



November 10, 2025
TLIA BOARD MEETING

November TLIA Board Meeting Agenda and Minutes

Board Members: Brent Rowley, Wes Zartman, Kristi Nash, Eric Marotta, Rachel Sprague, Mike Megleo

Apologies: Brad Stanek, Julie Losinski, Mary Magro

Committee members: Pat Covek, Mary Beth Adams, Chris Miles, Linsey Fagan, Katie Brandt

Guests: Jen Schoell

Brent Rowley called the meeting to order at 7:00 p.m.

Meeting Minutes for October – Motion to approve: Brent Rowley , Second by Eric Marotta, All in favor: Yes 6; Nay 0

President’s Report – No report

1. Financial Committee Report

Revenue

Julie Losinski

As of November 9, 2025 - \$3,021.70 is due to TLIA from unpaid 2025 dues invoices (this includes dues, late fees and legal fees).

a) A total of two members have an open invoice. Several attempts have been made to contact the two members to set up payment plans for their unpaid dues. The unpaid accounts were sent to our attorney on September 12, 2025, for collections and the attorney has sent both members a collections notice.

b) One member contacted the attorney, and we are currently trying to agree on a payment plan with the member. We would prefer the past dues to be paid up prior to the April 1 due date for the 2026 TLIA Dues.

c) The other member has not made any contact with the attorney and we are discussing next steps.

Expenses: September Financials attached

Rachel Sprague

Budget Template Update: Empowering Committees with Greater Autonomy

- 1) Committees will now have more control over managing their own spending within pre-approved budgets
- 2) Budget templates have been redesigned to be more intuitive and committee-friendly, making it easier to track and plan spending
- 3) We need to remember that we are spending the community's money and with that comes a shared responsibility to make thoughtful, transparent, and community-minded financial choices.

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.

Proposed budget was presented by Rachel and questions reviewed and answered

2. Beach - No Report

Beach is closed

3. Communications

Chris Miles

a. Committee Tasks

- i.* We continue to have several members unavailable for committee activities throughout the month due to injury and hospitalization recovery.
- ii.* Committee prepared/created, edited, printed and hung two posters for Youth's Turkey Trot and Holiday Hayride events.
- iii.* 2026 budget submitted to Finance Committee for review/approval. Terminated Zoom subscription services as we were still being billed annually. Recommending change in website hosting vendor from A2 Hosting to Hostinger.com to reduce ongoing costs. Prepared summary of posters by committee by month for committees' reference for chargeback budgeting. Developed chargeback budgets for Communications Committee provided services (e.g., ballot mailing, Rules & Regs distribution, and poster printing). Awaiting clarification if Committee should build in any depreciation costs into chargeback budgets for printer use.
- iv.* Committee updated the Communications Request Form to collect the end time of any events that need to be added to the website calendar. This ensures one stop collection of the information to efficiently populate the calendar.
- v.* **As a reminder, the November/December newsletter was a double issue. We will resend the newsletter link again on December 1st, but new critical information should be submitted via eBlast for either 11/15, 12/1 or 12/15.** November 15 eBlast content is due November 13. December 1 eBlast will release the Nov/Dec newsletter in addition to any new content – deadline is November 29.

b. Usage:

- i.* October activity for the TLIA website (10/1 – 10/30)
 1. 292 users logged in (20% decrease from prior 30 days)
 2. 2,064 webpages viewed (33% decrease from prior 30 days)
 3. 0m 56s average duration (38% decrease from prior 30 days)
- ii.* September eBlasts: Four total with Events having the most messages (3) and Member Services and Youth tied for the second most (2).
 1. October 2 including Sept/Oct newsletter re-release, chili cook-off sign-up/reminder and boat removal reminders: 68% unique opens with a 14% click to open rate.
 2. October 8 including lake notice re: Kelsey Woods landscaping work: 71% unique opens.
 3. October 15 including chili cook-off, end of boating season, Halloween pizza party, Halloween etiquette, TL Turkey Trot logo submission reminders: 70% unique opens with a 9% click to open rate.
 4. October 17 including TLCF Big Night information: 62% unique opens.

