



**Approved TLIA Board Meeting Minutes December 10, 2018**

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

**Apologies:**

**Committee Reps:**

Pat Covek - Tennis  
Meg Koszulinski – Youth Committee

**Guests:**

Kristi Nash

**Call to Order**

**Randy Young**

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

**President’s Report**

**Randy Young**

The Annual Meeting Notice and Ballot will be sent to the printer. The Ballot will be printed on colored paper. Members can drop off ballots at the ballot box outside the Village Hall, vote by mail, or vote in person at the Annual Meeting. Fran Steffen will send an updated list of members in good standing for the Annual Meeting roster. Members can pay up until December 28 to be considered in good standing. The TLIA website has recently been updated. Randy has been meeting with Steve Burgoon about the leadership transition.

**Approval of November TLIA Meeting Minutes**

Motion to approve the November TLIA Board Meeting Minutes: Tom Kubala  
Second: John Yancey  
All in favor

**Committees**

**Beach**

**Mary Magro**

The Turkey Trot raised approximately \$2,000, which will go toward improvements at the beach.

**Communications**

**Cassandra Young**

The committee published the monthly newsletter, sent out 11 email blasts, created two posters publicizing events, and updated the website. Cass Young is stepping down from Communications after eight years

leading the committee. The committee will be meeting in January to discuss next steps.

**Events**

**Kelsi Knight**

No report.

**Grounds General**

**John Yancey**

The trees planted at the Kelsey site were damaged by deer and have been wrapped to prevent more damage. Upcoming Grounds projects anticipated for spring and fall include: cleaning up the boat landings, finishing the electric work on the bridge to Play Island, completing the bridge and landscaping the area, removing boats left at the landing for resale or disposal, restoring the paths, and working on a Stewards of the Park project at Barsumian.

**Grounds Beautification**

**Pat Covek**

Existing gardens were refurbished, and two new gardens were installed at the gazebo and the Remembrance Garden. 100 Mums and 200 tulip bulbs were planted in the fall. The Christmas tree and other decorations were installed in late fall. The Tree Lighting Ceremony was postponed one week due to the weather – 22 people attended the rescheduled event. The Cuba Township Food Pantry was chosen for the giving program this year. Members of the Garden Club made and donated approximately 20 centerpieces to the food pantry. Gina Magro and Kelly Dehnert and their youth Garden Club Committee will make additional centerpieces to be donated as well.

**Lake Committee**

**Tom Kubala**

The Silt Removal Team (SRT) will meet with Roy Carlson from Lakes and Ponds Management to obtain his recommendations on how to best manage the lake moving forward. Lake Barrington's previous lake manager, Kathy, has recommended Roy as a resource. The SRT also met with Bill from Clearwater to discuss the needs for improved access at the boat landings for weed harvesting. Key points are: perpendicular access to shore, rock on both the shoreline and in the water as well as proper depth for trailer and machine launch. The Southeast landing and the north part of main lake have enough depth, and the team is still in the process of evaluating North Lake. The committee is in discussion with contractors to get quotes and proposals and will review these over the winter before finalizing a decision. Our contracts with US AquaVac and Keystone Hatchery remain open until spring. The committee will need to apply for a goose oiling permit again in the spring and will be requesting the deposit back from Lake County Department of Transportation.

**Member Services**

**Kevin Middleditch**

Kevin Middleditch reported that unclaimed boats will be moved to the boat landing by Warwick. Owners of missing boats should contact him about claiming their boats. There is a \$75 fee to reclaim abandoned boats, which covers the cost of removal and storage. The boat landing by North Lake Shore Drive needs to be cleaned up. A path will possibly be constructed on site.

**Rain Garden**

**Randy Young**

Andy Hay recently held an informational meeting about the Rain Garden projects. Digging will begin at the Wagner Park site in the winter. All necessary permits have been received. We have banked significant in-kind hours to offset costs but continue to accrue additional hours. The deadline to complete the rain

garden project is July with the goal of a July 4<sup>th</sup> opening. Seeds will also be harvested from the existing rain garden so residents can obtain them for use in their own gardens.

