



June 9, 2025  
TLIA BOARD MEETING

**June TLIA Board Meeting Agenda and Minutes**

**Board Members:** Mary Magro, Brent Rowley, Wes Zartman, Kristi Nash, Brad Stanek, Mike Megleo, Julie Losinski, Eric Marotta

**Apologies:** Katie Brandt

**Committee members:** Pat Covek, Linsey Fagan, Jeannie Mitchell, Christine Messerschmidt, Sean Morton

**Guests:** Cyndi Pritzker

Mary Magro called the meeting to order at 7:02 p.m. Approval requested for the Meeting minutes for May, Motion to approve: Brent Rowley, Second: Wes Zartman All in favor: Yes 8 ; Nay 0

**President's Report – No report**

1. Financial Committee Report  
Revenue

Julie Losinski

As of June 8, 2025 - \$5,447 is due to TLIA from unpaid 2025 dues invoices.

- 1) A total of 10 members have an open invoice:
  - a. Two members are on payment plans due to financial hardships that have been approved by the TLIA Finance Committee.
  - b. Four members who were not on approved payment plans had a \$100 late fee added to their account. \*
  - c. Four members have open invoices with minimal amounts due to various issues and I'm working with those members.
  - d. \*I have reached out to those four members who have not paid/not paid on a payment plan and they have been informed of the next steps:
    - i. An additional \$50 late fee added to their account on July 1st if dues are not paid.
    - ii. If they are still not paid by September 1, 2025, their account will go to the attorney for collections, and they will be responsible for any legal fees.
  - e. Recreational Family Pass Program (RFPP): There are a total of 9 households that have paid for the RFPP.
- 2) Events Deposits:
  - a. \$55.00 for table and chair rental.
  - b. \$500 from Weed Man lawn service for 4th of July band. Thank you to Tower Lakes resident Brandon Burns, owner of Weed Man lawn service, for the band sponsorship.
  - c. \$160 Deposited for swimming lessons.

Expenses: May Financials attached

Rachel Sprague

- a. Friendly reminder to get pre-approval for all purchases. Pre-approval requests can be sent to [Treasurer@TLIA.org](mailto:Treasurer@TLIA.org) or in situations that warrant a quicker response, text Rachel at 847-877-1119.
  
2. Beach Mary Magro
  
3. Communications Chris Miles
  - a. Committee Tasks
    - i. Community sign board at Aram Park has been reinstalled and is back in use. The signboard still needs to be painted.
    - ii. Committee prepared/created, edited, printed, and hung four posters in May: Fourth of July Schedule, Events Neighborhood Yard Crawl, Youth Summer Kick-off, and Beach Fun Fridays. In addition, the committee created and printed the QR code beach tag poster for Member Services/Beach use.
    - iii. Committee held its quarterly Spring meeting on 5/21. Celebrated Kayla's new baby, Rob's 5 years with the team and new member welcome (Mike Meyer and Sean Morton). Topics discussed included: late content submissions, new printer, CanvaPro account needs, select committee member task review given upcoming transitions (maternity and roll-off/onboarding), iContact and TLIA.org user list compare, new resident inquiries, upcoming vacation schedule planning, Communications primer, and website updates process.
    - iv. Chair working with HP to get printer warranty updated to the correct date. The warranty was shown as 5 months used even though we had it less than a month. Ticket was opened and resolved with HP and the correct warranty date is now showing.
    - v. Admin looking into new website host companies as our agreement with A2 Hosting expires at the end of 2025 and there are other options that appear to be less expensive. More information to come.
    - vi. Chair, with approval from the Treasurer, opened an OfficeMax Business Select account at a \$49 annual cost. This cost is offset by a 10% savings on toner (which we had to buy this month) and 20% regularly priced office supplies. We request that any office supplies needed be price-compared to our discount at OfficeMax before purchasing to maximize our buying power and savings. We believe that we will break even with this subscription but will reassess in May 2026 before it automatically renews.
    - vii. The June newsletter edition saw a dramatic rise in late content submissions by both committees and members with eight submissions after June 15th. As a reminder, newsletter content is due by the 15th of the month (note that a misprint in the submission form has been corrected to avoid confusion). The Committee granted five one-time exceptions to the deadline due to urgency of content but will not be able to continue this practice ongoing. We ask for the

committee's understanding and remind them that even if content is not fully developed, to let us know an article will be forthcoming and we will reserve space in our layout.

viii. June 15 eBlast content is due on Friday, June 13th.

ix. July newsletter content (or notice of content) is due no later than Sunday, June 15

b. Usage:

i. May activity for the TLIA website (5/1 – 5/30)

1. 401 users logged in (25% increase from prior 30 days)

2. 4,607 webpages viewed (73% increase from the previous 30 days)

3. 1m 9s average duration (14% increase from prior 30 days)

c. May eBlasts:

1. May 1 including May newsletter release and youth swim lesson registration: 69% unique opens with a 38% click to open rate.

2. May 15 including summer beach kick-off, neighborhood yard crawl registration: 68% unique opens with an 22% click to open rate.

