



April 13, 2026  
TLIA BOARD MEETING

**April TLIA Board Meeting Agenda and Minutes**

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

Apologies: Mike Mondini, Jen Schoell, Rob Balas

Committee members: Pat Covek, Mary Beth Adams, Christine Messerschmidt, Chris Miles, Steve Kain

**Guests:**

Mary Magro called the meeting to order at 7:02 p.m.

**Meeting Minutes for March – Motion to approve: Julie Losinski , Second by Eric Marotta, All in favor:**  
Yes 7; Nay 0

**President’s Report – Need to start determining who will be candidates for slots on the Board in the Fall**

1. Financial Committee Report

Revenue

Julie Losinski

April 1st was the due date for 2026 annual dues. To ensure all members were aware of the due date, it has been communicated numerous times since November 2025:

- Home mailing reminder included with Annual Meeting notice/ballot/budget
- Monthly TLIA newsletter notices
- E-blasts
- Invoices emailed multiple times
- Notices on the TLIA bulletin boards

1) As of April 11, 2026 - \$23,611 is due to TLIA from unpaid dues invoices and one unpaid invoice from 2025.

- a) A total of 27 members have an open invoice:
- b) Seven members are on approved payment plans due to financial hardships.
- c) Seventeen members are not on approved payment plans and the \$100 late fee was added to their account on April 7th. Next steps with these invoices will be to reach out again (do they need to go on a payment plan), inform them they are members not in good standing and will not receive beach tags.
- d) Three members have open invoices for various issues, and we are working with those members.

2) The Finance Committee discussed for 2027 dues invoices, adding late fees immediately on April 2nd to those with open invoices (who are not on approved payment plans). Spending too much time following up with members when there are easy ways they can manage to have their dues paid by April 1 or earlier.

3) Going forward with next year's dues invoices, will include in communications some suggestions to get their payment on time: Mark your calendar with a reminder, immediately schedule the date to pay your invoice using QuickBooks or your bank's online bill payment option, etc.

4) Guidelines for Payment Plans. Members were starting to take advantage of the payment plan option. In our communications we clarified payment plans are for true financial hardships and not to be used for personal convenience.

5) Recreational Family Pass Program (RFPP): One household has paid for the RFPP.

Expenses:

Rachel Sprague

**April 2026 Treasurer update:**

- Don't forget to regularly check your budgets and compare them against the monthly Finance report (attached).
- You must request pre-approval if you are going to go over budget.
- Requests for reimbursement must be accompanied by a receipt or invoice and that receipt needs to only contain TLIA expenses.

**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 – 9 lifeguard applications received, and 4 tag checkers.

### 3. Communications

Chris Miles

#### a. Committee Tasks

- i. Designed, edited and printed posters for Ground's Spring Clean-up.
  - ii. Revised the 2026 Rules and Regulations based on March Board meeting feedback.
  - iii. Printed Rules and Regulations and envelopes. Final volunteer survey was printed in April. Mailing was assembled and in the process of handing over to Member Services for tag inclusion.
  - iv. Committee proofreaders have reviewed the 2026 Member Survey.
  - v. The TLIA WordPress analytics have moved some of our shared stats behind a pay wall: Device Usage (desktop, table, mobile) and Website Page Hits. Cost to be able to access this information is \$100/yr.
  - vi. The printer is going through toner very quickly. Communications has already funded additional black toner for the R&R mailing, but another new black toner will need to be installed soon. Reviewing budget to determine how much wiggle room is left.
  - vii. **Friendly reminder** that all TLIA messaging should go through the Communications Committee for inclusion in the newsletters, eblasts or posters prior to being sent via the TL Google group.
  - viii. The May newsletter will resume the monthly publication scheduled through August. May content is due by April 15.
  - ix. April 15 eBlast content is due by April 13. May 1 eBlast content is due by April 29.
- b. Usage: March activity for the TLIA website (3/1 – 3/30)
- i. 583 users logged in (31% increase from prior 30 days)
  - ii. 3.646 webpages viewed (29% increase from prior 30 days)
  - iii. 59s average duration(15% decrease from prior 30 days)
- c. March eBlasts: 2 total (plus a one eBlast with a corrected link) with non-committee having the most messages (2) followed by Beach, Communications, Events, Finance, and Grounds having one message.
- i. March 1 including Mar/Apr newsletter release, gardens and beyond presentation, lifeguard/tag checker interest: 67% unique opens with a 39% click to open rate.
  - ii. March 15 including dues notices sent, gardens and beyond presentation, spring clean-up, progressive dinner reminders: 67% unique opens with an 5% click to open rate.
  - iii. April 1 including Mar/Apr newsletter re-release, Easter egg hunt, Youth tennis availability survey, spring clean-up, progressive dinner reminders: 62% unique opens with a 12% click to open rate.

