

**UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION**  
**11<sup>th</sup> ANNUAL MEETING - October 20, 2018**

The 11<sup>th</sup> Annual Meeting of the United Lost Lake Property Owners Association was called to order by President Huber at 10:00 a.m. on Saturday, October 20, 2018 at 404 Lake Court. President Huber welcomed everyone in attendance.

**Attendance:** Jim Haines, Sue Hill, Mike Huber (*President*), Wes Jaros, Charlie Moore, Dan Perry (*Vice-President*), Kim Rogers (*Secretary*) and Ed Workman (*Treasurer*).

**Absent:** None.

**Guests:** see ATTACHMENT A.

**PLEDGE OF ALLEGIANCE**

**MOTION TO APPROVE OCTOBER 20, 2018 AGENDA:** see ATTACHMENT B. Jim made a motion to accept the October 20, 2018 agenda, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. (8 yeas, 0 nays).

**READING OF OCTOBER 21, 2017 MEETING MINUTES:** Kim read the October 21, 2017 Annual Meeting minutes, which were previously approved by the ULLPOA Board at the November 2017 meeting.

**PRESIDENT'S REPORT:** see ATTACHMENT C.

**TREASURER'S REPORT:** see ATTACHMENT D.

President Huber asked the Board if he could read his Properties, Parks & Maintenance committee report first because he needs to leave the meeting early, and no one objected.

**COMMITTEE REPORTS**

**SECURITY:** see ATTACHMENT E.

**COVENANTS, BY-LAWS & RULES & REGULATIONS:** see ATTACHMENT F.

**ACC/ECC:** see ATTACHMENT G.

**ROADS:** see ATTACHMENT H.

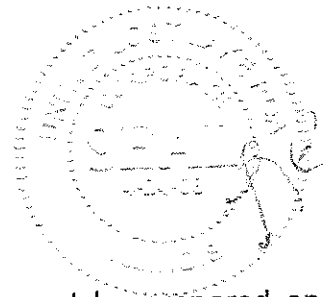
**PROPERTIES, PARKS & MAINTENANCE:** see ATTACHMENT I.

**NEW BUSINESS**

**FINANCIAL REVIEW COMMITTEE REPORT:** Jerry Sellers read a report he prepared on behalf of and signed by the members of the committee (see ATTACHMENT J).

**MEMBERSHIP RESULTS OF 2019 BUDGET BALLOT:** Of the 234 budget ballots received, there were 160 YES votes, 36 NO votes, 34 PROXY votes, and 4 DISQUALIFIED votes. As a result, the 2019 budget is approved.

**ESTABLISH 2019 DUES & ASSESSMENTS:** In order to meet the budgeted 2019 dues & assessments, Ed recommends a \$4.00 increase per tier.



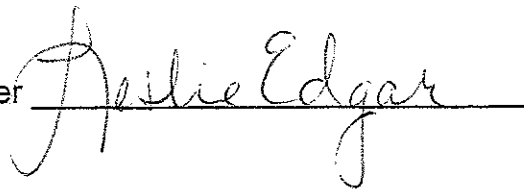
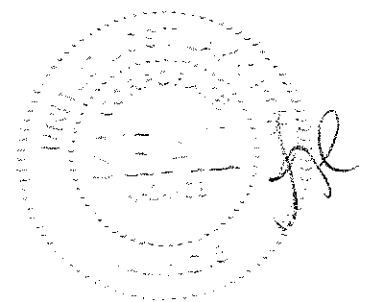
**MOTION:** Ed made a motion that the 2019 dues & assessments be raised \$4.00 per tier, seconded by Dan. A roll call vote was taken, and those in favor were Jim, Kim, Dan, Ed, Sue, Charlie and Wes. President Huber voted no. (**7 yeas, 0 abstentions, 1 nay**).

*It should be noted that President Huber left the meeting at 10:46, with Vice-President Perry conducting the rest of the meeting.*

**MEMBER COMMENTS:** Carol Brown wanted to know what the new D&A rates would be, Dan Nicolini questioned cars parking on the street vs. easement during snowy weather, and Carla Anderson inquired about the large number of trees taken down on Sangamon Lane.

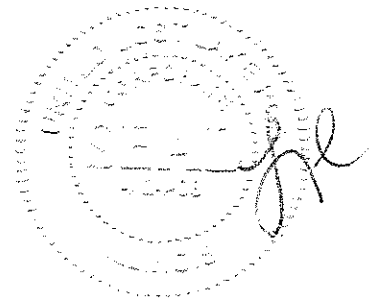
**ADJOURNMENT:** Jim made a motion to adjourn, seconded by Wes. A voice vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**). Meeting adjourned at 10:56 a.m.