3. June 1 including June newsletter release, Fun Friday's poster, Fourth of July schedule, and Fourth of July volunteer request: 70% unique opens with a 33% click to open rate.

Submitted to TLIA Board on 5/10/2025.

4. Events

Sean Morton

a. Upcoming Yard Crawl on the 21st. We have 12 houses signed up to host so far

b. 4th of July sub-committee met with Events to discuss scheduling and assigned out tasks.

c. Would like to continue the discussion of a sub-committee/planning committee that works together with Events moving forward. Currently looking for any input/ideas

d. Brandon Burns of Weedman/Mosquito Hero is a band sponsor

e. Events is partnering with Mary Beth Adams for a Ravinia night on August 23rd. More details to come.

5. Grounds General

Eric Marotta

a. Parks need a lot of maintenance. Notice boards will be stained in the next two weeks.

b. I started with some herbicidal soaps to take care of weeds. But I am concerned with the rain and warmth it'll get out of hand quickly.

c. Aram Park needs more work on picnic benches, and wood decking of playground set. Will speak with some experienced folks in the community.

d. Mowing. Our mowing days are Wednesdays with JB Enterprises. They are struggling with the last few being rainy. I have provided a map of the areas, along with a written note explaining that some rather obvious areas have been missed, like two parks on the East side. They were very accommodating and understanding. No pushbacks. I will keep an eye out and where necessary will mow.

e. Many to-dos - Still plan on meeting with Lake to discuss Gazebo ideas.

f. I will meet with Nick Adams to discuss the bridge over the dam, and what should be done to replace the decking.

g. Erosion is an issue on the west side of the path to the dam. This is an area that we could also discuss with Long Range Plan.

6. Grounds Beautification Pat Covek
- a. WE RECEIVED A GREAT COMPLIMENT BY ONE OF THE MOST PRESTIGIOUS LANDSCAPING COMPANY in Barrington---They said Tower Lakes Looks Beautiful, and we do a great job---Thanks to all of our wonderful workers. Most of our plantings are done and we are concentrating on maintenance and to keep us looking great for the 4th
  - b. Let's enjoy our gardens and summer and remember how -- lucky we are that we can call this wonderful place HOME We are still looking for volunteers to water the flower gardens throughout spring and summer. See below for watering contacts information:
    - i. North Lake: Mary Magro-----847-469-8760
    - ii. East Lake Shore Drive: Kristi Nash-----847-767-7027
    - iii. West Lake Shore Drive: Cassandra Young-----847-922-6837
    - iv. South Hills: Diane Thompson-----847-909-8540
  - c. Any questions about volunteering: PAT COVEK-----847-526-5089
  - d. Next up---Fall display
  - e. Thank you again to all the diligent volunteers who have helped make Tower Lakes a wonderful and beautiful place to live.

7. Lake Committee Brad Stanek
- a. **Meeting Summary Highlights**
    - Reviewed and prioritized **tree wrapping, island cleanup, and stormwater** initiatives.
    - Discussed progress and planning around the **Powal rain garden project** (Spring 2026 target).
    - Fran and the team will begin building more **public communication** pieces about fish stocking and cleanup efforts.
    - The committee agreed on the importance of improved financial visibility of the **SILT fund** and committed to tracking open project budgets moving forward.

8. Member Services Wes Zartman
- a. 167 have tags
  - b. 9 RFPP tags

9. Tennis Jeanne Mitchell and Christine Messerschmidt
- a. Youth and adult tennis lessons started last week.
  - b. The courts are in good shape.
  - c. Youth lessons - Monday-Thursday mornings
  - d. Adult lessons - Friday & Saturday mornings
  - e. Monday evenings - women's tennis round robin
  - f. Tuesday evenings - pickleball - no one in charge this year
  - g. Thursday evenings - Women's tennis
  - h. Courts are open most of the time for anyone to play
  - i. Will lock the courts at dusk during the 4th weekend as last year fireworks were set off on the brand-new courts that weekend. Will unlock first thing in the morning.

10. Youth Linsey Fagan
- a. Summer kickoff was a success. We cut the budget, it was well attended, the watermelon contest was a hit.

b. Planning in full swing for:

- i. Kindergarten Play Date: Aug 2<sup>nd</sup>
- ii. Back to school bash which will have a "Contests/Challenges" theme for the kids.
- iii. Turkey trot - which we are looking to simplify this year
- iv. Halloween - planning to explore using the foundation to help fund the pizzas.
- v. Santa/Mrs. Clause event: are we able to get town hall as an option for this? We are targeting the weekend after Thanksgiving.
- vi. **Request budget increase to \$2000, Motion to approve: Mike Megleo, Second: Wes Zartman, Approve: 8, Nays: 0**

Old Business – None

New Business – None

Public Comments/Discussion - Motion to adjourn the meeting: Wes Zartman, Second: Brent Rowley – All in favor: 8 Ayes 0 Nays

The meeting adjourned at 7:51 p.m.

Respectfully submitted,

Kristi Nash