsletter should only be sent electronically and that printing it was unnecessary.

Adjourn

Motion to adjourn: Mike Mitchell
Second: John Yancey
Meeting was adjourned at 9:48 pm

Respectfully submitted,
Kathy Pattengale