Submitted by Leslie Edgar, Office Manager

A handwritten signature in cursive script that reads "Leslie Edgar". The signature is written over a horizontal line.

**SUMMARY OF MOTIONS MADE BY THE  
UNITED LOST LAKE POA BOARD OF DIRECTORS  
OCTOBER 20, 2018**

**MOTION:** Ed made a motion that the 2019 dues & assessments be raised \$4.00 per tier, seconded by Dan. A roll call vote was taken, and those in favor were Jim, Kim, Dan, Ed, Sue, Charlie and Wes. President Huber voted no. (**7 yeas, 0 abstentions, 1 nay**).



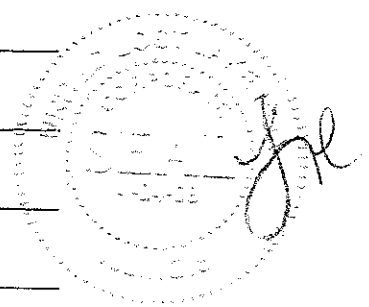
ULLPOA - ANNUAL MEETING

October 20, 2018

NOTE: NO MEETING IS TO BE RECORDED IN ANY FASHION WITHOUT ACKNOWLEDGEMENT BY THE BOARD

- |                               |                                  |
|-------------------------------|----------------------------------|
| ✓ 1. <u>Aryn Davis</u>        | ✓ 24. <u>Yvonne Jones</u>        |
| ✓ 2. <u>Tom Davis</u>         | ✓ 25. <u>Jean Tyler</u>          |
| ✓ 3. <u>Laurie Perry</u>      | ✓ 26. <u>Melody Jackovich</u>    |
| ✓ 4. <u>Carol Workman</u>     | ✓ 27. <u>Diane Jackovich</u>     |
| ✓ 5. <u>Roy Mangini</u>       | ✓ 28. <u>Mel Jakub</u>           |
| ✓ 6. <u>Nancy Mangini</u>     | ✓ 29. <u>Gene Elliott + Gene</u> |
| ✓ 7. <u>Lorraine Murray</u>   | ✓ 30. <u>Bill Scott</u>          |
| ✓ 8. <u>Robert Quinnett</u>   | ✓ 31. <u>Pat + Don Deilm</u>     |
| ✓ 9. <u>Frank Fushie</u>      | ✓ 32. <u>Bob + Char Kueger</u>   |
| ✓ 10. <u>Carl Brown</u>       | 33. <u>Cheryl Wash (re)</u>      |
| ✓ 11. <u>Parnell Thibert</u>  | 34. <u>Shawn Parish (re)</u>     |
| ✓ 12. <u>Madelene Thibert</u> | 35. _____                        |
| ✓ 13. <u>Carl + Andersen</u>  | 36. _____                        |
| ✓ 14. <u>Amita Hogan</u>      | 37. _____                        |
| ✓ 15. <u>Diane Brown</u>      | 38. _____                        |
| ✓ 16. <u>Rose Henry</u>       | 39. _____                        |
| ✓ 17. <u>Lois + Bill</u>      | 40. _____                        |
| ✓ 18. <u>John Mulholland</u>  | 41. _____                        |
| ✓ 19. <u>Gina Mulholland</u>  | 42. _____                        |
| ✓ 20. <u>Kerry Malm</u>       | 43. _____                        |
| ✓ 21. <u>Gary Gwearing</u>    | 44. _____                        |
| ✓ 22. <u>Mary Sullivan</u>    | 45. _____                        |
| ✓ 23. <u>Gerry Liller</u>     | 46. _____                        |

Attachment A



**11<sup>th</sup> ANNUAL ULLPOA MEETING, OCTOBER 20, 2018 10:00 A.M.  
404 LAKE COURT - LAKE COURT CENTER**

**NOTE: NO MEETING IS TO BE RECORDED IN ANY FASHION WITHOUT  
ACKNOWLEDGEMENT BY THE BOARD**

WELCOME TO AUDIENCE  
ROLL CALL  
PLEDGE OF ALLEGIANCE  
MOTION TO ACCEPT AGENDA  
READING OF OCTOBER 21, 2017 MEETING MINUTES  
PRESIDENT'S REPORT  
TREASURER'S REPORT

