



**TLIA Board Annual Meeting Minutes
January 25, 2024**

Board Members: Mary Magro, Kristi Nash, Mary Kay Bolger, Mike Meyer, Mike Megleo, Tom Kubala, Brad Stanek, 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, Linsey Fagan, Jean Mall

Call to Order and Roll Call **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 2023 Annual Meeting Minutes **Mary Magro**
Motion to approve the 2023 Annual Meeting Minutes: Julie Losinski
Second: Mike Megleo
All in favor 9, 0 Nays

Approval of December 2023 TLIA Meeting Minutes **Mary Magro**
Motion to approve the December 2023 TLIA Board Meeting Minutes: Mary Kay Bolger
Second: Brad Stanek
All in favor 9, 0 Nays

President's Comments **Mary Magro**
1. Key accomplishments:
 a. Shoreline stabilization and beautifying the islands
 b. Newsletter enhanced and process streamlined
 c. Soccer Field leveling project completed
 d. Storage Facility to store all TLIA and committees' documents and items
 e. Full calendar of events for Youth and Events Committees

Nominations Committee **Mary Beth Adams**
2024 TLIA Board: Candidates for Election
Final ballot count is received and counted by members of the Nominating Committee

**2024 Ballot – Elections
Officers**

Mary Magro

Vice President: Brent Rowley
Financial Secretary: Julie Losinski
Members at Large: Mike Megleo
Wes Zartman

Ballot Results:

motion to "elect via acclimation": Kathleen Leitner
second to "elect via acclimation":

Unanimous agreement for election by acclimation

Committee Reports

Financial Committee Report

Mary Kay Bolger, Julie Losinski

1. Revenue
 - a. Outstanding Dues as of January 1, 2023: \$1,985
 - i. 1 Homeowner was in arrears.
 - ii. 1 Homeowner had outstanding late fees totaling \$100, which will remain on their accounts until paid.
 - b. Outstanding Dues as of January 1, 2024: \$850 1 Homeowner was in arrears.
2. Expenses
 - a. Continued to pay our bills in full and on-time.
 - b. Encouraged our committees to be a part of the annual budget planning which increased their spending awareness.
 - c. Because we were fiscally responsible for our spending, we were able to increase our capital reserve again this year.

Beach

Jean Mall

1. 2023 Accomplishments
 - a. Hired 11 lifeguards. 5 returning and 6 new guards Hired 6 tag checkers to continue with 100% mandatory member tag check – no exceptions
 - b. 39 community children took swimming lessons
 - c. All picnic tables and benches re-painted
 - d. Security system and motion-activated lights working
 - e. Guard Shack got a major end of season clean-up
 - f. New 9-1-1 phone installed outside of guard house
 - g. New reusable plastic signs for two entrances to beach explaining Member tag compliance
 - h. New reusable plastic sign explaining no boat landings on the beach
 - i. Stained two large picnic tables
 - j. Stained four 4-top tables
 - k. Repainted beach welcome sign (front, back, and posts)
 - l. Some new table umbrellas
 - m. WD-40 on all swings
 - n. Leveled the beach sand top to bottom
 - o. Repaired locking post for the lifeboat

- p. Reinstalled security system/replaced cameras that were destroyed by lightning
- q. Guard shack totally emptied, deep-cleaned, and reorganized for closing
- 2. 2024 Plans
 - a. Guard Shack roof to be pressure washed and shack painted
 - b. Additional umbrellas to be purchased for picnic tables
 - c. Swim area ropes and buoys to be removed, cleaned and reinstalled

Grounds General

Mike Meyer

- 1. 2023 Accomplishments
 - a. Fixed threshold on suspension bridge on Rest Island.
 - b. Started the Barsumian Park improvement project.
 - c. Commenced grass maintenance/treatment on Rest Island.
 - d. A great deal of removal of fallen trees.
 - e. 2023 Clean-Up Days • Cleared the path by the dam. • Cleared a path from the East side to South Hills. • Maintained boat landings. • Seasonal maintenance on all parks. • Removed invasive plants. • Cleaned up the islands.
- 2. 2024 Plans
 - a. Recruit more for the Spring and Fall clean-ups • Place signs throughout the neighborhood
 - b. Remove rose garden from Rest Island and plant grass
 - c. Clear invasive tree and plant species where needed
 - d. Continue to work with Beautification Committee to install new plants/trees on Rest Island where foliage was cleared for the boulder project

