



March 10, 2025  
TLIA BOARD MEETING

**March TLIA Board Meeting Agenda and Minutes**

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

**Apologies:** Katie Brandt, Linsey Fagan

**Committee members:** Pat Covek, Chris Miles, Sean Morton, Christine Messerschmidt, Mary Beth Adams

**Guests:**

Mary Magro called the meeting to order at 7:07 p.m.

**President's Report**

Mary Magro

- March TLIA Board Meeting held at the new Village Hall
- Approval of February minutes, Motion to approve: Wes Zartman, Second Rachel Sprague, All in favor: 9, Nays: 0

**1. Financial Committee Report**

Rachel Sprague

- a. Expenses: February Financials attached
  - i. As of July 9, pre-approval is required for all expenditures. Requests must be submitted and approved via email to [Treasurer@tlia.org](mailto:Treasurer@tlia.org) prior to incurring the expense

**b. Revenue:**

Julie Losinski

- i. Funds due to TLIA:
  - 1. Approximately 55% have paid their 2025 Dues.
  - 2. Payment Plans for Financial Hardships: There are eight TLIA members on payment plans with payments to start in February. Three have not sent in a payment yet, reminder sent they responsible for making their payments on time.
  - 3. Reminder notices for the April 1st due date have been posted in TLIA newsletters, TLIA e-blasts and on the bulletin boards. Plus, in QuickBooks the invoice is sent out twice a month as a reminder.
  - 4. Unpaid dues from 2024 - There is one member who has not paid their 2024 dues, and I have notified the attorney to start collections. Tried to get a payment plan set up for this member for the past year and they are not responding. The member will be responsible for the legal fees which run approximately \$265 to \$300 each time the law office sends them correspondence.

2. Beach

Mary Magro/Lisa Vraniak

- a. Teens who are interested and need lifeguard training, now is the time to start setting that up. The next lifeguard training class at Buehler YMCA is set for March 25-27, 9:00 A.M. – 5:00 P.M. Contact information to sign up is:
  - i. Becky Menso, Aquatics Director, Buehler YMCA OF METROPOLITAN CHICAGO  
P 847-410-5206
  - ii. Email: rmenso@ymcachicago.org
  - iii. W ymcachicago.org
- b. If the March dates don't work, these are the other dates available:
  - i. April 4-6, Friday 5pm-9, Sat/sun 8am-6pm
  - ii. May 2-4, Friday 5pm-9, Sat/sun 8am-6pm
  - iii. June 6-8, Friday 5pm-9, Sat/sun 8am-6pm

3. Communications

Chris Miles

- a. Committee Tasks
  - i. Designed, edited, printed, and hung posters for the Youth Committee's scavenger hunt.
  - ii. Chair facilitated the incorporation of edits for the annual update of the Rules and
  - iii. Regulations for final Board review and approval at the March Board meeting so that
  - iv. printing and production can begin. This will allow Communications to utilize an OfficeMax
  - v. rewards certificate to offset the cost.
  - vi. Reminder that the March/April newsletter will be our last combined issue until the
  - vii. September/October edition. The May edition will resume our monthly schedule for the summer.
- b. Usage: February activity for the TLIA website (1/30 – 2/28)
  - i. 339 users logged in (10% decrease from the previous 30 days)
  - ii. 2,144 webpages viewed (36% decrease from prior 30 days)
  - iii. 1m 4s average duration (18% decrease from prior 30 days)
- c. Eblasts:
  - i. February eBlasts: 2 total with Finance having the most messages (4) followed by Events having two messages.
  - ii. February 1 including Jan/Feb newsletter re-release, pub crawl information, dues invoices sent, dues increase notice: 72% unique opens with a 17% click to open rate.
  - iii. February 15 including pub crawl info and registration, dues invoices sent, dues increase notice, and lifeguard outreach: 68% unique opens with an 8% click to open rate.
  - iv. March 1 including Mar/Apr newsletter re-release, pub crawl last chance, dues invoices sent, dues increase notice, and Fourth of July sponsorships: 67% unique opens with a 24% click to open rate.
- d. 2024 Rules and Regulations discussion – Motion to approve with changes recommended in this meeting: Motion: Wes Zartman, Second by Yays: 9, Nays: 0

4. Events Katie Brandt/Sean Morton
- a. Pub crawl was successful; 31 residents + 5 events committee members attended. We brought in \$68. There were a few bumps along the way but overall, it was a successful event that may be continued next year.
  - b. Hoping to get some volunteers for Progressive Dinner (May 3). So far haven't had any signups.
  - c. 4th of July planning committee has discussed advertising for volunteers at the Progressive dinner and is working on some materials to pass out during the event.
  - d. Question for the finance committee: can we get a credit card for the 4th planning committee?
  - e. Question for comms: can we submit photos for the e-blasts (i.e. Pub crawl pics) or do photos only go in the newsletters? Limited for e-blasts but likely for newsletters
  - f. Idea from Events committee members; introducing a new event: A Yard Crawl. Probably a summer occasion.
  - g. Mary Beth Adams reached out about bringing back a Ravinia type party at Barsumian Park on the West side. She suggested August or September (in between summer kick off with youth and chili cookoff). We need to look at the Events budget, do we have enough to pay a band or singer?