**COMMITTEE REPORTS:**

SECURITY  
COVENANTS, BY-LAWS AND RULES & REGULATIONS  
ACC/ECC  
ROADS  
PROPERTIES, PARKS & MAINTENANCE

**NEW BUSINESS:**

FINANCIAL REVIEW COMMITTEE REPORT  
MEMBERSHIP RESULTS OF 2019 BUDGET BALLOT  
ESTABLISH 2019 DUES & ASSESSMENTS

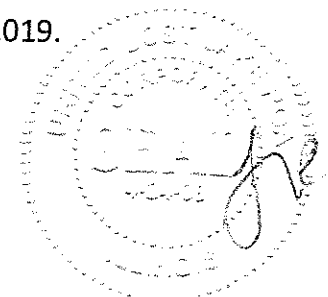
MEMBER COMMENTS

**ADJOURNMENT**

**NEXT MEETING: SPECIAL MEETING TUES., OCT. 30, 2018 @ 6:00 PM @ 903 MISSOURI DR.**

**NOTE: OFFICERS WILL BE ELECTED AT EXECUTIVE SESSION IN JANUARY 2019.**

Attachment B



**PRESIDENT'S REPORT**

**Annual Meeting – October 20, 2018**

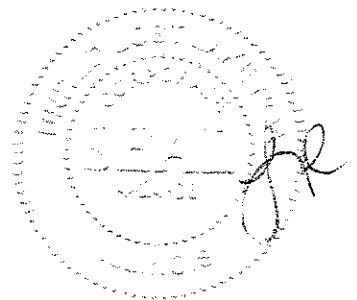
Good morning to everyone, and welcome to the Annual Meeting. There were five (5) openings on the ULLPOA Board of Directors, and even though 6 applicants applied, 1 withdrew their candidacy so the remaining 5 were automatically appointed. No election was necessary. The appointees are Wes Jaros, Cheryl Wash, Tony Vella, Jon Arneson and Carol Brown.

As Vice-President in 2018, Dan Perry's help has been greatly appreciated in all of the day-to-day decisions that needed to be made, and I want to personally thank Dan for stepping into this role and helping out wherever possible. Often times something will come up that needs to be dealt with immediately, and Dan was always there to offer his assistance.

There has also been a lot of social activities this year, and thanks in a big part to Laurie Perry for her willingness to step up and set a fire under people! Volunteers are always needed, so if you can ever help out with the various activities throughout the year, please do so. You can contact the Office or contact Laurie Perry.

Mike Huber, President

Attachment C



UNITED LOST LAKE PROPERTY OWNERS ASSN.

Balance Sheet

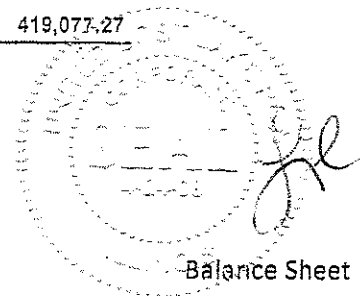
As of September 30, 2018

Accrual Basis

	Sep 30, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · CSB - Checking	4,652.21
102 · CSB - Money Market Plus	118,262.83
104 · 2018 Road Improvements & Repair	63,387.38
105 · ULLPOA Reserve Account	108,749.91
108 · Savings - Carryover funds	2,699.44
180 · Reserve CDs	34,592.99
Total Checking/Savings	332,544.76
Accounts Receivable	
130 · Accounts Receivable	20,667.52
Total Accounts Receivable	20,667.52
Total Current Assets	353,212.28
Fixed Assets	
150 · Buildings	75,468.19
158 · Signage	3,208.47
159 · Land Improvement	6,050.37
160 · Parks (Asset)	31,957.34
165 · Office Equipment	4,806.51
170 · Accumulated Depreciation	(65,122.53)
Total Fixed Assets	61,368.35
Other Assets	
175 · Pre-Paid Insurance	4,496.64
Total Other Assets	4,496.64
<b>TOTAL ASSETS</b>	<b>419,077.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
210 · Payroll Liabilities	(949.81)
215 · Deferred Income	9,979.89
220 · New Home Bldg Deposit	1,655.00
Total Other Current Liabilities	10,685.08
Total Current Liabilities	10,685.08
Total Liabilities	10,685.08
Equity	408,392.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>419,077.27</b>

