



September 8, 2025
TLIA BOARD MEETING

September TLIA Board Meeting Agenda and Minutes

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

Apologies: Brad Stanek, Katie Brandt

Committee members: Pat Covek, Mary Beth Adams, Chris Miles, Linsey Fagan, Rachel Sprague

Guests:

Brent Rowley called the meeting to order at 7:00 p.m. Second by Wes Zartman

Meeting Minutes for August – Motion to approve: Wes Zartman, Second by Brent Rowley, All in favor:
Yes 7 ; Nay 0

President’s Report – No report

1. Financial Committee Report

Revenue Julie Losinski

As of September 7, 2025 - \$2,000 is due to TLIA from unpaid 2025 dues invoices.

- a. A total of two members have an open invoice.
 - i. Several attempts have been made to contact the two members to set up payment plans for their unpaid dues.
 - ii. The unpaid accounts will be sent to our attorney for collections, and the members will be responsible for paying the legal fees in addition to their unpaid dues.

b. Deposit: \$66.00 to Events for table/chair rental.

Expenses: August Financials attached Rachel Sprague

- c. Finance Committee was unable to meet this month; however, a meeting will be scheduled to review several subjects for committee decisions
- d. Friendly reminder to get pre-approval for all purchases. Pre-approval requests can be sent to Treasurer@TLIA.org or in situations that warrant a quicker response, text Rachel at 847-877-1119.

2. Beach - No Report

Mary Magro

Beach is closed

3. Communications

Chris Miles

a. Committee Tasks

- i. We had several members unavailable for committee activities throughout the month due to injury, hospitalization, and surgery.
- ii. Committee prepared/created, edited, printed and hung two posters for Youth's Family Movie Night/Campout and for Event's Chili Cook-up.
- iii. We still have residents removing expired posters from the community boards. We ask that folks leave the posters on the board as a committee member will remove them appropriately after the events has occurred.
- iv. As a reminder, the September/October issue was a double issue. Therefore, we will resend the September/October newsletter link on October 1st but new critical information should be submitted via eBlast for either 9/15, 10/1 or 10/15.
- v. Sept. 15 eBlast content is due on Saturday, September 13th. October 1 eBlast content is due September 28th.

b. Usage:

August activity for the TLIA website (8/1 – 8/30):

- i. 523 users logged in (27% increase from prior 30 days)
- ii. 4,755 webpages viewed (25% increase from prior 30 days)
- iii. 1m 5s average duration (22% increase from prior 30 days)

c. August eBlasts: Five total with Lake having the most messages (4) and Communications having the for the second most (2).

- August 1 including August newsletter release and Barsumian Ravinia night reminder: 71% unique opens with a 39% click to open rate.
- August 12 including lake lily spraying: 72% unique opens.
- August 15 including Back to School party reminder, Back to School photo submissions, and Bubbler at selection locations on the lake notice: 69% unique opens with an 4% click to open rate.
- August 19 including lake lily spraying: 69% unique opens.
- August 26 including lake lily spraying: 71% unique opens.
- September 1 including Sept/Oct newsletter release and Family Movie Night and Campout reminder: 70% unique opens with a 32% click to open rate.

4. Events

Katie Brandt

- a. Events committee is getting prepared for the chili cookoff on Oct. 19th at 11:30. We tested out the projector and it does not work well during the day, we are still problem solving how to show the game.
- b. Looking forward to hearing 4th of July numbers!!
- c. Starting to recruit for Events and a 4th of July Planning Committee. Katie Brandt, and Debi and Andrew McIver are rolling off. Mike and Genela Mondini offered to stay on an extra year (huge shoutout to them!) Following December the committee will consist of: the Mondinis, Lasotas, and Ghanems. Hoping to find 1-2 more couples and 5-8 people for a planning committee.

