



**TLIA Board Annual Meeting Minutes
January 19, 2023**

Board Members: Mary Magro, Kristi Nash, Mary Kay Bolger, Mike Meyer, Mike Megleo, Tom Kubala, Colin Regan, Julie Losinski, Brent Rowley

Apologies: None

Committee Reps: Mary Beth Adams, Janet Blake, Pat Covek, Jeannie Mitchell, Christine Messerschmidt, Jenny Powal, Carly Renken, Chris Miles, Pat Bolger

Call to Order Mary Magro President Mary Magro called the meeting to order at 7:00 p.m.

Welcome Remarks Mary Magro President Mary Magro welcomed attendees to the Annual Meeting

Qualify for a Quorum Kristi Nash Kristi Nash certified that a quorum of at least 37 households is represented.

Approval of 2022 Annual Meeting Minutes Mary Magro Motion to approve the 2022 Annual Meeting Minutes: Mark Schircel
Second: Pat Covek
All in favor 9, Nays 0

Approval of December 2022 TLIA Meeting Minutes Mary Magro Motion to approve the December 2022 TLIA Board Meeting Minutes: Mike Megleo Second: Colin Regan
All in favor 9, Nays 0

President's Comments Mary Magro 1. Key accomplishments:
a. Shoreline stabilization and beautifying the islands
b. Newsletter enhanced and process streamlined
c. 9-1-1 Phone at the Lifeguard House on the Beach
d. Storage facility to store TLIA committee documents and items
e. Full calendar of events for Youth and Events Committees

Nominations Committee Mary Beth Adams 2023 TLIA Board: Candidates for Election
Final ballot count is received and counted by members of the Nominating Committee

2023 Ballot – Elections Mary Magro Officers
President: Mary Magro
Treasurer: Mary Kay Bolger
Recording Secretary: Kristi Nash

Members-at-Large

Mike Meyer
Brad Stanek

Ballot Results All candidates were voted in for office.

motion to "elect via acclamation": Kathy Pattengale

second to "elect via acclamation": Bob Nash

Unanimous agreement for election by acclamation

Committee Reports

Financial Report Finance Committee: Mary Kay Bolger, Julie Losinski

1. **Treasurer Report** – Mary Kay Bolger presented a review of the 2022 Profit and Loss 2022 Budget vs Actual, TLIA Cash Balances, 5 Year Summary of Capital Expenditures, Contributions to Capital Reserve Account, and TLIA 2022 Budget – Expenses.
 - a. Notable Efforts in 2022
 - i. Continued to pay our bills in full and on-time
 - ii. Encouraged our committees to be a part of the annual budget planning which increased their spending awareness
 - iii. Because we were fiscally responsible with our spending, we were able to increase our capital reserve again this year
2. **Revenue** – Julie Losinski reported on TLIA Income 2022, Dues Collection Results 2022 & moving forward into 2023, and Other Notable Efforts in 2022.
 - a. Outstanding Dues, as of January 1, 2022: \$2,872
 - i. 2 Homeowners were in arrears, 1 of them owed \$1,205 of the balance. ▪
 - ii. 7 Homeowners have outstanding late fees totaling \$800, which will remain on their accounts until paid.
 - b. Outstanding Dues, as of January 1, 2023: \$1,985
 - i. 1 Homeowner is in arrears.
 - ii. 1 Homeowner has an outstanding late fee totaling \$100, which will remain on their accounts until paid.
 - c. Dues assessments have been mailed to all residents

Beach Mary Magro 1. Accomplishments

- a. Hired 9 lifeguards. 8 returning and 1 new guard Hired 7 tag checkers to continue with 100% mandatory member tag check – no exceptions
 - b. 36 community children took swimming lessons
 - c. All picnic tables and benches re-painted
 - d. Security system and motion-activated lights installed Guard Shack got a major end of season clean-up
2. **2022 Projects and Improvements**
- a. New 9-1-1 phone installed outside of guard house
 - b. New reusable plastic signs for two entrances to beach explaining Member tag compliance
 - c. New reusable plastic sign explaining no boat landings on the beach
 - d. Stained two large picnic tables ▪ Stained four 4-top tables

- e. Repainted beach welcome sign (front, back, posts) ▪ Some new table umbrellas ▪ WD-40 on all swings ▪ Leveled the beach sand top to bottom ▪ Repaired locking post for the lifeboat
- f. Reinstalled security system / replaced cameras that were destroyed by lightning
- g. Guard shack totally emptied, deep-cleaned, and reorganized for beach closing