UNAPPROVED

Attachment D



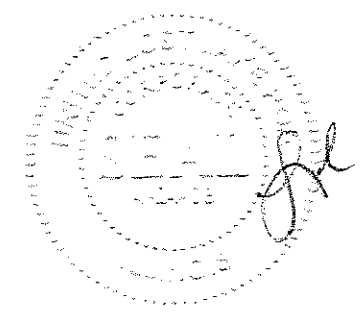
UNITED LOST LAKE PROPERTY OWNERS ASSN.  
 Profit & Loss-Sept'18  
 September 2018

Accrual Basis

	TOTAL
Ordinary Income/Expense	
Income	
410 · Advertising	40.00
425 · Interest	178.45
450 · Misc. Income	2.00
Total Income	220.45
Gross Profit	220.45
Expense	
515 · Community Affairs	413.52
525 · Credit Card/Bank Svc Charges	21.82
540 · Gatehouses	200.31
550 · Insurance	673.01
580 · Office Supplies	141.96
585 · Offsite Mtg & Mileage	39.24
595 · Parks	196.10
600 · Payroll	5,173.52
610 · Postage	50.00
625 · Repairs & Maintenance	490.71
640 · Road Improvements & Repair	8,545.00
645 · Roadside Maintenance	4,275.00
650 · Security	1,999.92
720 · Utilities	561.97
735 · Website	200.00
Total Expense	20,981.88
Net Ordinary Income	(20,761.43)
Other Income/Expense	
Other Expense	
530 · Depreciation	450.17
930 · ACC/ECC Expense	(345.00)
Total Other Expense	105.17
Net Other Income	(105.17)
Net Income	<u>(20,866.60)</u>

UNAPPROVED

Attachment A





UNITED LOST LAKE PROPERTY OWNERS ASSN.

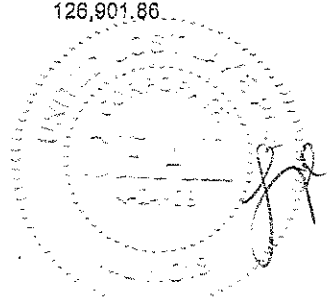
Year-to-Date Profit & Loss

As of September 30, 2018

Accrual Basis

	Jan - Sep 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400 · Dues & Assessments	251,220.00	188,512.47	62,707.53
410 · Advertising	0.00	1,500.03	(1,500.03)
425 · Interest	1,396.38	974.97	421.41
430 · Late Fee Revenue	6,500.00		
435 · Finance Charges Revenue	562.87		
450 · Misc. Income	762.15		
<b>Total Income</b>	<b>260,441.40</b>	<b>190,987.47</b>	<b>69,453.93</b>
Gross Profit	260,441.40	190,987.47	69,453.93
Expense			
505 · Acquired Properties	0.00	749.97	(749.97)
515 · Community Affairs	1,732.15	1,874.97	(142.82)
525 · Credit Card/Bank Svc Charges	1,135.49	1,050.03	85.46
535 · Dues & Subscriptions	442.82	675.00	(232.18)
540 · Gatehouses	6,888.43	1,500.03	5,388.40
550 · Insurance	3,429.08	5,249.97	(1,820.89)
570 · Newsletter	904.96	2,250.00	(1,345.04)
580 · Office Supplies	1,110.44	1,424.97	(314.53)
585 · Offsite Mtg & Mileage	387.79	562.50	(174.71)
595 · Parks	1,579.79	1,874.97	(295.18)
600 · Payroll	32,170.68	31,500.00	670.68
610 · Postage	1,316.78	1,050.03	266.75
615 · Professional Fees	905.00	2,025.00	(1,120.00)
620 · Real Estate Taxes	2,958.12	2,324.97	633.15
625 · Repairs & Maintenance	1,194.56	2,250.00	(1,055.44)
640 · Road Improvements & Repairs	9,380.77	63,749.97	(54,369.20)
645 · Roadside Maintenance	20,538.31	12,750.03	7,788.28
650 · Security	20,136.30	20,250.00	(113.70)
705 · Snow & Ice Control	21,354.24	32,024.97	(10,670.73)
720 · Utilities	5,761.49	5,100.03	661.46
730 · Vehicle Decals	12.25	675.00	(662.75)
735 · Website	200.00	74.97	125.03
<b>Total Expense</b>	<b>133,539.45</b>	<b>190,987.38</b>	<b>(57,447.93)</b>
Net Ordinary Income	126,901.95	0.09	126,901.86
Other Income/Expense			
Other Expense			
511 · Bad Debt	1,719.69		
530 · Depreciation	4,051.53		
900 · Foreclosure Expenses	(91.00)		
930 · ACC/ECC-Expense	445.00		
<b>Total Other Expense</b>	<b>6,125.22</b>		
Net Other Income	(6,125.22)		
<b>Net Income</b>	<b>120,776.73</b>	<b>0.09</b>	<b>120,776.64</b>