Long Range Planning

Mike Megleo, Steve Kruse, Colin Regan

- 1. 2023 Accomplishments
 - a. Zupancic Park Design approved; figuring out new ways to fund.
 - b. Shoreline restoration Continued Lake reshoring.
 - c. Bridge wood purchased Bridge will be redone this winter.
 - d. Barsumian Park revamp Removed old unsafe brick and planted grass.
- 2. 2024 Plans
 - a. Install new decking for bridge
 - b. Zupancic Park play equipment
 - c. Lindy Lewis Gazebo improvements
 - d. Continued shoreline restoration
 - e. Wagner Park drainage
- 3. Long Range Plans
 - a. Document is subject to revision, enhancement
 - b. As needs or budgets change, plan changes
 - c. Grounds Committee can take this forward as a guide to future actions

Grounds Beautification

Pat Covek

- 1. 2023 Accomplishments
 - a. Received several accolades thanking us for our landscaping and garden

- displays.
- b. Started our Easter, Halloween and Christmas displays during the pandemic and were such great hits we will continue for the foreseeable future.
- c. The planting year: — Tulip Garden in the Spring — Spring and summer cultivars — In Fall we plant over 100 mums and complete our Halloween and Christmas displays

Communications

Chris Miles

1. 2023 Accomplishments
 - a. Electronically distributed the monthly newsletter on time each month.
 - b. Created/edited, printed and posted 8 posters for the community sign boards.
 - c. Transitioned tlia.org to new hosting provider, A2, on February 12. Committee members quality assurance tested the website links immediately after to minimize resident disruption.
 - d. Conducted mini TLIA paper directory survey to assess interest in updating and printing revised directories.
 - e. Reviewed new resident sign-up and streamlined process for tlia.org and iContact (email list).
 - f. Conducted first tlia.org and iContact reconciliation resulting in 700 e-mail additions.
 - g. Assisted Member Services with annual Rules and Regulations mailing and boat/tag request file sorting for fulfillment ease.
 - h. Revised advertising parameters and processes.
 - i. Prepared comprehensive inventory of monthly chair tasks to aid in vacation coverage.
 - j. Enhanced eBlast support of 4th of July activities by implementing daily eBlasts outlining the next day's entertainment and events as a reminder to residents.
 - k. Assisted TLIA Secretary with 2024 Ballot and Financials printing and mailing.
2. 2024 Potential Projects
 - a. Continuing to find & utilize the most cost-efficient options for printing.
 - b. Investigate improvements for the TLIA website. Encourage members to share areas of interest/contribute articles for newsletter.
 - c. Consider volunteer sign-up for photos at different events for the newsletter inclusion.
 - d. Brainstorm on ways to help members who might be having difficulties accessing the website/newsletter.
 - e. Review social media approach.

Events

Sean Morton

1. Thank you to the Events Committee that served this past year and are rolling off:
 - a. Patrick & Danielle Bolger • Amy & Brian Hellgath • Rodrigo & Ana Teixeira • Vlad & Lily Filippov • Janice & Rob Dunbar
2. 2nd year Committee Members: • Elizabeth Allan & Joshua Michaels • Sean & Mary Kate Morton

3. Lake Management Involves ▪ Shallow lake ▪ Complex ecosystem ▪ Serving multiple interests: — Boating — Swimming — Fishing ▪ Limited budget
4. 2024 Proposed Events:
 - a. Bowling @ Wauconda Bowl (March)
 - b. Progressive Dinner (May)
 - c. 4th of July (advisory role)
 - d. Chili Cookoff (October)
 - e. Christmas Lights Contest (December)
 - f. TBD: Concert on the Lake
5. 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
 - iii. Plastic Chairs (70) - \$1 each •
 - iv. Note: Need to provide your own vehicle to pick up and return any rented items. • Contact Events@tlia.org if interested

Lake Committee

Brad Stanek

1. Lake Management Overview
 - a. Shallow lake
 - b. Complex ecosystem
 - c. Serving multiple interests: — Boating — Swimming — Fishing
 - d. Limited budget
 - e. Short Term Vision • To have the Lake to be enjoyable to all for Swimming • Boating • Fishing • Visually appealing
 - i. Keeping weeds below surface
 - ii. Significantly reducing the amount of lilies
 - iii. Enough under surface plant life to support healthy aquatic life
Maximizing impact for every \$1 in our budget
2. Long Term Vision
 - i. Continually improve lake conditions
 - ii. Support property values Maximizing impact for every \$1 in our budget
 - iii. Annual Lake Budget: \$64,000
3. 2023 Day-to-Day Actions
 - i. Worked closely with our lake management company, EAM and owner Kevin Dahm
 - ii. EAM patrolled the lakes weekly from April to October — Tower Lakes — North Lake — Davlin's Pond — Cypress Pond
 - iii. Coordination with EAM — We were sent and reviewed weekly reports — We communicated with Kevin 1-2x per week — We renewed our contract with EAM for 2024 and 2025
4. Day-to-Day Actions: Fish Management
 - i. Thank You to Eric Torstenson!! • 2023 was the first-year fish stocking was not needed in over 15 years! • How do we manage going forward?
 - ii. Continued management — Continued coordination with EAM — Continued fish surveys – biannual stocking when needed — Placed in the lake budget