3. 2023 Plan Preview

- a. Guard Shack roof to be pressure washed and shack painted
- b. Additional umbrellas to be purchased for picnic tables
- c. New swim area ropes and buoys

Grounds General Mike Meyer 1. 2022 Project Accomplishments

- a. Tree Trimming was the 2022 theme ▪ On the beach ▪ At the soccer field ▪ On the paths
- b. Fixed water fountains at the soccer field and beach
- c. Grounds Committee 2022 Clean-Up Days ▪ Strong turnout this year ▪ Trimmed back trees and bushes ▪ Maintained boat landings ▪ Removed several fallen trees on path by the dam and at the North Lake boat launch ▪ Seasonal maintenance on Barsumian Park ▪ Cleared the path of weeds and debris at Lathan's Landing ▪ Removed invasive plants

2. 2023 Initiatives

- a. Recruit more for the Spring and Fall clean-ups ▪ Start planning details for the Barsumian Park improvement project ▪ Clean up and fix some wood on suspension bridge going from beach to Rest Island. ▪ Clear invasive tree and plant species where it is needed ▪ Work with Beautification to plant new plants/trees on Rest Island where foliage was cleared for the boulder project

Long Range Planning Mike Megleo, Steve Kruse, Colin Regan 1. Accomplishments

- a. Walk TL Trail ▪ Downed trees removed and cleaned up
- b. Zupancic Park ▪ Design and pricing approved
- c. Shoreline Restoration ▪ lake reshoring will continue
- d. Many projects were put on hold because of supply chain issues.

2. Long Range Plan 2023

- a. New Decking for Bridge
- b. Zupancic Park Play Equipment
- c. Revamping Barsumian Park
- d. Lindy Lewis Gazebo Improvements
- e. Hussissian Park Drainage
- f. Wagner Park Drainage

Grounds Beautification Pat Covek 1. 2022 Projects & Kudos

- a. Another great year ▪ Received several accolades thanking us for our landscaping and garden displays ▪ Started our Easter, Halloween and Christmas displays during the pandemic and were such great hits we will continue for the foreseeable future

2. 2023 Planning

- a. The planting year ▪ Tulip Garden in the Spring ▪ Spring and summer cultivars ▪ In Fall we plant over 100 mums and love doing our Halloween and Christmas displays

Communications Chris Miles 1. 2022 Website Accomplishments

- a. Current Newsletter 3,843 Welcome 2,332 Member Login 1,718 Online News Archive 472 Newsletter Arch (PDFs) 375 Total Views All Pages 21,382
- b. Targeted eBlast schedule: 1st and 15th of each month Total eBlasts: 34 Average eBlasts per month: 2.8

Events Patrick Bolger 1. 2023 Proposed Events

- a. Bowling at Sideouts (March) Events
- b. Progressive Dinner (May)
- c. 4th of July activities
- d. Chili Cookoff (October)
- e. Christmas Lights Contest (December)
- f. TBD: Concerts on the Lake, Trivia Night

2. Tent, Table & Chair Rental Program Available for TLIA Members

- a. Available Equipment & Daily Pricing Schedule
 - i. 20 x 30 yellow/white tent, poles, and stakes - \$100
 - ii. Plastic Tables (21) - \$5 each
Plastic Chairs (70) - \$1 each

Note: need to provide your own vehicle to pick up and return any rented items Contact Events@tlia.org if interested

- 3. Thank you to everyone who volunteered for our 2022 events. We could not run these events without your time and effort to make Tower Lakes a great community.

Lake Committee Colin Regan 1. Operating Plan

- a. Lake Treatment Progress
 - i. Contracted with Environmental Aquatic Management for 2022-2023 ▪ \$49,500/year comprehensive treatment ▪ Algae, Lily Pads, Aquatic Vegetation, Alternative Treatment exploration for lily's, etc.
 - ii. Fishery Management and Stocking efforts for 2022 and beyond
 - iii. Ongoing Education around Fishing Regulations
 - iv. Water Safety - Partnership with Youth and Beach
 - v. Animal Control - Geese and Beavers
 - vi. Water Mover