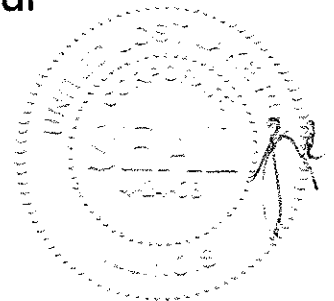
Attachment A



## 2018 Annual Security Report by Sue Hill, Security Chair

The Security staff here consists of three independent contractors: Jack Skrogstad, who is the Head Security Officer, David Glessner, and Chris Cox. Officers Skrogstad and Glessner have worked here for twelve years and Officer Cox has been here three years. All three of the men are employed elsewhere as full time professional law enforcement officers. Their work here at Lost Lake is part time. Jack works up to 30 hours in a two week period, while Dave and Chris share 30 hours in a two week period. Monthly, this translates into a maximum of 120 hours for all three officers. If there are 30 days in a month and 24 hours in each day, this deciphers into the fact that our part time officers are here approximately 16% of the time. While the Ogle County Sheriff's Dept. covers Lost Lake 100% of the time for criminal matters, we have our three officers enforcing our governing documents. The hours worked by our officers may also vary from time to time as problems increase or decrease. The total of 120 hours per month is a maximum amount assigned. While in the winter months there are usually less problems, this is also the time of the year when some residents ask to have their homes checked while they are residing in warmer climates. Checking houses is a timely task, but one that I am proud to say we offer to our members.

What does Lost Lake Security do?

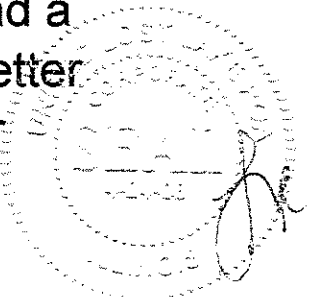


Attachment E

Security maintains records, forms, and a very up to date data base. As I previously stated, the job of security here at Lost Lake is to enforce our governing documents, mainly our rules and regulations, which are set up by the Board of Directors in order for our community to function smoothly and safely. Please be advised that even though our officers are licensed, bonded police officers outside of our community, they do NOT make criminal arrests within our gates. It is necessary for them to contact the Ogle County Sheriff's Dept. to come out and make an arrest because Lost Lake is Ogle County's jurisdiction. They work closely with the sheriff's dept. when asked to provide assistance. For example, this year security has provided on several occasions, footage from our gate security cameras to Ogle County for use in their investigations. The front gate cameras are vital and provide necessary information when needed not only to Ogle County but additionally to ourselves.

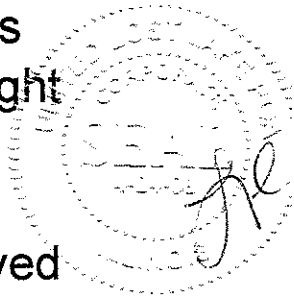
I will now recap some of the incidents that security has dealt with since November of 2017. Letters were sent to members concerning parking cars on both sides of the street in front of their homes, while not being totally off the road and making it difficult for traffic to navigate past their homes. Our streets were not designed for parking. A letter to schedule a sit-down with a member who had a complaint was sent with no reply ever received. A letter concerning our leash policies was sent to a member concerning their dog that bit a child and emergency

Attachment F



treatment from that dog bite was required. After the house fire here, extra patrols were required because of the number of strangers sighted in the community. Security also requested that a Knox Box be installed at each front gates that would expedite emergency workers easy access into the community, and the boxes were installed. Security aided Ogle County with a house break-in, although the person(s) was never found or arrested. After a vendor selling meat door-to-door was reported by several residents, Security contacted the Ogle County Health Dept. with some vital information. The Health Dept. contacted the vendor with a strong warning about breaking the law and hopefully, they will not return to our community in the spring of 2019. There were investigations into street signs that were knocked over during the year. The issue of noisy mini bikes was resolved with the members agreeing to operate in their own yard or not operate at all if their neighbors complained about the noise. Security met with different families who were having a special event on their properties, to discuss parking and noise levels. Letters were sent to members who did not order their 2018 decals and gradually compliance was obtained. Investigations into a car parking at the POA Office parking lot overnight and a truck parked in a side yard without a valid 2018 license were both successful with compliance in both cases. A noise complaint about loud music was received and the member has been compliant ever since. Several complaints were received concerning the chickens and a

