



**TLIA Board Annual Meeting Minutes
January 22, 2025**

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

Apologies: Mary Kay Bolger, Brad Stanek

Committee Reps: Mary Beth Adams, Pat Covek, Christine Messerschmidt, Chris Miles, Linsey Fagan, Jean Mall, Matt Bringas

Call to Order and Roll Call

President Mary Magro called the meeting to order at 7:14 p.m.

Mary Magro

Welcome Remarks

President Mary Magro welcomed attendees to the Annual Meeting

Mary Magro

Qualify for a Quorum

Kristi Nash certified that a quorum of at least 37 households is represented.

Kristi Nash

Approval of 2024 Annual Meeting Minutes

Motion to approve the 2024 Annual Meeting Minutes: Mark Shircel

Second: Julie Losinski

All in favor 7, Nays 0

Mary Magro

Approval of December 2024 TLIA Meeting Minutes

Motion to approve December 2024 TLIA Board Meeting Minutes: Julie Losinski

Second: Brent Rowley

All in favor 7, Nays 0

Mary Magro

President's Comments

1. Key accomplishments:

- a. Successful 4th of July and 100th Anniversary events
- b. Bouldering projects completed
- c. Zupancic Park completed
- d. Tennis courts resurfaced

Mary Magro

Nominations Committee

2025 TLIA Board: Candidates for Election

Final ballot count is received and counted by members of the Nominating Committee

Mary Beth Adams

2025 Ballot – Elections

Officers

President: Mary Magro
Treasurer: Rachel Sprague

Mary Magro

Recording Secretary: Kristi Nash
Members at Large: Eric Marotta
Brad Stanek

Ballot Results:

Motion to "elect via acclimation": Steve Burgoon

Second to "elect via acclimation": Brent Rowley

Unanimous agreement for election by acclimation

Ballot Issue: Approve the changes to the By-Laws regarding late dues payments (Proposed By-Law Changes printed in the Official Proxy Ballot)

Votes to approve: Unanimous

Disapprove: 0

Committee Reports

Financial Committee Report

Mary Kay Bolger, Julie Losinski

1. Revenue

a. Outstanding Dues as of January 1, 2024: \$ 850

i. 1 Homeowner was in arrears.

b. Outstanding Dues as of January 1, 2025: \$900 1 Homeowner was in arrears.

The 2025 TLIA Dues invoices were sent to all members on January 2, 2025.

As of January 19, 2025, approximately 20% of TLIA members have paid their 2025 TLIA Dues

Communications will be sent out each month reminding residents of the April 1st due date.

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. 2024 Accomplishments

a. Hired 8 lifeguards: 7 returning and 1 new guard

b. Hired 14 tag checkers to continue 100% mandatory member tag check – no exceptions

c. All picnic tables and benches cleaned and will be replaced in 2025

d. Security system and motion activated lights working

e. Guard shack got a major end of season clean-up

2. 2025 Plans

a. Guard Shack roof to be replaced

b. Refinished wood and applied polyurethane to all benches and picnic tables

c. Sand will be added and leveled along the beach

Member Services

Wes Zartman

1. Special Thanks
 - a. Mary Beth Adams, Chris Miles, and Brent Rowley – helped make Member Services a successful team
2. **Accomplishments**
 - a. 911 member tags; 194 boat decals handed out
 - b. Added 12 RFPP members
 - c. Successful boat clean-up
 - d. 5 boats abandoned

Grounds General

Mike Meyer

1. **2024 Accomplishments**
 - a. Removed rose garden on Rest Island
 - b. Continued grass maintenance/treatment on Rest Island
 - c. Repaired wood on the playground equipment at Aram Park
 - d. **Clean up days**
 - i. Removed rose garden on Rest Island
 - ii. Power washed Aram Park playground equipment
 - iii. Maintained boat landings
 - iv. Seasonal maintenance of all parks
 - v. Removed invasive plants
 - vi. Cleaned up Islands
2. **2025 Plans**
 - a. Continue recruiting for the Spring and Fall clean-ups
 - b. Continue to place signs throughout the neighborhood
 - c. Think of new/different ways to get residents to participate
 - d. Clear invasive trees and plant species where needed
 - e. Continue to work with Beautification Committee to plant new plants/trees on Rest Island where foliage was cleared for the boulder project
 - f. Help onboard the new Grounds Committee chair