5. Grounds General Eric Marotta
- a. My thanks to Mike Meyer and Pat Covek who've been a fantastic resource, and partner in transferring their knowledge to me.
  - b. Mark Handley, who refurbished the benches on Rest Island has offered to sand and stain the benches (Cedar tone) at Lewis Park. He is kindly donating his time and expenses to TLIA.
  - c. April 5 is our spring cleanup day. Announcements and reminders are sent with the Comms Committee. Please send your projects our way, but we know there is typical spring cleanup needs of flower beds, garbage, etc. There are some dangerous trees that have fallen in North Lake by the boat launch that we will evaluate for Spring cleanup.
  - d. We are evaluating vendors and will capture feedback from the Stewards of the Park, and other residents on current vendors.
  - e. Along with the Lake Committee, and some amazing residents led by Justin Libra, and Chris Spiewek, incredible progress was made in February to clean Duck Island. The follow up attempt was delayed due to the ice not being thick enough. We are evaluating how best to attack the next phase by water.

6. Grounds Beautification Pat Covek
- a. We are currently in the Planning process for this year's garden projects

7. Lake Committee Brad Stanek
- **Kelsey Woods Shoreline Restoration:**
    - Contractor Matt will begin removing invasive shoreline plants this week.
    - Shoreline will be treated, burned, and new plantings will occur in the fall.
  - **Snake & Devils Island Cleanup:**
    - Scheduled work sessions for **Saturday, March 1st (morning)** and **Sunday, March 2nd.**
    - Goal: Recruit **30-40 volunteers.**

- Led by Eric, Matt, and Kathy, with support from Justin and Chris Spiewak (who have relevant experience).
- The **tree above the ice at the Kernohan property** will also be cut and removed that weekend.
- Future project: Significant additional tree removal needed on the islands.
- **Duck Island Cleanup:**
  - No immediate action: work will commence after Snake and Devils Islands are completed.
- **Powal Project:**
  - Andy Hay will assist in addressing water inflow issues from the LBS strip mall retention pond.
  - The committee confirmed the project will move forward.
- **Potential 2025 Projects:**
  - **Stormwater management:** Steve Kruse to discuss with Andy Hay.
  - **Erosion mitigation:** Brad to work with Kevin to identify the **top 3 areas of erosion** for targeted action.
  - **Gazebo shoreline restoration:** Steve Kruse to obtain a quote from JB.
  - **Bubblers:** Brad to work with Kevin to install bubblers in **July/August** for testing.
  - **Boat launch:**
    - Steve Kruse to work with JB to finish the boat launch, including rebar installation to secure boats to flagstone.
    - Should JB take over TL landscaping, Steve to talk to JB on regularly cleaning out boulders and possibly use pebble infill between them to reduce weed growth.
  - **Landscaping contract:** Eric to get Steve current costs and scope of work of current landscaping company and Steve to work with JB on a possible contract for Tower Lakes and ensure boulder cleanup is included.
- **Long-Term Projects Discussed:**
  - Investigating full lake dredging costs and expert contacts.
  - Kathy to research Island Lake's shoreline restoration strategy

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**Action Items & Assignments:**

- ✓ **Island Cleanup (March 1-2)**
- **Eric, Matt, Kathy:** Recruit, organize, and lead the cleanup effort.
- ✓ **Tree Removal (March 1-2)**
- **Eric & Matt & volunteers:** Remove tree from Kernohan shoreline.
- ✓ **Landscaping & Infrastructure**
- **Eric:** Provide Steve with current landscaping costs for all of Tower Lakes.
- **Steve:**
  - Work with JB to **finish boat launch** (rebar installation).
  - Obtain a **quote from JB for gazebo shoreline**.
  - Discuss **stormwater management priorities** with Andy Hay.
- **Brad:**
  - Work with Kevin to **identify the top 3 erosion areas**.
  - Coordinate with Andy Hay on **Powal project execution** in the spring.

- Oversee **bubbler installation in July/August.**

**Research & Future Planning**

- **Kathy:**

- Attend Illinois Lake Management Convention to gather **expert contacts on dredging.**
- Learn details of **Island Lake's shoreline restoration strategy.**
- Keep Matt on track for **Kelsey Woods shoreline project.**

8. Member Services

Wes Zartman

- a. Beach tags and boat stickers have arrived. Distribution to begin Mid-March / Early April.
- b. RFPP needs to be increased to reflect additional costs for beach access
- c. Boats remaining at launches from last year will be photographed to determine ownership but if they are not claimed the boats will be sold or discarded

9. Tennis – No Report this month

Jeanne Mitchell and Christine Messerschmidt

10. Youth

Linsey Fagan

- a. The St. Patrick's Day scavenger hunt is this coming weekend at the soccer field. We will put a scavenger hunt paper in the mailboxes of the houses near the soccer field. If houses would like to participate, they can tape it to their front door and kids will come knocking.
- b. Easter Egg Hunt is on Saturday, April 19. The bunny will arrive at 9:30 and the hunt will start at 10 am.
- c. Still working out details for tot soccer, so more details to come on that soon.
- d. At our last youth meeting, we discussed the increased spending in recent years. A few other committee members are looking into ways to reduce costs later this week. If we could get a copy of the document, we looked at during the last board meeting that showed a 10-year lookback of events, that would be helpful.

Old Business – None

New Business – None

Public Comments/Discussion - Motion to adjourn the meeting: Julie Losinski Second: Mike Megleo –

All in favor: 9 Ayes 0 Nays

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Kristi Nash