



March 9, 2025
TLIA BOARD MEETING

March TLIA Board Meeting Agenda and Minutes

Board Members: Mary Magro, Brent Rowley, Wes Zartman, Kristi Nash, Eric Marotta, Julie Losinski, Rob Balas, Brad Stanek

Apologies: Rachel Sprague

Committee members: Pat Covek, Mary Beth Adams, Christine Messerschmidt, Mike Mondini, Chris Miles, Jen Schoell

Guests: Sue Boe

Mary Magro called the meeting to order at 7:01 p.m.

President’s Report – Survey is being reviewed and will be sent out upon completion

1. Financial Committee Report

Revenue

Julie Losinski

- a. As of February 7, 2026, \$1,959.43 is due to TLIA from one member that has not paid their 2025 dues (this amount includes dues, late fee and legal fees). The account is now being handled by our attorney, and a lien has been placed on the property. The member has been informed to reach out to the attorney to set up a payment plan and as of today, they have not contacted the office.
- b. TLIA 2026 Dues invoices were sent out January 18th. Payment must be received by April 1, 2026 to avoid a \$100 late fee.
- c. As of February 7, 2026, approximately 25% of TLIA members have paid their 2026 dues invoice. There have been numerous communications regarding the April 1st due date. Will continue to have reminders about the due date in the TLIA Newsletter, TLIA e-blasts and notices will be on the bulletin boards soon. Reminders will also be sent from QuickBooks.
- d. Currently two members have asked for a payment plan due to financial hardship reasons. Communications have been clear in notices that payment plans are intended for hardship situations (unforeseen/unavoidable circumstances), not for reasons of personal convenience.

Expenses:

Rachel Sprague

2026 Reminder: Be conscious of your spending! If your purchase is within your pre-approved budget, then advanced approval is not needed. Committees must track their spending

Reminder to all committees:

- Request reports to see how much you're spending. Pre-Approval is not required unless you are spending outside of your written and approved budget. Approved budgets can be found in the Budgets folder in the TLIA Committee's folder in the google drive.
- Pre-approval, when needed, must be *explicitly* stated as a request for pre-approval and should be accompanied by an estimate outlining the money that will be spent.
- Check Request forms and Expense Request forms can be found in the Committees folder in the google drive or on our website and must be used for all requests for reimbursement. Receipts provided for reimbursement requests must contain only items purchased for TLIA use. If personal items are also being purchased, you must make two separate transactions.
- Events Committee should connect with the Treasurer to develop a plan for the budgets of individuals spending TLIA money while supporting the 4th of July.

2. Beach – Mary Magro

Actively looking for lifeguards for the summer.

3. Communications

Chris Miles

a. Committee Tasks

- i. Designed, edited and printed posters for Event Committee's Progressive Dinner, Gardens and Beyond Committee's Planting and Maintaining Health Trees and Shrubs, and Youth Committee's Easter Egg Hunt. These posters were hung in the first week of March.
- ii. Revised the 2026 Rules and Regulations for year changes and edits from Grounds. No other committee has submitted edits at this point. Document will be reviewed and finalized at the March board meetings so that printing and production can begin.
- iii. Chair and Adams participating in helping to review the TLIA survey questions and suggesting changes/additions for upcoming release.
- iv. Friendly reminder that communication requests (articles, posters, and eBlasts) must be made on the Communications Request Form located on tlia.org.
- v. Reminder that the March/April newsletter will be our last combined issue until the September/October edition. The May edition will resume our monthly schedule for the summer.
- vi. March 15 eBlast content is due by March 13. April 1 eBlast content is due by March 30.

b. Usage:

- i. February activity for the TLIA website (1/30 – 2/28)
 1. 448 users logged in (8% decrease from prior 30 days)
 2. 2,831 webpages viewed (17% decrease from prior 30 days)
 3. 1m 9s average duration (4% decrease from prior 30 days)

c. February eBlasts: 2 total with Events having the most messages (4) followed by Finance having two messages.