Attachment E



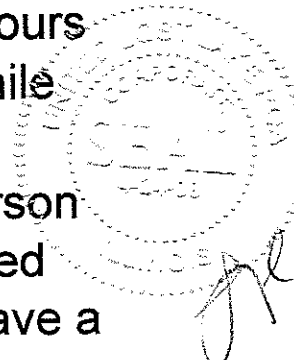
coop in a member's yard, complaints about dogs running loose, complaints about a loud party over Memorial Day weekend, complaints about illegal dumping on a member's lot, and complaints of preteens and teens hanging out at the RCD building after 9 pm and using very foul language. There were reports of 3 vehicles whose windows were shot by pellets or bb's and a 4<sup>th</sup> vehicle had the trunk of a truck shot by a pellet gun. The matter had some leads and these incidents are still being investigated.

There were 21 speeding violations or warnings issued this year. There was one violation for over 35 issued and 2 stop sign warnings.

#### Conclusion:

As you can see, there are varied incidences that security handles. Most of the incidents are those we refer to as "internal" problems, caused by members or their guests. We have very few incidents of an "external" nature that are caused by persons who do not own property here. Over the Memorial Day weekend our officers spent 27 ½ hours at the front gates welcoming members and guests while checking for missing decals and persons who do not belong in the community. During this time, only 1 person was turned away because he did not realize he needed permission to be in this private community. We do have a safe community. In fact, I have previously shared some information that I recently found on a real estate website that read, "Relative to the Ogle County area, Lost Lake

Attachment F

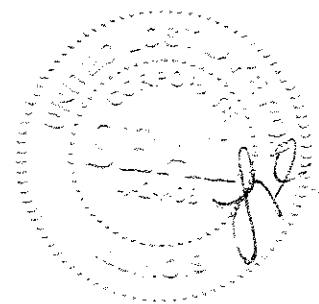


has the lowest crime rate". This is certainly a positive for our community! Be proud! I certainly am!

In the future if our community decides to go to a coded gate system, I strongly hope that you will continue to have professional officers that do their neighborhood policing so we can all live in harmony at Lost Lake. I feel it is vital that we let the professionals handle all the day to day incidents, and relinquish members from confronting one another and forgoing peace among neighbors.

Our officers have worked this entire year without a contract, but have lived up to their promise of being here for all of us. I have heard some negative comments about security pertaining to the fact that they don't do anything and our community is not a safe one. Having worked closely with the officers for a number of years, I strongly disagree and I am extremely proud of the work they do here for Lost Lake!

Attachment E



ANNUAL REPORT – COVENANTS, BYLAWS, RULES & REGULATIONS COMMITTEE

Our committee worked very hard this year, meeting almost every month. I think the group has a great relationship, serving the community with thoughtful study of our governing documents yet enjoying each other's company on a social level.

Our first goal was to undertake a complete review of the rules and regulations. We recommended to the board 14 changes to existing rules either to clarify ambiguous language or to actually amend the rule, and 2 new rules. The board passed 8 of the 14 change recommendations and both new rules.

We then moved on to a partial review of our bylaws and recommended 4 changes including one that now allows board members to teleconference in to a maximum of 2 meetings per year. 3 of the 4 change proposals were passed by the board.

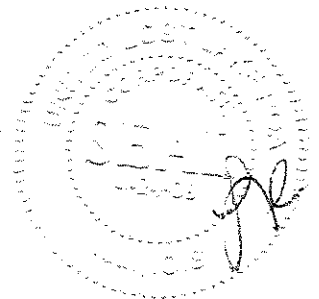
This past month, we began our study of the covenants, a publicly filed document. This document renews every 10 years and the current version expires in June of 2021. Due to it's complexity and the fact that it needs to be approved by at least 51% of the members of Lost Lake before that date, the study of the covenants will be our central focus in 2019. The covenants can be renewed without any changes but in our first meeting, we have already identified some structural problems with some of it's provisions. There are also many controversial issues contained in it so our committee plans on either holding town hall meetings to get opinions from members on them or mail out questionnaires. Since the document will not be able to amended for another 10 years, every member of our committee will strive for excellence in order to get the job done fairly and correctly so that our underlying documents do not conflict with our master document, the covenants. Please welcome these hard working committee members.

