

TLIA NOVEMBER 2018
APPROVED BOARD MEETING MINUTES

Approved TLIA Board Meeting Minutes November 12, 2018

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

Apologies: Fran Steffen

Committee Reps:

Pat Covek - Tennis
Jan Bahr– Nominating Committee
Tanya Van Black and Meg Koszulinski – Youth Committee
Andy Hay – Rain Garden project manager

Guests:

Mark Handley

Call to Order

Randy Young called the meeting to order at 7:02 pm.

Randy Young

President's Report

President Young asked the Board to consider how they would like to archive documents from his tenure in office.

Randy Young

Approval of September and October TLIA Meeting Minutes

Motion to approve the September TLIA Board Meeting Minutes: Mary Magro
Second: John Yancey
All in favor

Motion to approve the October TLIA Board Meeting Minutes: Mary Magro
Second: Mike Mitchell

Committees

Beach

No report.

Mary Magro

Communications

This month the committee published the newsletter, sent out 10 email blasts, and created posters advertising the Turkey Trot and the Rain Gardens Open House.

Cassandra Young

Events

The Chili Cookoff was a very well attended with approximately 30 chilis entered in the contest this year. The committee expressed thanks to all who volunteered to help out at this event. They had considered changing the Events Committee name back to the Social Committee but will not do so at this time since that would require a Bylaws change. They continue to work on enlisting new members. Plans are in the works for 2019, possibly kicking off the year with another beer tasting event.

Liz Giglio

Turkey Trot

Randal Cross

Randall Cross has published a link to sign up and purchase t-shirts electronically for this year's Turkey Trot. Money raised will be processed through TLIA and will go toward beach improvements/equipment this year.

Grounds General

John Yancey

TLIA and the Village teamed up to plant 32 trees on the site of the Kelsey Road silt removal site. Many thanks to those who volunteered to help with this project. Seven trees were planted in parks and greenspaces in conjunction with the Village Tree Commission. A large tree was removed from the boat landing in South Hills.

Fall Cleanup was canceled due to inclement weather. The boat landings will need to be upgraded to accommodate heavy equipment accessing the lake. A plan for this professional upgrade will be presented to the Board since it potentially will necessitate accessing Capital funds. Locations, plans, and bids will be presented in the spring.

Work continues on a variety of special projects. The Covek's Crossing bridge will be completed in the spring. The gazebo park grounds will require professional stewardship to remove invasive growth and reseed the area. Work on the volleyball courts can proceed now that the Village has completed work on the roads. Mark Shircel and Brad Merkel will coordinate this project. Seeding of areas affected by roadwork will be done in the spring. Rest Island was over seeded as per the contract.

Grounds Beautification

Pat Covek

Mums are in, and the Christmas tree is up. Volunteers are needed to help decorate the tree on November 25 at 10:00. The Tree Lighting will be held the following Sunday at 4:30 pm. Donations will go to the Cuba Township Food Pantry this year. Information about how to donate will be forthcoming.

Lake Committee

Tom Kubala

The committee will be meeting with lake management companies to develop a comprehensive plan for the 2019 lake management plan, which will include chemical applications, weed harvesting, and preventative measures. They are exploring options for weed harvesting and will create access points at various places. Treatment will vary due to changes in weather conditions and other factors on a given year. This year the committee was able to use funds from the silt removal project and did not overspend out budget.

Due to inclement weather, the final site remediation for the Kelsey woods site will be held off until spring. In addition, fish restocking was also postponed until spring.

Member Services

Kevin Middleditch

Kevin Middleditch reported that most residents have removed their boats. There are approximately 10 boats remaining on the shoreline, primarily in racks. Any unclaimed boats will be disposed of or sold. All boats need to be cleared from Wagner Park in order for work on the second phase of the rain garden to begin.

Nominating Committee

Janet Blake

The official notice for the Annual Meeting was distributed to the committee for review.

Rain Garden

Andy Hay

TLIA has gotten approval from the Army Corps and will be moving ahead with digging at the Wagner Park Rain Garden site.

SLT Report

Tom Kubala

Work on the silt removal project is on hold until spring.

Tennis**Pat Covek**

The courts have been cleaned, and the nets will be taken down and stored in the bin. The committee will have extra sets of keys made for the storage bin.

Youth**Tanya Van Black and Meg Koszulinski**

Everyone enjoyed Shaun Kildare's haunted house at Halloween. Upcoming events include pictures with Santa, carriage rides, and the kids' shop and wrap on December 9 from 3:00 – 5:00 pm. The committee is asking for donations for the shop and wrap.

Date of Annual Meeting

The time of the Annual Meeting on Sunday, January 13 was moved from 11:00 am to 12:00 pm.

Financial Committee**Mary Magro and Fran Steffen**

There were not a lot of expenses this month. TLIA will discontinue use of the storage unit Wauconda. The Budget to Actual report will be included in the Board Minutes. Addresses of nonpaying members will automatically be published in the newsletter on an annual basis.

The 2019 Budget was reviewed and amended. Instead of "Net Income" the Annual Budget will read "Potential Contribution to Capital." Net income will read as "0."