### **SLT Report**

**Steve Burgoon**

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

### **Tennis**

**Pat Covek**

It was a busy season for tennis and pickle ball. The second court was striped for pickle ball. Youth and adult tennis lessons were well attended, and mixed round robins were held throughout the summer. Thanks to Bridget Facon (youth tennis), Dave Derita (pickle ball lessons), Pat Covek (adult lessons) and Robert Covek and Kathy Covek for the maintenance of the nets and the courts. We are looking for a great 2019 season. The committee still needs to get a lock for the storage container. A new sign "Tower Lakes Residents Only" needs to be made and installed at the courts in the spring.

### **Youth**

**Meg Koszulinski**

The Santa Visit and Shop and Wrap took in \$330. An ice skating party is planned for Jan 6. The committee is meeting to set up 2019 events.

### **Financial Committee**

**Mary Magro and Fran Steffen**

Efforts continue around dues collection with good success. The initial \$17,700 in arrears for 2018 is down to \$1850, with two more members still expected to pay. The total amount of dues remaining in arrears is approximately \$6,000, which includes \$4268 left over from 2017 and earlier. The \$4268 is from one household. A hearing will be January 8 at 1:30 pm regarding this household's delinquent dues.

Expenses

**Tower Lakes Improvement Association**  
**Budget vs. Actuals: Nov 2017-Dec 2018 Budget**  
November 2017 - December 2018

	November	YTD		
		Actual	Budget	Remaining Budget
<b>Income</b>				
<b>Dues Income</b>				
Regular Dues	142.89	140,889.92	129,675.00	-11,214.92
Senior Dues	33.36	60,396.45	47,460.00	-12,936.45
Vacant Lot		873.00	788.00	-85.00
<b>Total Dues Income</b>	<b>\$ 176.25</b>	<b>\$ 202,159.37</b>	<b>\$ 177,923.00</b>	<b>-\$ 24,236.37</b>
<b>Income from Committees</b>				
Communications Committee		4,391.01	860.00	-3,531.01
Events Committee		50,890.60	12,000.00	-38,890.60
Tennis - Youth Committee		5,808.30	3,000.00	-2,808.30
Youth Committee		4,399.25	900.00	-3,499.25
<b>Total Income from Committees</b>	<b>\$ 0.00</b>	<b>\$ 65,489.16</b>	<b>\$ 16,760.00</b>	<b>-\$ 48,729.16</b>
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		4,475.38		-4,475.38
Unapplied Cash Payment due to timing of payment		-492.33		492.33
<b>Total Income</b>	<b>\$ 176.25</b>	<b>\$ 278,751.41</b>	<b>\$ 194,683.00</b>	<b>-\$ 84,068.41</b>
<b>Gross Profit</b>	<b>\$ 176.25</b>	<b>\$ 278,751.41</b>	<b>\$ 194,683.00</b>	<b>-\$ 84,068.41</b>
<b>Expenses</b>				
<b>Administration Expenses</b>				0.00
Administration	131.47	2,968.56	2,500.00	-468.56
Bad Debts		700.00		-700.00
Insurance		12,914.00	17,000.00	4,086.00
Legal & Professional	125.00	5,227.57	5,000.00	-227.57
Member Services		1,005.10	2,500.00	1,494.90
Records & Archives	65.00	845.00	1,268.00	423.00
Taxes		4,805.05	4,500.00	-305.05
Website/Email		702.73	3,000.00	2,297.27
<b>Total Administration Expenses</b>	<b>\$ 321.47</b>	<b>\$ 29,168.01</b>	<b>\$ 35,768.00</b>	<b>\$ 6,599.99</b>
<b>Committee Expense</b>				0.00
Communications	68.00	6,607.14	3,357.01	-3,250.13
Events Committee	1,021.81	29,757.59	13,715.95	-16,041.64
Mens Day	6,858.09	8,110.84		-8,110.84
<b>Total Events Committee</b>	<b>\$ 7,879.90</b>	<b>\$ 37,868.43</b>	<b>\$ 13,715.95</b>	<b>-\$ 24,152.48</b>
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
<b>Total Committee Expense</b>	<b>\$ 7,947.90</b>	<b>\$ 53,946.57</b>	<b>\$ 23,026.26</b>	<b>-\$ 30,920.31</b>
<b>Community Property Expenses</b>				0.00