John Harris, Melody Jackovich, Terry Kemp, Kathy Shambaugh

Thank you to each one of you for volunteering and I look forward to another successful year on the Covenants, Bylaws, & Rules & Regulations Committee

Wes Jaros

October 20, 2018



Attachment F

## 2018 ACC/ECC YEARLY REPORT

2018 has been a fun year for my committee and myself to learn the ropes regarding ACC/ECC. To date, we have given 5 shed permits

1 vacant lot driveway permit

1 garage addition permit

1 deck permit

1 fence variance permit.

I did the final inspection to a garage built on a vacant lot. The permit for this was given last fall by the previous ACC/ECC Chairperson.

I have given an extension to the permit for a new home being built. The original permit was also given last fall by the previous ACC/ECC Chairperson.

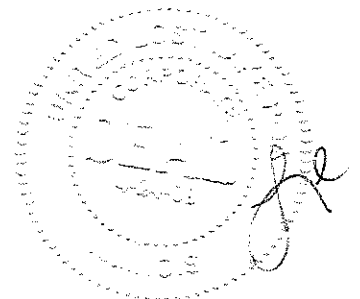
74 tree permits have been issued.

I would like to thank Dave Shaw for his help with the tree permits. If I was out of town or unavailable, he always stepped in and helped. Dave Shaw, Lynn Harris and Mike Swartz have been wonderful to work with on the ACC/ECC Committee.

I would also like to thank Leslie for her help with my countless questions regarding procedures, laws, rules, etc.

Kim Rogers  
ACC/ECC Chairperson

Attachment 6





Annual Roads Report October 20, 2018

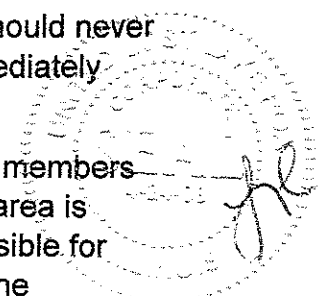
My final days are fast approaching as a ULLPOA board member with 10 years as the Roads Chairman. Over those years I have managed to elevate the quality of our roads significantly. Much time and effort and using quality contractors speaks volumes and negates the slightly higher cost. In this case, you get what you pay for and I know they will last a significantly longer time as long quality care is also used in maintaining our roads during the winter. The ULLPOA must consider adding wording to the new home permits that require a significant security deposit so we are not faced with unnecessary damages and expenses to the roads as I am seeing at the latest new home being built.

Our infrastructure, including our gatehouses, parks, pavilions, bridge, roadsides and shrubbery also need frequent maintenance which should not be overlooked. I am less concerned about the condition of vacant lots, either wooded or prairie like, with the exception of invasive plants. I don't believe they need weekly mowing because face it folks, we live surrounded by prairies and woods, but I firmly believe dead and falling trees must be removed as they present a danger and extra expense to the ULLPOA if they catch fire or fall on the roads. If we start imposing large fines on lot owners I have no doubt that Ogle County will "inherit" many more lots and I am also sure they will not maintain them. Lost Lake is rural and should not look like suburbia or a golf course.

As a member of this community for the last 11 years I have never experienced any significant crime and I am confident that our current security system is sufficient for our needs. Our gate cameras function well and our security personnel and/or Ogle County Sheriff investigate every single incident. I think the current tentative plan to upgrade our security system with \$55,000 added expense for equipment and continuous monthly fees of approximately \$ 400 is hogwash and will create a logistical and expensive nightmare for the community and possibly Ogle County. Manned gates for 24 hour security would be an even larger burden to all property owners. We really have no justifiable reason for either of these expenses and if you dislike these options you should speak out to all the board members or write them letters, especially if you are just a lot owner. I realize that finding those addresses and numbers are at this time difficult since they are no longer available on the website. These numbers should never have been removed in the first place so emergencies can be dealt with immediately rather than whenever the office next opens.

Recently I have been told that a newer POA board member has been telling members that they technically own the property up to the road and that the easement area is strictly for utility easements and therefore the board will no longer be responsible for removing trees and bushes and mowing. Had that person bothered to read the Covenants or even call Ogle County they would have learned the truth of the matter. While it is common in cities and towns to have utility easements inside property lines it is not so in the case of Lost Lake, a private community. It is entirely the POA's

Attachment #

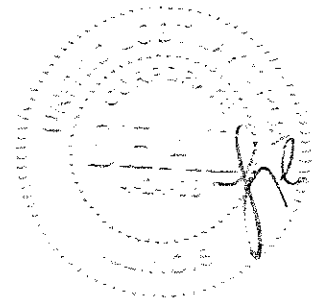


responsibility. The road easement area is 66 feet wide, approximately 33 feet from the center of the road which means the POA is responsible for mowing easement areas and removing dead or fallen trees and invasive vegetation, not the home owner. We sincerely thank the home owners who do mow and maintain the easement areas but this is not always possible. Those that do are helping to keep our community expenses down and looking well maintained and safe to drive.