### 4. Events

Steve Kain

- a. We are reopening the sign up for progressive dinner from 20 to 30 people. We now have 3 houses for both slots and now have a dessert house. We would love to add more houses.
- b. If anything is needed for the liquor license or insurance let me know.

### 5. Grounds General

Eric Marotta

- Amazon claim for damage from their vehicle is finalized, they are sending us \$600 by mail
  - We are looking to apply this to capital improvements for that location

- Aram Park
  - Mark Handley has been single handedly restoring the park set.
  - MH will also restore the sign at the park.
    - Current thoughts are to continue this effort elsewhere vs investing in new wood signs. This will be a test.
    - It may buy us 10 more years. I'd like to explore quotes and determine a long-term plan (e.g. like VOTL sign) to have a rough idea of costs.
  - Confirmed that we have a donor, Cass Young has graciously offered to cover these costs
- Spring Clean: Saved an estimated \$15k with our DIY focus and consolidating and coordinating equipment needs across activities this Clean up weekend.
  - Great success
    - Mountain of Mulch moved through Kelsey Woods
      - Thank you Rob Balas for getting our free mountain and a dozen volunteers who laid it out in 2 hours
    - Loads of Litter picked up
    - Fallen trees and paths cleared
    - Aram Park cleaned of leaves, twigs
    - Parks inspected (Iverson needs some bolts, and we will need to proactively replace wood at Rose's in the next few years)
  - Sharpening by Dave
    - We invited Sharpening by Dave to TL on Sunday. Minimum for a special day is 10 items. We had at least 30-40 items get some TLC this spring.
  - Lewis Park has "surprise piles" forming. I'm going to hand deliver a note to 3-4 surrounding houses requesting that they not pile leaves, sticks, etc. in our parks.
- Survey
  - Thanks for all the feedback! We've incorporated everything committees and our proofreaders have recommended.
  - Working with Mary on a special "eblast" to send
- **For vote tonight.** Request for approval to replace two water hydrants (existing) that are leaking, or non-functioning: \$6400. For context, one repair earlier this year cost \$4200.
- **Motion to approve:** Wes Zartman, Second by Mary Magro, Approved: 7, Nays 0

## 6. Grounds Beautification

Pat Covek

- a. Working with Carriage Landscaping on Spring cleanup of our properties. We are working on ordering and planning our Spring and Summer displays
- b. All Easter decorations have been taken down and returned to storage
- c. Currently getting estimates on plantings for the gardens

## 7. Lake Committee

Brad Stanek

- a. **Water Quality Testing Project (Summer 2026)**
  - i. Partnering with *Lake Lovers* (nonprofit) for a **free water testing program**
  - ii. Lake Committee volunteers will collect samples
  - iii. Testing begins **April 30** and will occur **every other Thursday**

b. **North Lake Repair**

- i. Evaluating options to patch the hole in North Lake
- ii. Initial quote received: \$9,000 (Kevin – lake monitoring)
- iii. Currently obtaining a second **quote** for comparison

c. **Vegetative Swale Project**

- i. Project funded through Lake County Stormwater Management grant
- ii. Currently delayed **pending contract**, expected soon

d. **Fish Stocking**

- i. Planning to stock **500 crappie** this spring

e. **Goose Monitoring**

- i. Residents are asked to:
  - 1. Report sightings of paired geese or nests
  - 2. Take photos and send them to Brad
- ii. Goal: **manage eggs before hatching**

8. Member Services

Wes Zartman

- a. Need \$1000 for the beach tags every family gets 2 tags
- b. Boats are allowed on the lake starting on the 15th
- c. Beach tags will be distributed this weekend or next
- d. RFPP question: Can we publish beach tag information to the RFPP members

9. Tennis

Jeanne Mitchell and Christine Messerschmidt

- a. Nets are up! Thank you Bob and Kathy Covek!
- b. We have hired a new adult tennis instructor for Friday and Saturday mornings. He works at The Racket Club and Northwestern Huntley racket club. He comes highly spoken of from Connie at TRC and an adult who has had lessons with him.
- c. Youth Tennis Program continues! Thanks to Katie McKillen who is heading it up. You probably saw the survey about it in April's newsletter.
- d. We will attend to cleaning the interior of the courts (inside the fences) while the grounds committee handles outside of the tennis fences.

10. Youth

Jen Schoell

- f. Easter egg hunt was a success! Great turn out from the TL community and all kids left with plenty of eggs. The bunny made an appearance as well!
- g. Tot Soccer - we have one coach lined up, looking for a second. Dates will be May 2, 9, 16 (pending a second coach) and 30th from 9:00 a.m. - 9:45 a.m. at the Soccer Field.
- h. Summer Kickoff - Summer Kickoff May 30 at 4 pm

Old Business - None  
New Business – None

Public Comments/Discussion – None

Motion to adjourn; Julie Losinski, Second: Brent Rowley, All in favor: 7 Ayes; 0 Nays

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Kristi Nash