2. Long Range Plan

- a. Erosion Control and Prevention ▪ Challenges of varying water levels ▪ Many parts of the lake continue to be affected ▪ Dam management practices continuation
- b. Evaluated Efficacy of Phoslock & Dye Treatment for North Lake
- c. H&H Study Continuation
- d. Remediation Plan for Soccer Field ▪ Control Drainage ▪ Control Flooding ▪ Improve upstream water quality before entering main lake

3. Hydrologic & Hydraulic (H&H) Study (Collaborative Effort with the Village of Tower

Lakes and partially Funded via WMB grant from Lake County Stormwater Management)

a. 2022 - Continued Data Collection – Groundwater and Lake Level Readings ▪ Preliminary Plan Completed for Soccer Field Remediation ▪ Resolved Permitting Requirements, Including Wetland Delineation

b. 2023 - Continued Data Collection – Groundwater and Lake Level Readings ▪ Soccer Field Permit Application Completed with Lake County Stormwater Management ▪ Complete Project in Spring

4. Budget Overview-Special Lake Assessment (Goal: Research and experiment with other lake management Best Management Practices)

a. 2022 Activities

i. 2021 Activities ▪ Soccer Field/Stormwater Improvement ▪ Various Shoreline Improvement Projects ▪

ii. 2022 Activities ▪ Finalized Soccer Field Remediation Project ▪ Continued Shoreline Improvement Plans ▪ Lake Best Management Practices

b. 2023 Plan

i. Complete Soccer Field Remediation Project ▪ Ongoing Shoreline Improvement Plans ▪ Lake Best Management Practices

Member Services Brent Rowley 1. 2022 Accomplishments

a. 900 member tags; 240 boat decals handed out ▪ Added 20 RFPP members **b.** Successful boat cleanup November 2022 ▪ Sold three boats/canoes/paddle boats ▪ Continue to use online ordering of boat decals, member tags with good results

Tennis Jeanne Mitchell/Christine Messerschmidt 1. 2022 Accomplishments

a. The courts were cleaned and the nets were put up in April.

b. Adult lessons were held from June – August on Friday and Saturday mornings and were taught by tennis pro John Sisto from the Racket Club in Crystal Lake. Youth lessons took place Monday-Thursday mornings and were taught by Macy Cobb and Brooke Rowley of Tower Lakes.

c. Pickleball league play took place on Tuesday and Wednesday nights. **d.** Men's drop-in tennis was on Sunday mornings and Women's drop-in tennis was on Thursday nights.

e. The Tennis Committee was able to host a Memorial Day round robin event this year. The 4th of July round robin was cancelled due to rain.

f. Sadly, someone left a piano at the tennis courts, and the committee had to pay to have it removed.

g. The courts were cleaned in the spring and summer and fall as needed and the nets were taken down in November.

h. In August, US Tennis Court Construction power washed the courts and sealed the large cracks that had formed around each of the fence and net posts.

i. We are in the process of securing bids to resurface the entire court and restripe the white lines for tennis and light blue lines for pickleball.

Youth Jenny Powal 1. 2022 Accomplishments

a. Easter Egg Hunt ▪ Tot Soccer ▪ Water Safety Meeting / Summer Kick Off Luau

Party ▪ Fundraiser at the Hungry Mule ▪ Back to School Event ▪ Two playdates for New Kindergartners ▪ Movie Night and Campout at Barsumian Park ▪ Halloween Pizza Party ▪ Turkey Trot ▪ Holiday Event with Santa on Rest Island **2. 2023 TLYC Calendar**

a. February/March ▪ Giving Back Event – TBD April ▪ Easter Egg Hunt – April 8 (the Islands) May ▪ Tot Soccer – Saturdays in May (Soccer Field) June ▪ Summer Kickoff/Beach Safety Event date to be coordinated with Beach and Lake Committees ▪ Kindergarten Playdate ▪ Fundraiser; August ▪ Back to School Bash ▪ Kindergarten Playdate September ▪ Campout and Movie Night October ▪ Halloween Pre-Trick or Treating Pizza Party – October 31 (Soccer Field) November ▪ Turkey Trot – November 23 December ▪ Holiday Event

2023 Ballot Results

2023 Candidates were voted in with no opposition

Q and A Mary Magro Closing remarks Mary Magro Thank you to Colin Regan for his service on the Board.

Public Comments

Adjourn Meeting

Motion to adjourn by Tom Bolger

Second: Pat Covek

Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Kristi Nash