It has been wonderful to have spent the last ten years doing community service for this place I call home. I have suffered verbal and physical abuse in the process and tried to take it all in stride because I understand that people can become frustrated and are most frequently unknowledgeable of the governing documents or have their own agenda. With some regrets, it is time to move on and start enjoying my retirement.

Charlie Moore

Attachment #



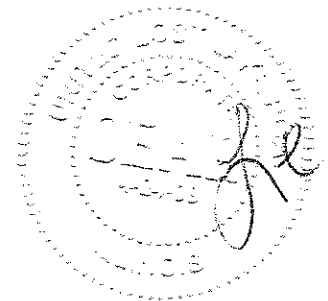
**PROPERTIES, PARKS & MAINTENANCE**

**October 20, 2018**

A brief review of the last year includes:

1. The Board rec'd requests from four (4) property owners asking the POA to accept their properties as Quit Claim Deeds, and in each case, the offers were declined.
2. Numerous maintenance & repair items were completed at the POA Office since last year:
  - A. New ballasts installed recently
  - B. Front sign framework cleaned & re-stained
  - C. New parking lot lights & front door motion sensor light installed
  - D. Windows washed inside & outside
  - E. Wobbly mailbox anchored more securely
  - F. Some caulk work in the basement
  - G. Bulletin Board conf. room repaired
  - H. Carpeting cleaned
3. Earlier in the spring we went out for mowing bids for POA owned properties, 8 bids were received, and the contract was awarded to Daniels Lawn Service (excludes roadside mowing). Daniels, once again, did a fine job of keeping our POA owned properties looking well-manicured.
4. Clean-Up Day was coordinated by Dan Perry, and a big thank you to Dan and all of the many volunteers of Lost Lake who showed up to help beautify the Community!
5. A couple of winters ago it was brought to my attention that the port-a-potties at both the Eastside and Unity Parks do not get used very much in the wintertime, even though we pay a monthly port-a-potty fee. After monitoring the last couple of years, the decision has been made to temporarily halt port-a-potty service during the winter months.
6. Eastside & Unity Parks were reserved numerous times this summer, so remember to contact Leslie at the POA Office if you'd like to reserve a park for one of your functions.
7. There are many property owners who volunteer their time to serve the Community, and some of them fly under the radar, not wanting to bring attention to themselves. This past year John & Gina Mulholland have decided to take some much needed time off after their many, many years of service to Lost Lake. I personally am very thankful & appreciative of all of their time & care they have given to Lost Lake. Thank you, John and Gina. Kim Rogers has agreed to fill in for John & Gina, and Kim has done a beautiful job decorating the front gates. Thank you to Kim & Bille Branscum for watering & caring for the plants at the East & West Gates.
8. Lastly, I would like to thank Dan for stepping up to the Vice-President position, and for all of his day-to-day input to help keep everything running as smoothly as possible.

Mike Huber, Chairman



Attachment II

*Black Pearl Fund*

On August 17<sup>th</sup>, 2018 the Financial Review Committee consisting of Ken & Judy Schwarz Judie Leonard and Jerry Sellers met at the ULLPOA office for the purpose of reviewing the association's expenses for the year 2017. Also in attendance were Leslie Edgar ULLPOA Office Manager and Ed Workman ULLPOA Treasurer. Our objective was for the committee to verify the paper trail for individual expense items.

Once an item was taken from the disbursements for review by the committee as a whole, Leslie would retrieve the paper trail so we could all review and verify its authenticity. We were pleased to observe the efficiency and organization of the system in verifying, to our satisfaction, that all expense items reviewed were verified as authentic. Any questions that we had were thoroughly answered in a professional and timely manner.

We, the committee, have no specific recommendations at this time to provide a greater efficiency or accuracy to the current procedures.

Jerry Sellers *Jerry Sellers*  
 Judy Schwarz *Judy Schwarz*  
 Ken Schwarz *Ken Schwarz*  
 Judie Leonard *Judie Leonard*

*A Hachment J*



8/27/2018