

## RECAP OF ANNUAL HOMEOWNERS' ASSOCIATION MEETING 2019

### Results of 2019 Board Elections

President: **Steve Burgoon**

Recording Secretary: **Kristi Nash**

Treasurer: **Tom Kuna**

Members- at- Large: **Mitch Coulter**  
**Mike Mitchell**

### Amendment Ballot Results

Communications Committee: **Passed**

Quorum Requirements: **Passed**

On Sunday, January 13, members of the Tower Lakes Improvement Association (TLIA) met for the Annual General Membership meeting at the American Legion Hall in Wauconda. This was the first time the meeting was held in January since membership voted on changing the fiscal year to match the calendar year (January 1 – December 31) at the last Annual meeting in November 2017.

Outgoing President Randy Young called the meeting to order and after it was determined by TLIA Nominations Committee, Kathy Pat-tengale, Secretary, certified that we had a quorum. Randy then opened with some personal remarks on the State of the Association, especially that he believes “...in the spirit of Tower Lakes and the deep down wonderful feeling that our community represents. Its families and kids, its generations of families and grandchildren, living just down the

street, growing together...” He also expressed his sincere thanks to the Board members with whom he served these past four (4) years.

The slate of candidates was then presented, as well as the two (2) ballot issues on changes to the By Laws. The membership voted on the following amendments.

**#1. Communications Committee:** The members of this committee shall be made up from the members-in-good-standing of the general membership and will include the elected Recording Secretary of the TLIA Board. One member of this Committee shall be appointed “Communications Chairperson” and will coordinate all forms of external communication for the Association. The Committee shall submit a monthly written report of their activities to the Board and to the general membership at the Annual Meeting.

**#2. Quorum Requirements for the Annual Meeting:** A quorum for the Annual or a Special meeting of the Association shall be such number of members in good standing personally present or voting via proxy as are required to represent ten percent (10%) of the total eligible votes of all members in good standing of the entire Association and at least three Board members.

There were then reports from **Fran Steffen**, Financial Secretary, who gave us an update on membership and dues collection. Due to the change in the fiscal year, this covered 14 months instead of the usual twelve. **Mary Magro**, Treasurer, presented the 2019 budget. (*Details of the Financial Committee Report can be found by [clicking here](#). Starting with slide 12*)

Reports were also presented by each of the **TLIA Committee Chairpersons** and **Andy Hay**, once again, reported on the status of the Rain Gardens in Tower Lakes. Including the fact that the production costs of this very newsletter and the annual meeting itself adds cash value to the funding! (*Reports can be found by [clicking here](#). starting with slide 22 and Rain Gardens, slide 62.*)

The newly elected TLIA President, Steve Burgoon, gave a few comments thanking Randy and Cass Young for their efforts overseeing communication throughout the community over the years. He also informed the group that he will see about reactivating the TLIA Long Range Planning Committee and ask for people to help with a review of the Bylaws.

The meeting was then adjourned at 1:55pm having efficiently completed the comprehensive agenda.



### VACATION HOUSE WATCH

As of December 1, the Tower Lakes Police Department initiated a NEW House Watch/ Overnight Parking application for our residents. This will enable you to remotely request a house watch or overnight parking from any computer or mobile device without contacting the 911 center. Residents can go to the VOTL Web-Site at <http://www.towerlakes-il.gov/> or go to <https://www.frontlinepss.com/towerlakes> to set up a house watch or overnight parking now.

### Did you notice the Newsletter has a New Look?

Or maybe a little incomplete?

That's because we're a New Committee!

So, please, be patient  
as we find our way.

As we are ...



## FROM THIS PERCH

BY STEVE BURGOON, TLIA PRESIDENT



Boy, do I feel energized! And you should, too!!

TLIA has never been in better shape. We just completed a fantastic Annual Meeting on Sunday, January 13 with over 75 people in attendance. While we unfortunately said good-bye to some long term and committed volunteers on the Board, we also welcome some new and capable members to take on critical leadership roles. In addition, we reviewed 2018 activities and plans for 2019. We covered a lot in less than two hours. THANK YOU to the members in attendance.