— February 1 including Jan/Feb newsletter re-release, dues invoices sent, adult winter social bowling, progressive dinner save the date: 67% unique opens with a 249 click to open rate.

- February 15 including adult winter social bowling, gardens and beyond presentation, Board reminders, dues invoices sent, progressive dinner save the date: 69% unique opens with an 5% click to open rate.
- March 1 including Mar/Apr newsletter release, gardens and beyond presentation, lifeguard/tag checker interest: 64% unique opens with a 35% click to open rate.

FINALIZE:

PLEASE REVIEW THE 2026 RULES AND REGULATIONS FOR DISCUSSION and VOTING

<https://tlia.org/~documents/members-only/rules-regulations/?layout=file>

Recommended changes will be incorporated as agreed

VP moved to approve the Rules and Regulations as amended: Eric Moratta moved to approve, Second by Wes Zartman, Approval 9, Nays 0

- 4. Events Mike Mondini
 - a.

- 5. Grounds General Eric Marotta
 - a. Spring Cleanup scheduled for April 11
 - i. Working with Beautification on a plan for mulch needs, etc.
 - ii. Projects slated - Pathways, painting goal posts, staining, repairs to Rose's Park, new trail markers
 - iii. Invited Sharpening by Dave to the community and would like to incentivize volunteers to skip the line. (April 12, Noon)
 - b. Pathway damage by Amazon
 - o File a claim with Amazon and awaiting estimate
 - o Met with landscaper and working to get an estimate for capital investments
 - c. Aram Park progress
 - i. Mark Handley has been working on rebuilding elements of the playground in his home shop. Targeting a community staining and cleaning event once complete.
 - ii. Received request to paint the yellow slides a more muted color.
 - iii. Any concerns with exploring testing spray painting with an appropriate spray paint?
 - d. Exploring seasonal projects (for when it warms, weather dependent)
 - i. Staining Parks Rose's/Arum playground equipment
 - ii. New nets at soccer field (<\$200)
 - iii. Power wash bridge decking, parks
 - iv. Reading Circle on Rest Island - requested a quote to fix the benches that have come out. Will need to do general improvement and cleaning
 - e. Spigots
 - i. South Hills: VOTL notified TLIA, after researching that we are responsible for a leaky spigot that needs repaired.
 - ii. North Lake Shore:
 - f. Seeking Board Feedback on a semi-custom approach to the trail markers:
 - i. Use standard 4x4 from Home Depot (\$17) vs truly custom (one groove) plus metal anchors (< \$20)
 - Survey discussion - review and finalize to send in an eblast - Feedback that was received has been incorporated, including draft alternative questions in bold

- Link to the survey:
<https://docs.google.com/forms/d/e/1FAIpQLScLxbKrlqQcYUPwI9Ldsmk0UKiX6TB5vKXRZhuAfNRNqehi3A/viewform?usp=header>
- Eric and Rob Balas met with John from JB landscaping and are getting estimates for a few projects and will work on appropriate timelines after that.

6. Grounds Beautification

Pat Covek

- a. Need to clarify watering strategy and responsibilities – Flowers and Landscaping volunteers and assignments:
 - i. Commitments required – High School volunteers’ responsibilities and accountability – Adopt a garden noted for responsibility for watering
 - ii. Community volunteers and accountability
- b. We are working on ordering and planning our Spring and Summer displays

7. Lake Committee

Brad Stanek

a. **Water Testing Project (Summer 2026)**

- i. We were selected to participate in the water testing project this summer (details previously emailed).
- ii. Next step: Watch the training videos prior to the **March 12 training session (6–8 pm at Mundelein Library)**.
- iii. Weekly water sampling will be required. Current volunteers: **Brad, Kathy P, Matt Bringas, and Steve K.**
- iv. We could use a few more volunteers to help spread out responsibility. If you fish regularly, this is a great way to multi-task
- v. We will seek approval to purchase a **trolling motor** to speed up sample collection time.