Tower Lakes Improvement Association

Budget vs. Actuals: Nov 2017-Dec 2018 Budget

November 2017 - December 2018

	October	YTD		
		Actual	Budget	Remaining Budget
Income				
Dues Income				
Regular Dues	1,291.70	140,747.03	129,675.00	-11,072.03
Senior Dues		60,363.09	47,460.00	-12,903.09
Vacant Lot		873.00	788.00	-85.00
Total Dues Income	\$ 1,291.70	\$ 201,983.12	\$ 177,923.00	-\$ 24,060.12
Income from Committees				
Communications Committee	50.00	4,391.01	860.00	-3,531.01
Events Committee	1,575.00	50,890.60	12,000.00	-38,890.60
Tennis - Youth Committee		5,808.30	3,000.00	-2,808.30
Youth Committee		4,994.69	900.00	-4,094.69
Total Income from Committees	\$ 1,625.00	\$ 66,084.60	\$ 16,760.00	-\$ 49,324.60
Late Fees Charged		1,468.83		-1,468.83
Past due accounts - Collection		500.00		-500.00
RFPP Income		5,151.00		-5,151.00
Services	75.00	4,475.38		-4,475.38
Unapplied Cash Payment due to timing of payment		-492.33		492.33
Total Income	\$ 2,991.70	\$ 279,170.60	\$ 194,683.00	-\$ 84,487.60
Gross Profit	\$ 2,991.70	\$ 279,170.60	\$ 194,683.00	-\$ 84,487.60
Expenses				
Administration Expenses				
Administration	74.82	2,837.09	2,500.00	-337.09
Bad Debts		700.00		-700.00
Insurance		12,914.00	17,000.00	4,086.00
Legal & Professional	902.64	5,102.57	5,000.00	-102.57
Member Services		1,005.10	2,500.00	1,494.90

Records & Archives	65.00	780.00	1,268.00	488.00
Taxes		4,805.05	4,500.00	-305.05
Website/Email		702.73	3,000.00	2,297.27
Total Administration Expenses	\$ 1,042.46	\$ 28,846.54	\$ 35,768.00	\$ 6,921.46
Committee Expense				
Communications	818.72	6,539.14	3,357.01	-3,182.13
Events Committee	707.93	29,078.53	13,715.95	-15,362.58
Mens Day		910.00		-910.00
Total Events Committee	\$ 707.93	\$ 29,988.53	\$ 13,715.95	-\$ 16,272.58
Tennis - Youth		3,190.48	1,553.30	-1,637.18
Tennis Committee		2,126.31	1,500.00	-626.31
Youth Committee		4,154.21	2,900.00	-1,254.21
Total Committee Expense	\$ 1,526.65	\$ 45,998.67	\$ 23,026.26	-\$ 22,972.41
Community Property Expenses				
Beach/Lifeguards	159.84	27,711.18	27,840.00	128.82
Grounds Beautification	180.00	6,800.91	6,500.00	-300.91
Grounds General	1,103.60	15,464.58	6,000.00	-9,464.58
Grounds Maintenance		11,239.41	12,000.00	760.59
Lake	1,762.95	46,258.86	40,127.00	-6,131.86
Lawn Maintenance	2,200.00	11,453.20	18,000.00	6,546.80
Park Maintenance	184.16	1,010.09	3,500.00	2,489.91
Tree Removal and Maintenance	2,670.00	12,570.00	13,750.00	1,180.00
Total Community Property Expenses	\$ 8,260.55	\$ 132,508.23	\$ 127,717.00	-\$ 4,791.23
Total Expenses	\$ 10,829.66	\$ 207,353.44	\$ 186,511.26	-\$ 20,842.18
Net Operating Income	-\$ 7,837.96	\$ 71,817.16	\$ 8,171.74	-\$ 63,645.42
Other Income				
Interest Income	8.86	101.28		-101.28
SILT Activity				0.00
SILT Lake Special Assessment	516.30	86,963.38	84,000.00	-2,963.38
Silt Removal Project	-22,963.71	-91,183.80	-84,000.00	7,183.80
Total SILT Activity	-\$ 22,447.41	-\$ 4,220.42	\$ 0.00	\$ 4,220.42
Total Other Income	-\$ 22,438.55	-\$ 4,119.14	\$ 0.00	\$ 4,119.14
Other Expenses				
Capital	4,644.00	17,625.83	14,235.00	-3,390.83
Depreciation	685.33	8,138.30		-8,138.30

Reserve Contributions for Year

Events Reserve Contribution			6,000.00	6,000.00
Total Reserve Contributions for Year	\$ 0.00	\$ 0.00	\$ 6,000.00	\$ 6,000.00
Total Other Expenses	\$ 5,329.33	\$ 25,764.13	\$ 20,235.00	-\$ 5,529.13
Net Other Income	-\$ 27,767.88	-\$ 29,883.27	-\$ 20,235.00	\$ 9,648.27
Net Income	-\$ 35,605.84	\$ 41,933.89	-\$ 12,063.26	-\$ 53,997.15

Old Business**Randy Young**

The draft Rules and Regulations document was discussed and amended by the Board. The final document will be distributed to the membership.

Board members were asked to brainstorm potential Capital projects for 2019.

The Board reviewed the notice of annual meeting.

The Board will review and approve the amended the Bylaws change.

Steve Burgoon made a motion to send out the meeting notice and proxy ballot in the same mailing.

Second: John Yancey

All in favor.

Proxy ballot will be printed in another color so that it will stand out from the other papers in the mailing.

Public Comments

None

Adjourn Meeting

Motion to adjourn: Mary Magro

Second: John Yancey

The meeting was adjourned at 8:09 pm

Respectfully submitted,

Kathy Pattengale