THANK YOU to Randy Young for his four years as our past President. During these four years he led significant updates to our financial system and process as well as a professional Communications effort. Randy built on the successes of our past president, Andy Hay, and is also a past Secretary. I hope that I too, can lead the team to continue building our wonderful HOA. And Randy, THANK YOU for offering your continued service as our Webmaster and E-mail administrator on the Communications Committee. THANK YOU to Cass Young for her leadership over the past 8 years as the Communications Committee Chairperson. Cass personally spent thousands of hours planning, coordinating and publishing the TL Newsletter, a professional monthly publication. Cass, THANK YOU for your selfless service to TLIA.

THANK YOU, Kathy Pattengale for your four years of service to TLIA as our Recording Secretary. We appreciate your voice of reason and timely feedback over the years. Best of luck as you continue to serve on the VOTL Planning Commission. THANK YOU, Mary Magro for your eight years of service to the Association as the TLIA Treasurer. Over the years Mary has processed checks for close to \$2,000,000 in operating and capital expenses to keep the Association running. As with Randy, THANK YOU for helping the team over the next few months as we transition the Finance Committee and Treasurer function.

Lastly, I would like to thank the entire Nominations Committee for their time this year putting together a top notch slate of candidates. This committee includes Janet Blake (Chair), Lee Johnson, Mary Beth Adams, Jan Bahr, Bob Nash, and Mel Ott. THANK YOU to Janet Blake for serving as the chairperson for this committee or the past eight years. *Cont'd this page*

## EVENTS COMMITTEE KICKOFF MIXER

Get an inside glimpse of how Tower Lakes puts on events!

Meet the Committee & ask Questions

Get first chance at signing up for July 4th lead positions,

Progressive Dinner Host Houses & more.

Our Community is what makes us special.

RSVP today as spots are limited. *Adults only.*

Click the wine glass  
for more info



Friday, February 8  
7:00- 9:00 pm

TLIA EVENTS COMMITTEE

Joe & Liz Giglio 331 E. Tower Dr.

## "Hope Starts with Food"

Youth Committee invites families  
to join us March 8, 6-7:30pm  
as we help pack nutritious meals for  
undernourished children & families abroad at



\* in Libertyville. (drive yourself or carpool)

We have reserved 100 spots for TL volunteers.

A great way for adults & children 5+ years old to  
come together as a community and support  
a non-profit that's making a difference  
in the global community.

Questions? Email: [youth@tlia.org](mailto:youth@tlia.org)

[CLICK HERE](#) to sign up

\*Learn more at [fmsc.org](http://fmsc.org).

TLIA YOUTH COMMITTEE

YOU have done a marvelous job. Lee, thanks for offering to serve as chairperson for 2019.

As we thank those who have dedicated years of service to the Association, we also welcome newly elected Board Members. These new additions are detailed in a following article. I am anxious to get started working with our new team. The next two years will be years of TRANSITION and POSITION. We will be TRANSITIONING all our committees and we will be POSITIONING the Association for our next 100 years. Here are the major Objectives for 2019 and 2020 that I will submit to the Board at our first meeting:

1) Re-Commission the Long-Range Planning Committee to work on major projects.  
2) Complete a review of and revision of the By Laws to ensure we are compliant with state association laws and to ensure we adjust the tenor of our By Laws, where appropriate, to the 21<sup>st</sup> century.

3) Review and update 5-year plans and capital budgets for the Grounds and Lake Committees.

Our next meeting is Monday, February 11 at 7PM at the VOTL Hall. Please, come out to help your elected Board and the Committees shape the future of this special place!! The more people contributing the more fun we will have!!

NEXT MEETING:

Monday, February 11

7:00 PM

Village Hall

TLIA BOARD

**APPROVED MEETING MINUTES**

**December 2018**

**TLIA BOARD**

Board Members: Steve Burgoon, Tom Kubala, Mary Magro, Kevin Middleditch, Mike Mitchell, Kathy Pattengale, Fran Steffen, John Yancey, and Randy Young

Committee Reps: Pat Covek - Tennis    Meg Koszulinski – Youth Committee

Guests: Kristi Nash

Call to Order: Randy Young

Randy Young called the meeting to order at 7:02 pm.

**President's Report:** Randy Young

The Annual Meeting Notice and Ballot will be sent to the printer. The Ballot will be printed on colored paper. Members can drop off ballots at the ballot box outside the Village Hall, vote by mail, or vote in person at the Annual Meeting. Fran Steffen will send an updated list of members in good standing for the Annual Meeting roster. Members can pay up until December 28 to be considered in good standing.