Beach/Lifeguards		27,711.18	27,840.00	128.82
Grounds Beautification		6,800.91	6,500.00	-300.91
Grounds General	71.97	15,536.55	6,000.00	-9,536.55
Grounds Maintenance		11,239.41	12,000.00	760.59
Lake	4,749.65	51,008.51	40,127.00	-10,881.51
Lawn Maintenance		11,453.20	18,000.00	6,546.80
Park Maintenance		1,010.09	3,500.00	2,489.91
Tree Removal and Maintenance		12,570.00	13,750.00	1,180.00
<b>Total Community Property Expenses</b>	<b>\$ 4,821.62</b>	<b>\$ 137,329.85</b>	<b>\$ 127,717.00</b>	<b>-\$ 9,612.85</b>
<b>Total Expenses</b>	<b>\$ 13,090.99</b>	<b>\$ 220,444.43</b>	<b>\$ 186,511.26</b>	<b>-\$ 33,933.17</b>
<b>Net Operating Income</b>	<b>-\$ 12,914.74</b>	<b>\$ 58,306.98</b>	<b>\$ 8,171.74</b>	<b>-\$ 50,135.24</b>
<b>Other Income</b>				
Interest Income	7.09	108.37		-108.37
SILT Activity				0.00
SILT Lake Special Assessment	73.75	87,037.13	84,000.00	-3,037.13
Silt Removal Project	-240.00	-91,423.80	-84,000.00	7,423.80
<b>Total SILT Activity</b>	<b>-\$ 166.25</b>	<b>-\$ 4,386.67</b>	<b>\$ 0.00</b>	<b>\$ 4,386.67</b>
<b>Total Other Income</b>	<b>-\$ 159.16</b>	<b>-\$ 4,278.30</b>	<b>\$ 0.00</b>	<b>\$ 4,278.30</b>
<b>Other Expenses</b>				
Capital	1,140.00	18,765.83	14,235.00	-4,530.83
Depreciation	685.33	8,823.63		-8,823.63
Reserve Contributions for Year				0.00
Events Reserve Contribution			6,000.00	6,000.00
<b>Total Reserve Contributions for Year</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>
<b>Total Other Expenses</b>	<b>\$ 1,825.33</b>	<b>\$ 27,589.46</b>	<b>\$ 20,235.00</b>	<b>-\$ 7,354.46</b>
<b>Net Other Income</b>	<b>-\$ 1,984.49</b>	<b>-\$ 31,867.76</b>	<b>-\$ 20,235.00</b>	<b>\$ 11,632.76</b>
<b>Net Income</b>	<b>-\$ 14,899.23</b>	<b>\$ 26,439.22</b>	<b>-\$ 12,063.26</b>	<b>-\$ 38,502.48</b>

The Finance Committee continues restructuring reports for clarity and transparency.

**Old Business****Randy Young**

The updated Rules and Regs were discussed.  
Motion to approve: Mary Magro  
Second: Mike Mitchell  
All in favor

Randy Young will post the updated version and will have copies available at the Annual Meeting

**New Business****Fran Steffen**

We will begin sending dues via email this year. Members can use QuickBooks and ACH to pay their dues.

**Public Comments**

Steve Burgoon thanked the outgoing Board members for their service.

**Adjourn Meeting**

Motion to adjourn: Mary Magro  
Second: John Yancey  
The meeting was adjourned at 8:25 pm

Respectfully submitted,  
Kathy Pattengale