Long Range Planning

Mike Megleo, Mike Meyer, Steve Kruse, Colin Regan

1. **2024 Accomplishments**
 - a. Zupancic Park installed and completed.
 - b. Shoreline restoration Continued Lake reshoring.
 - c. Bridge wood purchased Bridge completed.
2. **2025 Plans**
 - a. Revamp 3 boat landings
 - b. Island electric
 - c. Dam path improvements
 - d. Zupancic park sign
 - e. Devil Island clearing
 - f. Sealing and striping basketball court
 - g. Barsumian fire pit
 - h. Inspect and plan Barsumian Lot B use
 - i. Path from Fenview
 - j. Gazebo improvements

3. Long Range Plans
 - a. Document is subject to revision and enhancement
 - b. As needs or budgets change, plan changes
 - c. The Grounds Committee can take this forward as a guide to future actions

Grounds Beautification

Pat Covek

1. 2024 Accomplishments
 - a. Received several accolades thanking us for our landscaping and garden displays.
2. 2025 Plans
 - a. Upgrade and plant our existing gardens
 - b. Continue our planting around our existing park signs
 - c. Plan a summer garden walk
 - d. Have several garden and landscaping seminars by local experts
 - e. Upgrade our holiday displays and plan a Christmas workshop with the hope of donating some of our creations to a local charity

Communications

Chris Miles

1. 2024 Accomplishments
 - a. Electronically distributed the monthly newsletter on time each month
 - b. Created/edited, printed and posted 13 posters for the community sign boards
 - c. Rebuilt and installed new sign board at Aram Park after being damaged last winter
 - f. Assisted Member Services with annual Rules and Regulations mailing and boat/tag request file sorting for fulfillment ease
 - g. Revised advertising parameters and processes
 - h. Enhanced eBlast support of Fourth of July and 100th Anniversary activities by implementing daily eBlasts outlining the next day's entertainment and events as a reminder to residents
 - i. Moved to double issue newsletters for slower months (Nov/Dec, Jan/Feb, Mar/Apr, and Sept/Oct) to ease burden on committee members
 - j. Provided troubleshooting information to members who were having issues logging into the tlia.org website
 - k. Assisted TLIA Secretary with 2025 Ballot and Financials printing and mailing
2. 2025 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

Katie Brandt and Sean Morton

1. 2025 Proposed Events:
 - a. Winter Bar Crawl (March 1)
 - b. Progressive Dinner (May)
 - c. 4th of July (advisory role)
 - d. Chili Cookoff (October)
 - e. Twinkle Fest Lights Contest (December)
 - f. End of Year Happy Hour
2. 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. Folding Chairs: \$2 each
 - v. XL white coolers: \$10 each

Note: Need to provide your own vehicle to pick up and return any rented items. • Contact Events@tlia.org if interested

Lake Committee

Matt Bringas

1. Lake Management Overview
 - a. Shallow lake
 - a. Complex ecosystem
 - b. Serving multiple interests: Boating — Swimming — Fishing
 - c. Limited budget
 - d. 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
 - a. Continually improve lake conditions
 - b. Support property values Maximizing impact for every \$1 in our budget
 - c. Annual Lake Budget: \$74,000
3. 2024 Day-to-Day Actions
 - a. Worked closely with our lake management company, EAM and owner Kevin Dahm
 - b. EAM patrolled the lakes weekly from April to October — Tower Lakes — North Lake — Davlin's Pond — Cypress Pond
 - c. 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 2025
 - d. Day-to-Day Actions: Invasive Plant and Animal Management
 - e. Significant tree-wrapping was instituted to deter beavers from making Tower Lakes their preferred home.
 - f. This will continue into 2025.
 - g. Day-to-Day Action: Fish Management