5. Grounds General

Eric Marotta

1. **Iverson Restoration** : Special thanks to Jack Breen for his work on cleaning, restoring benches, tables, and play equipment at the park and to Mark Handley who with his neighbor Simion Delibaltov restored the tables at the Beach.
2. Fall Cleanup is October 4th. I'll be promoting specific projects and asking people to bring tools, sign up in advance. I'm estimating about <\$500 in materials for benches, boat rack/ramp restoration, and stone/fill for these target areas:

North Lake Shore Drive

(6 people) Take down trees, clear brush

West Lake Shore Drive boat launch

1. (3 people) New 6x6 replacing rotted ties
2. Drill and stake

South Hills Boat Launch (3 people)

3. Trim back brush
4. Fill erosion with stone/

North Lake: Latham's landing (4 people)

5. Clear path / trim back trees

Rest Island (benches) 4-6 people

6. Dig holes and reseal one bench
7. Reading area - dig up benches and reseal with stone/sand gravel

Notice Boards (2 -3 people)

8. Sand / Stain

Iverson Park / Aram Park (2-3 people)

9. Up trim trees by sign / general lean up

Carpentry (rough) (2 people)

10. Bridge to Play from Rest Island has framing for the deck that needs replaced, and decking returned
11. Aram Park - new framing and decking to replace rot (no need to stain just yet)
 - a. secondary opportunities to help like replacing tabletops at Aram Park
 - b. Benches near Murray along lake

6. Grounds Beautification Pat Covek
- a) Our gardens still look beautiful -THANKS to our watering volunteers
 - b) We plan to have our mums and Halloween decor planted and ready by the end of the month
 - c) See you all at Grounds Clean-up headed by Eric Marotta
7. Lake Committee Brad Stanek
- Swale by Powal Property:
 - Brad working with Andy Hay and Steve Burgoon (TL Community Foundation) on a Lake County grant submission.
 - Committee assistance needed to prepare a compelling proposal for submissions due end of September, and we find out in February
 - SILT Budget:
 - Brad to determine and report CD balances to complete financial picture. He needs an update as to how much the SILT fund has in CDs
 - Bubbler Installation:
 - Kevin from EAM will be at our lake committee meeting in October to discuss permanent bubblers (the current ones were test ones to see how they worked), and he will also debrief 2025 with us so we can have an even better approach to 2026. Committee to decide on permanent purchase after evaluation.
 - Beaver removal:
 - The Thompsons from South Hills had beaver damage on shoreline shrubs - we are working with them to wrap them, and we will bring on our beaver specialist to trap and remove any beavers responsible.
 - **Request:** Finance committee - we will need to spend between \$1 to \$2k of the annual budget
 - East LSD Plantings: Plantings complete; maintenance is key – thanks to Fran Steffen for her dedication to support this new planting
 - SILT Budget: Approx. \$85,000 in TLIA operating account, CD balance pending.
 - Concerns expressed on the condition of the open lot located on North Lake Shore Drive and the project to remove invasive phragmite and replace with native plantings
8. Member Services Wes Zartman
- a. emptied 6 boats filled with water
 - b. provided a reminder about boat upkeep in newsletter
 - c. have stickers for other boats - email reminder sent to families
 - d. relocated one mystery boat to a landing (perhaps during fall clean up we can throw it out?)
9. Tennis Jeanne Mitchell and Christine Messerschmidt
- a. Courts continue to be used regularly for tennis and pickleball.
 - b. There are some cracks in the court surface that we will contact the tennis court company about.

10. Youth

Linsey Fagan

- a. Movie Night and Family Campout is Sept 13 at 5:00:
 - i. We still need to figure out where to hook our power into, so hoping to find out where Events are plugged in for Ravinia.
 - ii. the projector when there for the board meeting.
- b. We will be taking submissions from kids for the 2025 Turkey Trot logo.
- c. Halloween:
 - i. There will be pizza at the soccer field at 4:30. The village confirmed that trick-or-treating hours are 4-8 p.m.
- d. Pictures with Santa and Mrs. Claus: Plan to have pictures taken outside; Can we reserve the village hall as a backup in case of bad weather? The event is on Dec 6th from 12 to 2.

Old Business - None

New Business - Motion to approve the luncheon on Rest Island for October 1 requested by Jennifer Steib. Motion to approve: Julie Losinski, Second: Wes Zartman. All in favor: 8, Nays: 0

Public Comments/Discussion – None

Motion to adjourn: Julie Losinski; Second: Wes Zartman, All in favor: 8 Ayes 0 Nays

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Kristi Nash