5. November 1 including Nov/Dec newsletter release, TLCF Big Night fundraiser, end of boating season reminders: 66% unique opens with a 29% click to open rate.
6. Ballot review – Need to remove the TBD candidate, meeting will be January 22, and return date required
7. Motion to approval: Eric Marotta, seconded by Rachel Sprague, all in favor 7, nays 0

4. Events Katie Brandt
 - a. The chili cookoff went well. We received positive feedback about incorporating it with the Bears game.
 - b. We are excited to welcome Steve Kain from South Hills to the Events committee. We are still desperately recruiting. Katie Brandt, and Debi and Andrew McIver are rolling off in December. Genela and Mike Mondini have graciously offered to stay on for a 3rd year to support the 2nd year team; Chris and Lauren LaSota and Michael and Maddie Ghanem as well as our new member Steve.
 - c. The next and final Event of the year will be Twinklefest.

5. Grounds General Eric Marotta
 - a. Drinking fountains, and hoses, irrigation cleaned up for season
 - b. Focus shifting to big projects for 2026, and aligning budget
 - i. Aram Park - Very kind offer from a neighbor to fund Aram Park play set repairs
 - ii. Tree Maintenance/Removal (dead trees in right of way by path to beach)
 - iii. Bridge over dam
 - d. Working to validate costs for early Spring project for appropriate budgeting.
 - e. New Business Item:
 1. Community Survey - I'd like to revisit the past survey and see how things have changed. I have history of two completed in the past, 2000, 2017. It's probably time for another as we look at the next state of projects.
 2. A few that I've identified: Gazebo repairs and landscaping, Bridge over dam, erosion from West side path to dam

6. Grounds Beautification Pat Covek
 - a. Thanks to Susan Boe and Nick Magro for helping with putting up the Halloween Decorations and thanks to Susan Dehnert and Nick for removing and storing them
 - b. Plan to work on Christmas décor this week

7. Lake Committee Brad Stanek
 - a. Please discuss and vote on renewal of EAMs contract for 2026 and 2027 (attached). Unanimously passed by the lake committee and contract sent to board members over the weekend.
 - b. October's lake committee meeting had Kevin from EAM come in to review lake happenings in 2025 and plan for 2026.
 - c. Lake Committee voted to use SILT \$\$ to permanently install bubblers in the east lake shore boat launch and beach areas to improve water flow and reduce chances of future algae blooms

- d. Lake Committee is reviewing several proposals to reduce phosphorus in the lake. Kevin and EAM shared that it would be the #1 action to take to continue to improve lake health
- e. Motion to approve renewing contract with EAM by Wes Zartman, with second by Mike Megleo, Approval by 6, Opposed by 0.

8. Member Services

Wes Zartman

- a. Approximately 10 boats remain on landings
- b. Will be submitting an E-blast reminder
- c. Plan on giving people until 11/30 to claim - otherwise I will remove

9. Tennis

Jeanne Mitchell and Christine Messerschmidt

- a. After the nets are taken down and leaves cleaned off, the courts will be locked for the winter.
- b. The tennis court company will come out in the spring to seal any cracks that have appeared.

10. Youth

Linsey Fagan

- a. Turkey Trot (8:30 arrival, 9 am run)
 - i. Turkey Trot t-shirts are back (\$10 each). Tracy Covek and John Morrison of the Morrison Home Team made a generous donation, keeping the t-shirt prices low this year.
 - ii. Suggested donations for registration (13 yrs+) are:
 - 1. Standard Registration: \$20 each
 - 2. Day of Race (Nov 27): \$25 each
 - iii. We'll return to the old route, which is just under 5K. No bibs or packets this year. Maps will be sent out via newsletter (also emailed out the night before). Welcoming back volunteers to help with the route on the day of.
 - iv. If someone could point us in the right direction of specifically who to reach out to for police coverage on Roberts Rd. Otherwise, we can simply contact the non-emergency police number.
- b. Santa & Mrs. Claus event Sunday 12/7, 12-2 pm
 - i. It will be taking place at the town hall. Are we okay with taking pictures inside, doing crafts outside, and potentially using firepits in the parking lot? Linsey will complete forms requesting using the space
 - ii. Will also be doing holiday hayrides (waiting to see if any horse-drawn carriages pop up closer to the event - those don't seem to be available).

Old Business - None

New Business – Annual meeting will be held on January 22, 7 p.m., at the VFW in Wauconda

Public Comments/Discussion – None

Motion to adjourn; Mike Megleo, Second: Eric Marotta , All in favor: 6 Ayes 0 Nays

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Kristi Nash