- i. 2024 was the first-year fish stocking was not needed in over 15 years
 - ii. Our fishery is very healthy with outstanding bass fishing
 - iii. We recommend a fish stocking for Spring 2025 to include feeder fish and non-breeding populations.
 - iv. Notable statistics based on comparative fish shocking surveys:
 - 1. Carp population is down 91% – possibly due to better control of vegetation and resultant migration
 - 2. Bass population is up 71%
 - 3. Northern Pike population down 75% (possibly irrelevant due to small sample size)
 - v. Feeder fish populations (Bluegill/Sunfish) are slightly down 16% non-breeding populations (Perch/Crappie/Channel Cats) – too low to survey.
 - h. Recommended action going forward:
 - i. Continued management
 - ii. Continued coordination with Environmental Aquatic Management, Inc.
 - iii. Annual Fall shocking surveys combined with Spring stockings when needed
 - iv. Continual replenishment of our feeder fish populations.
 - v. Periodic replenishment of our non-breeding populations.
 - vi. Continual monitoring of undesired populations (Carp/Northern Bowfin)
 - vii. Continued management of vegetation
 - viii. Optional improving of sub-surface structure or adding gravel breeding beds if feasible
 - i. Special Assessments • 5-year plan • \$200 per year, per resident • \$74,000 per year • We are in year 4 of 5 • Maximizing impact for every \$1 in our budget
4. Long-Term Plan: 2025 And Beyond
- a. Native Plantings to reduce erosion and beautify Kelsey Woods Shoreline
 - b. Clean-up of Duck, Snake, and Devil Islands
 - c. Development of a 5- and 10-year vision
 - d. Buildout of a plan to achieve this vision
 - e. Build sub-committees responsible for each focus of the plan

Tennis

Christine Messerschmidt

1. The big news for 2024 was that the entire tennis court was resurfaced in May before adult and youth lessons started. Thanks to the US Tennis Court Construction company for a job well done
2. Please help us keep the courts looking new and remind residents that the courts are ONLY to be used for tennis and pickleball.
3. Children should not be on the courts unless they are playing tennis or pickleball and are with an adult.
4. Appropriate footwear must also be worn when playing or the courts can be damaged.

5. We had some minor damage from fireworks set off on the courts over the Fourth of July weekend and plan to lock up the courts at night during future Fourth of July weekends.

Youth

Linsey Fagan

1. 2024 Accomplishments
 - i. St. Patrick's Day Scavenger Hunt – 13 teams
 - ii. Easter Egg Hunt – on the islands
 - iii. Earth Day - NEW event in April
 - iv. Tot Soccer in May – every Saturday
 - v. Summer Kick-off & Beach Safety Speeches – luau themed party with pizza
 - vi. Back to School Bash – with water slip-n-slides, bubble-guy, face painting, and ice cream truck
 - vii. Playdate for New Kindergartners – West Side/Aram Park
 - viii. TL Turkey Trot logo design contest - NEW event for kids
 - ix. Family Campout & Movie Night – with breakfast in the morning at Barsumian Park
 - x. Halloween Pizza Party – this year on Rest Island
 - xi. Sock Fundraiser - NEW fundraiser for Turkey Trot, with winning logo design
 - xii. 5K Turkey Trot – on Thanksgiving morning
 - xiii. Holiday Event with Santa & Mrs. Claus – with ornament craft and hot cocoa
2. 2025 TLYC Calendar
 - i. March/April • St. Patrick's Day Scavenger Hunt 3/15 • Easter Egg Hunt ~ 4/19, Earth Day (4/26 combine with Grounds Clean Up Day?)
 - ii. May • Tot Soccer – Saturdays in May
 - iii. June • Summer Kickoff/Beach Safety Event – date TBD coordinating w/Beach & Lake
 - iv. Kindergarten Playdate
 - v. August • Back to School Bash (8/9)
 - vi. September – Family Campout and Movie Night (9/13)
 - vii. Turkey Trot – November 27th at 9am
 - viii. December • Holiday Event with Santa & Mrs. Claus TBD
 - ix. Babysitter and Mother's Helper list – found on Andy's list through requested access

100 Year Anniversary Celebration

Jan Bahr/ Steve Burgoon

2024 Ballot Results

Mary Beth Adams/Betsy Brookbank

2024 Candidates were voted in with no opposition

Motion by Steve Burgoon, Second by Mark Schircel

Vote for motion to approve the by-law change: Unanimous

Q and A
Closing remarks
Public Comments

Mary Magro
Mary Magro

Adjourn Meeting
Motion to adjourn by Mike Meyer
Second: Julie Losinski

Meeting adjourned at 8:08 p.m.