



August 12, 2019
TLIA BOARD MEETING

Approved TLIA Board Meeting Minutes August 12, 2019

Board Members: Steve Burgoon, Mary Magro, Mike Mitchell, Kevin Middleditch, Tom Kuna, Fran Steffen, Kristi Nash, John Yancey

Apologies: Mitch Coulter

Committee Reps: Pat Covek, Tom Kubala, Mark Handley, Andy Hay, Whitney Bruni

Guests: James Becks, Mary Clare Becks

Call to Order

Steve Burgoon

Steve Burgoon called the meeting to order at 7:06 pm.

President's Report

Steve Burgoon

1. TLIA has donated a beach parking spot for auction at TLCF's Big Night fundraising event – Steve will follow up with Missy to auction for 2 different years
2. Updates to TLIA.ORG EMAIL LIST
3. Thank you letter written to the Board by Randy Young read by Steve Burgoon
4. Request made to the TLIA Attorney to send entire copy of the by laws
5. Permits and final bills presented to Tom Kuna for the electric installation

Approval of July TLIA Meeting Minutes: Motion to approve: Mary Magro Second: Fran Steffen

All in favor: Ayes 7, Nay 0

Committee Reports

6. Financial Committee Report (attached) Tom Kuna and Fran Steffen
 - a. Expenses - Copies of the July 2019 Financials comparing budget to actuals for income and expenses are attached
 - i. Copies of the July 2019 Financials are attached. Expenses continue to increase with summer spending for lake, grounds maintenance and beautification, events, beach, and other committee expenses. All items have been budgeted accordingly.
 - ii. The draft audit report was reviewed by the Finance Committee at their August 7, 2019 Finance Committee meeting. The Finance Committee found one correction to the wording of the Notes at the end of the report and asked the auditor to make the change and finalize the report and file the tax returns. The final audit report will be presented to the Board once it is received.

- iii. The Finance Committee unanimously agreed to withhold the publication of the TLIA Financial Statements on the TLIA website since the website is not currently password protected. Homeowners requesting financial information prior to the Annual Meeting will be granted access to this information.
- iv. Need to consider what is needed to be held in reserves
- v. Steve will be sending a communication to all committees to review the website to determine what should be public and what should be available and accessible only to the community

b. Revenue

- i. As of August 1, the TLIA Collections Report balance outstanding is now at \$5162, down from \$5932 on July 1. The breakdown of where this # comes from is:
 - 1. \$2752 is dues still being paid on payment plans
 - 2. \$400 is still outstanding from 4 homeowners who paid their dues late and they still owe the community their \$100 late fee
 - 3. \$225 is monies due from property transfer document prep fees
 - 4. \$20 is an unpaid credit card use service fee
 - 5. \$2516 is likely uncollectible due to property bankruptcy's (\$916 of this \$2516 is from 2018)
 - 6. -\$751 is prepaid Lake Assessments from property sale transactions.
 - 7. Total Balance Due = \$5162

7. Beach

Mary Magro/Andy Milne

- a. The beach currently has two 10 X 10 square cantilever umbrellas and three table umbrellas available on a first come, first serve basis. We are still considering other beach solutions to our shade issue. We must keep in mind that most solutions are in pool areas with concrete decks.
- b. If a member feels that is insufficient shade, we are have come up with the following rule for next season:
 - i. 10X10 pop-up tents are allowed on the beach but must not be left unattended while up.
 - ii. Tents MUST be put up and taken down the same day.
 - iii. Any tents left up overnight will be taken down and the owner will be fined \$50.
 - iv. If a member puts up a pop-up tent, we are asking they be put up in the grassy area to leave open play area in the sand.
- c. As far as the concern about changing the current policy on age restriction for children at the beach, we are leaving it as is.
- d. There were a few days of minor vandalism and the police have been notified. They are being diligent about patrolling the beach.
- e. The AED is in the Beach House, ready for use. We will mount it to the inside wall this week.
- f. One of the new umbrellas has broken and will be replaced for next year.
- g. This is the last full week of the beach being open. It will be open from 12:00-6:00pm on August 24, 25 & 31 and September 1 & 2. After September 2, we will make sure all lifeguard equipment is put away for the season.