The TLIA website has recently been updated.

Randy has been meeting with Steve Burgoon about the leadership transition.

Approval of November TLIA Meeting Minutes

Motion to approve the November TLIA Board Meeting Minutes: Tom Kubala    Second: John Yancey    All in favor

Committees: Beach: Mary Magro

The Turkey Trot raised approximately \$2,000, which will go toward improvements at the beach.

Communications: Cassandra Young

The committee published the monthly newsletter, sent out 11 email blasts, created two posters publicizing events, and updated the website. Cass Young is stepping down from Communications after eight years leading the committee. The committee will be meeting in January to discuss next steps.

[Click here to read the the complete minutes](#)

**Meet the Newly Elected TLIA Board Members**

From Top to Bottom: President, Steve Burgoon, Treasurer, Tom Kuna, Recording Secretary: Kristi Nash, and Members-at-Large, Mitch Coulter and Mike Mitchell.



And thanks to Mark Handley for showing the TL spirit of volunteerism by being on the ballot.

**Are you ready to be Pub Quiz Champs for 2019?**

**Saturday**    **7:00 pm -**  
**March 9**    **11:00 pm**



**McGonigal's Pub Barrington, IL**  
**\$32 per person** includes heavy appetizers and prizes  
**Sign up** with your Team of Four  
OR we can pair you up with others!  
**PAID RSVP due by Friday, March 1st**  
to the Giglios, 311 East Tower Drive  
**Questions? Contact [Events@tlia.org](mailto:Events@tlia.org)**  
For more info or to sign up  
**[CLICK HERE!](#)**

**TLIA EVENTS COMMITTEE**



**TLCF** would like to thank all of those neighbors who remembered us over the Holidays with a donation. Your generosity helps us fund designated projects right here in Tower Lakes.

You can also support TLCF every time you shop on Amazon! Just **CLICK the Smile box below** and add Tower Lakes Community Foundation to your Amazon account through the AmazonSmile program. Amazon will donate 0.5% of the price of your eligible purchases to TLCF.





Download my QR code to get the free REMAX Home Finder App.

**Your Tower Lakes Home Town Agent**  
Serving the Tower Lakes Area since 1993!

**Cathy Schmidt**  
Broker Associate  
847-828-1277  
remaxcathy@icloud.com  
www.cathyschmidt homes.com

REMAX of Barrington  
306 W. Northwest Hwy., Barrington, IL 60010

TLIA Youth Committee receives a \$250 donation for every home I sell in Tower Lakes

## Dues Collection: Results of 2018 & Moving Forward into 2019



Progress continues to be made on reducing outstanding dues. As of November of 2017, there were 16 property owners in arrears on their Dues, some several years behind, totaling \$17,965. Unfortunately, we had to write off approximately \$2,100 due to foreclosure or bankruptcy. But we also collected a lot of that money, and now only \$1,850 of that amount remains open.

So, with the addition of 2018 arrears to that prior \$1,850, in total, we start 2019 with five homeowners in arrears, owing TLIA **\$4,659**. Two homeowners account for over 72% of that \$4,659 and one of those two has pending legal action in the court system already from TLIA, the other soon to follow.

This is your money we're collecting, neighbors, and it is a significant part of the TLIA Budget working for you and your community. Greater success at Dues collection, along with continued smart spending, has again allowed the Board to not raise dues for the 5<sup>th</sup> year in a row.

2019 dues payments are due no later than April 1, 2019. The TLIA accounting system *automatically* applies a \$100 late fee in April to each account not paid in full, or not on an agreed to payment plan. Payment plans **MUST** be agreed to and set up with the Financial Secretary by March 1. Reach out to: [dues@tlia.org](mailto:dues@tlia.org) to discuss. If that mutually agreed to payment schedule is not achieved in the committed time frame, the \$100 late fee will be immediately assessed to the account.

### TLIA COMMUNICATIONS

- Mary Beth Adams    Jan Bahr (new)    Patty Barten    Mary Kay Bolger (new)
- Shaun Kildare        Kristi Nash, TLIA Recording Secretary (new)
- Caroline Milne (new)    Kathy Pattengale    Randy Young

TLIA Newsletter  
P.O. Box 405  
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