5. Special Assessments • 5-year plan • \$200 per year, per resident • \$72,000 per year
• We are in year 3 of 5 • Maximizing impact for every \$1 in our budget
6. Long-Term Plan: 2023 And Beyond
 - i. Boulderizing of Shoreline Leading to the Beach
 - ii. Continually improve lake conditions
 - iii. Support property values
 - iv. Maximizing impact for every \$1 in our budget
7. Soccer Field Improvements
 - i. Continually improve lake conditions
 - ii. Support property values
 - iii. Maximizing impact for every \$1 in our budget
8. Significant Improvements to the Main Boat Launch
 - i. Continually improve lake conditions
 - ii. Support property values
 - iii. Maximizing impact for every \$1 in our budget
9. Assess Best Practices to Sure Up Shoreline from the Point to the Bridge
 - i. Continually improve lake conditions
 - ii. Support property values
 - iii. Maximizing impact for every \$1 in our budget
10. Long-Term Plan: 2024 And Beyond
 - i. Development of a 5- and 10-year vision
 - ii. Buildout of a plan to achieve this vision
 - iii. Build sub-committees responsible for each focus of the plan

Member Services

Brent Rowley

1. Special thanks • Mary Beth Adams and Mark Handley– helped make Member Services a successful team
2. Accomplishments
 - i. 900 member tags
 - ii. 223 boat decals handed out
 - iii. Added 16 RFPP members
 - iv. Successful boat clean-up November 2023
 1. Four boats/canoes/paddle boats were abandoned
 2. Continued to use online ordering of boat decals, member tags with good results

Tennis

Jeanne Mitchell/Christine Messerschmidt

1. The Tennis Committee was able to host a 4th of July round robin event at the same time as the volleyball tournament.
2. The courts were cleaned in the spring and summer and fall as needed and the nets were taken down in November.
3. We have accepted a bid from US Tennis Court Construction to resurface the entire court and restripe the white lines for tennis and light blue lines for pickleball in 2024.

Youth

Linsey Fagan

1. 2023 Accomplishments
 - i. Valentines for Nursing Homes
 - ii. St. Patrick's Day Scavenger Hunt – planned but cancelled due to weather
 - iii. Easter Egg Hunt – on the islands
 - iv. Tot Soccer in May – every Saturday
 - v. Summer Kick-off & Beach Safety Speeches – luau themed party with pizza & games
 - vi. Back to School Bash – with waterslides and ice cream truck
 - vii. Two Playdates for New Kindergartners – at East and West Side kid parks
 - viii. Family Campout & Movie Night – with breakfast in the morning at Barsumian Park
 - ix. Halloween Pizza Party – this year on Rest Island
 - x. 5K Turkey Trot – on Thanksgiving Morning
 - xi. Holiday Event with Santa & Mrs. Claus – with ornament craft and hot cocoa
2. 2024 TLYC Calendar
 - i. March/April • St. Patrick's Day Scavenger Hunt • Easter Egg Hunt ~ TBD on timing due to spring break time off (3/22 – 3/31)
 - ii. May • Tot Soccer – Saturdays in May
 - iii. June • Summer Kickoff/Beach Safety Event – date TBD coordinating w/Beach & Lake
 - iv. Kindergarten Playdate • Fundraiser – TBD
 - v. August • Back to School Bash • Kindergarten Playdate
 - vi. September • Family Campout & Movie Night
 - vii. October • Halloween Pizza Party Pre-Trick or Treating – October 31st
 - viii. November • 5K Turkey Trot – November 28th at 9am
 - ix. December • Holiday Event with Santa & Mrs. Claus TBD
 - x. Giving Back Event- TBD

100 Year Anniversary Celebration

Jan Bahr

1. Steering Committee reach out to community leaders for Planning Committee Preparing around 5 themes
 - a. 1. History 2. Natural Surroundings and Environment 3. Volunteerism 4. Music 5. Play and Activities
2. Labor Day Weekend 2024 ▪ Saturday, August 31 through Sunday, September 1
Rain Date: Monday, September 2
3. Celebration Weekend includes ▪ Music, games (adult, kids, family), history lessons, picnic and maybe a food truck or two • Community yearbook
4. Funding: VOTL, TLIA, the Foundation, and self-funding

2024 Ballot Results

2024 Candidates were voted in with no opposition

Motion by Kathleen Leightner, Second by Rich Bahr

Thanks to Tom Kubala for his many years of service on the Tower Lakes

Q and A
Closing remarks
Public Comments

Mary Magro
Mary Magro

Adjourn Meeting

Motion to adjourn by Mary Kay Bolger

Second: Mike Meyer

Meeting adjourned at 8:14 p.m.