- h. We are considering pulling in the swim area ropes for the Winter and storing them in the Beach house.

8. Communications

Mary Kay Bolger

- a. Jan Bahr published, and Caroline Milne sent out the TLIA monthly newsletter electronically on 07/01/19; Randy posted it on the website on 07/01/19; Jan sent it to the printers and it should have been mailed out around 07/01. The balance of the printed newsletters should be in the Village Hall.
- b. Caroline Milne sent out 10 email blasts - 1 for Youth, 1 for Events, 1 for Communications, 6 for Beach, and 1 for the TLIA Board.
- c. Invoices and checks have been forwarded to the correct parties for payment/receipts.
- d. A Communications Committee Meeting was held on 7/17/19 where we discussed the TLIA Push App, the Events Committee Facebook presence and the TLIA website privacy issues. Those items will be discussed at the September Board meeting.
- e. Financial statements should be available to residents upon written request and not be made public. Propose to form a committee to determine guidelines.

9. Events

Julie Losinski

- a. September Event (Will be something called College Daze or Adult Back to School Event)
Dates we are considering:
 - i. Saturday, September 7 (however, there is a wedding at the Island that day (not sure how big/how many guests) and didn't know if the Board would feel our event would be too close in proximity to the Island.
 - ii. Saturday, September 14 (we thought we had a conflict with this date, but it appears we do not have one now)
 - iii. We are trying to keep the event to occur between other September events (Youth event of Friday, 9/13, men's day, 9/27)
 - iv. Location: Soccer Field
 - v. Time: 4:00 to 7:00 pm. We would have some table and chairs, and possible a tent.
 - vi. We would let people know to wear their college spirit wear for the school they attended (if they had any) or from their HS or maybe even their kids' college. Thought it would be fun to see where people went to school.
 - vii. There would be a few "college games" (drinking games) and we would have a few baggo sets out. Ask people to bring a dish/appetizer to share.
 - viii. Joe Giglio was brainstorming about this event and I think there were a few items left to figure out.
- b. Chili Cookoff - Saturday, Oct 12
 - i. Tentative time: 6:00 pm to 10:00 pm
 - ii. Liz and Amanda are heading this up and will check with John Yancey on date so we don't overlap with fall cleanup.

10. Grounds General

John Yancey

- a. Tree care:
 - i. Bays Park tree completely removed. Stump will be removed this week
 - ii. fallen willow near east west bridge on shore will be addressed in next few weeks
 - iii. received notice from Village tree commission of an alert from the State of Illinois Ag Dept notifying all municipalities of a bacterial oak blight discovered in southern

Illinois. See email sent to TLIA board. Village will be alerting all property owners of the potential problem via the Newsletter

- iv. in the next few months will be working with village tree commission on planting of trees in parks and open space along with village program for residents. Date to be announced
- b. Capital Projects
 - i. Bridge completed last week with the help of Jack Johnson and Stephen Yancey
 - ii. Water mover has been installed on bridge as well thanks to Judd and company and is working great
- c. Water utilities:
 - i. Working on maintenance plan for all spigots and fountains on TLIA property
 - ii. Fountain at tennis courts will need repair this month
- d. Long range plan:
 - i. Grounds input is being hammered out and projects outlined in order of priority. A draft will be addressed by Mark Handley at the meeting and then provided to membership for review and comments in the newsletter before final draft is completed for presentation at the annual meeting.
- e. Date for Fall TLIA is tentatively Saturday October 5. Date and projects will be discussed at the September meeting.