b. **Lake Consultant / Long-Term Planning**

- i. Steve Kruse spoke with the Lake Timber Lakes Lake chair regarding their water testing program — they strongly recommend their consultant, **Ted Gray**.
- ii. Steve will contact Ted and invite him to attend our **March 17 meeting**.
- iii. Ted has helped Timber Lakes develop a thoughtful, research-driven approach to both short- and long-term projects, including pursuing a potential **\$250,000 Illinois state grant for dredging**.

c. **SILT Team 6 (Led by Steve Kruse)**

- i. Step One: Meet with Ted Gray to explore how water quality data and his expertise can strengthen our long-term lake plan.
- ii. This is the final year of the **\$200/year TL Special Assessment**.
- iii. SILT Team 6 will develop a 5-year long-term plan for board and resident approval.
- iv. Target: Have a plan ready for presentation by **September** to stay on track.

d. **Boat Launch / Infrastructure / Operations**

- i. Brad will review the **Davlin Pond boat launch**, take photos, and circulate for discussion on revitalization next steps.
- ii. Maureen will contact **Wes Zartman** regarding removal of the abandoned blue paddle boat.

- iii. Brad will check with **Kevin Dahm** about relocating the generator for the bubblers to Play Island. KEVIN ADVISES REST ISLAND IS THE MUCH BETTER SPOT
- iv. Eric will continue working on the breaker box issue.

e. **Kelsey Woods Projects**

- i. Kathy P will continue coordinating with Matt H to develop a detailed plan and cost estimate for work in Kelsey Woods prior to starting. Target timeline: late February / early March for review.
- ii. We were approved for a **\$15,000 grant** to support the vegetative swale in Kelsey Woods to help purify water flowing in from the LBS retention pond. Work is expected to begin in the Spring with completion targeted for late Summer.

f. **Meeting Notes**

- i. We reviewed the Rules & Regulations — no changes to the lake section.
- ii. Rich Bahr strongly encouraged Lake Committee involvement in ILMA.
- iii. A resident suggested exploring the idea of digging deeper pockets in the lake to minimize potential fish kills during cold winters with low water levels.
- iv. At this time, we will not pursue this option due to the historical infrequency of significant fish kills and the cost/benefit comparison versus fish replacement.
- v. However, this topic will be revisited as part of our broader long-term planning discussions with Ted Gray.

g. Discussion items:

- i. Could we purchase a trolling motor for the lake committee? purpose is we have the opportunity to do a free water quality study (it would cost thousands if we hired it out). This is much greater detail than what Lake County does to test the water. We can then use this information to make even better short- and long-term decision for our biggest asset. The water testing takes 3 hours a week to row to each section we would test and with a trolling motor can it to 30-45 minutes of time.

8. Member Services

Wes Zartman

- a. Random boat needs to be addressed and identified for ownership
- b. 2 Beach tags will be issued to each person after dues are paid

9. Tennis

Jeanne Mitchell and Christine Messerschmidt

- a. We are currently interviewing a new adult pro for summer Friday & Saturday mornings. Need to discuss.
- b. Have not found a TL adult volunteer to lead youth tennis lessons for this summer.

10. Youth

Jen Schoell

- a. St Paddy's Day scavenger hunt set for Sunday, March 15. Village Hall is secure. Will use as a meeting spot and if it is raining plan to do Bingo.
- b. Easter Egg Hunt is set for Saturday, April 4th at 10 am sharp. Easter Bunny will make an appearance. Recycling last year's plastic eggs to help save money.
- c. Upcoming events are TOT Soccer and End of Summer bash. Who is responsible for the soccer nets on the field? One is damaged and needs to be replaced.

- d. Need direction on where the storage is located for the Youth Committee and will work with Mary Magro

Old Business - None

New Business – 2026 TLIA Member Survey discussion led by Eric Moratta Review of the proposed survey regarding improvements suggested for lakes and grounds

Public Comments/Discussion – None

Motion to adjourn; Eric Marotta, Second: Brent Rowley , All in favor: 8 Ayes; 0 Nays

The meeting adjourned at 9:28 p.m.

Respectfully submitted,

Kristi Nash