11. Grounds Beautification

Pat Covek

- a. Just keeping watering and weeding—preparing for fall mums

12. Lake

Mitch Coulter

- a. Lake County Stormwater Management meeting review
 - i. Tom K will be resubmitting last year's Hydrology study proposal to Lake County
- b. Silt Project Updates
 - i. Silt Project is completed, and we came in slightly under budget
 - ii. Request for Tom Kuna to provide financial report to Silt team for discussion on how the remainder of funds will be spent.
- c. Water mover/bridge update
 - i. Installed and going 24 hours a day
 - ii. Motor has a cage on it, but a hand or foot could get through it.
 - iii. Need to determine if a warning is needed on the unit for safety
- d. Update on Lake treatments
 - i. Lily treatment-Kevin has been treating the lake weekly for lily abatement.
 - ii. Can't treat all at once in the larger patches so he must work his way in from the edges.
 - iii. Brownd out in 7-10 days and falling at 14-20 days
 - iv. Will be Inviting Kevin for the October Meeting for debrief
 - v. Question: What is the process for reporting algae to Lake County/Mike Adam? Will they test in other areas of the lake upon request?
 - vi. Question: What would be process/timeline/cost for a re-landscape of the East Boat Landing? We have spent a great deal of time and effort on the new rain garden and the new parking area, it seems that the boat landing could use some attention to thoroughly gussy up the area.

- vii. Southeast Boat Landing weed harvesting access point has not been regularly maintained for weed control and needs a long-term plan

13. Long Range Planning

Mark Handley

- a. met as a team 7/23 to review action items; welcomed Angie Burns, Mary Beth Adams to the meeting
- b. made several changes to the plan document based on discussions at that meeting
- c. Randy Young created a web page for Long Range Planning
- d. Cloud storage
 - i. Randy Young has uploaded several hundred megabytes of documents
 - ii. additional scans of TLIA documents have also been uploaded
 - iii. 1.5 gb now being stored
- e. Next steps
 - i. post the plan document as a link on the TLIA website for comment
 - ii. create an article in the newsletter requesting comment
- f. Other items
 - i. updating the phone app database as changes come in; expect VOTL car sticker data in late September
 - ii. looked at extending cellular service or wireless service to Rest and Play Islands

14. Member Services- No Report

Kevin Middleditch

15. Rain Garden

Andy Hay

- a. Outstanding items for the Rain Garden Project completion
 - i. Complete LC SWMC inspections and refund deposit
 - ii. Close out Army Corps Permit
 - iii. File grant report with LC SWMC and claim \$12k grant
 - iv. Few remaining items including replace park sign
 - v. TLIA to consider extending boardwalk
 - vi. ENCAP punch list completion – now complete
- b. Status
 - i. Bays Park – paid maintenance period ended July 2019
 - ii. Wagner Park – paid maintenance period runs July 19 – June 2021
- c. Next steps
 - i. Request Board approval to fund professional maintenance for Bays Park
 - ii. Request Board approval to apply any remaining cash balance from project towards maintenance (VoTL audit requirement)
 - 1. Up to a max of \$1,500 per year each (TLIA and VoTL) after consumption of any remaining cash balance
 - 2. Extend professional maintenance to include Wagner after July 2021. Expected increase to \$2,000 per year per board total.
 - 3. Bids received from ENCAP and Ringers. Ringers more aligned with our ongoing maintenance needs and recommended for acceptance.
 - iii. Andy will create a Memorandum of Understanding to present to TLIA Board and VoTL

16. Tennis

Pat Covek

- a. All lessons have ended and were very successful. Our Adult pro has agreed to stay one more year and we are working on an upscale youth program.
- b. Our 4th of July program was wonderful and was very well attended
- c. Look for Labor Day Round Robin E-Mail.

17. Youth

Whitney Bruni

- a. Back to school on Saturday August 17th 3-5. Water slides and ice cream truck
- b. Kindergarten meetup August 18th at Aran Park
- c. September 13th, we have Family movie night, movie is TBD

18. Old Business - None

19. New Business – Disposition of abandoned boats needs to be addressed – Kevin Middleditch will send out a list of the boat tags that need to be claimed by a designated date or they will be disposed

20. Public Comments/Discussion - None

Motion to adjourn the meeting: Fran Steffen

Second: Mike Mitchell

All in favor: Ayes 7, Nays 0

Meeting adjourned, 9:18 p.m.

Respectfully submitted,

Kristi Nash