

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
Regular Monthly Board Meeting Minutes
Saturday, July 15, 2017

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by Vice-President Sue Hill at 9:08 a.m. on Saturday, July 15, 2017 at 404 Lake Court. Sue welcomed everyone in attendance.

Sue asked Bill Winebaugh to speak, who announced that RCD President Jim Brown was killed yesterday in an auto accident. Sue then called for a moment of silence.

Attendance: Mary Anne Bortman, Sue Hill, Wes Jaros, Charlene Lampert, Charlie Moore, Dan Perry (*invited to sit with the Board after his appointment*) and Barb Wiese.

Absent: Mike Huber.

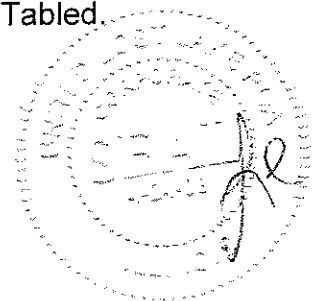
Guests: see **ATTACHMENT A** (on file at the office).

MOTION TO APPROVE JULY 15, 2017 AGENDA: see **ATTACHMENT B** (on file at the office). Charlene made the motion to approve the July 15, 2017 agenda, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

MOTION TO APPROVE JUNE 17, 2017 REGULAR MEETING MINUTES: Barb made the motion to approve the June 17, 2017 regular meeting minutes, seconded by Mary Anne. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

MOTION TO APPROVE APRIL 17, 2017 EXECUTIVE SESSION MINUTES: Tabled.

MOTION TO APPROVE JANUARY 2017 TREASURER'S REPORT
MOTION TO APPROVE FEBRUARY 2017 TREASURER'S REPORT
MOTION TO APPROVE APRIL 2017 TREASURER'S REPORT
MOTION TO APPROVE MAY 2017 TREASURER'S REPORT
MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT



MOTION: Barb made the motion to table the January, February, April, May and June 2017 Treasurer's Reports, seconded by Sue. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

Office Manager Leslie Edgar gave a collections report (see **ATTACHMENT C**-on file at the office).

UNFINISHED BUSINESS:

EAST & WEST GATEHOUSES AND KIOSKS STAINING: Wes reported that the staining has been completed, with the exception of a few cedar boards that need to be replaced. The new boards have been ordered, and as soon as they come in, the old boards will be replaced.

GARDEN WALK & BAZAAR PUBLIC INVITE: Sue reported that a thank you note to the Board was received from Barb Lundeen for allowing the garden walk/bazaar to happen, and Nadine reported to Sue that they made \$1,465.00.

FINANCIAL REVIEW AND BUDGET/FINANCE COMMITTEES: Barb reported that the Financial Review Committee met to review last year's financials, and a report will be given at the Annual Meeting. Also, the Budget/Finance Committee met to discuss the 2018 budget, and there may be a slight increase in the 2018 dues & assessments.

NEW BUSINESS:**OPTIONS FOR SEPTIC SYSTEM EASEMENT or SALE OF POA PROPERTY (03-171 & 172):**

Homeowners Chad & Becky Brinkmann need to replace their failing septic line, and the most logical place for the new septic line would necessitate encroachment on a portion of the Tot Lot that is owned by the POA. Other options would be more costly to them. In executive session the Board discussed various options, and the Board was in favor of selling them the 25' (*approximate*) path that runs directly behind their 2 properties. Chad Brinkmann was present, and this option was agreeable to him. Per an email from the Ogle County Assessments Office, the POA would not incur any tax burden on the remaining Tot Lot if it were subdivided and a portion sold to them. The question was raised as to whether or not the POA could sell any of this land because the original developers dedicated this property as green space. Sue recommended this be tabled until a legal opinion is obtained on whether or not the POA could sell any of the Tot Lot to them.

MOTION: Sue made the motion to table this until the August meeting, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

SHED/VACANT LOT (HANNIBAL 69): Barb stated that the ACC/ECC met and voted not to approve the shed on the vacant lot, as they would like to see it on the same lot as the house. After the property owner answered questions and some discussion, Sue recommended tabling this topic.

APPROVAL OF LEE COUNTY ELECTRIC INVOICE OVER \$1K: see **ATTACHMENT D** (on file at the office). Charlie stated that the ongoing electrical issues with the West Gate have been fixed. Because the repair had to be made on an emergent basis, and the expenditure was necessary, Charlie recommended that the Board approve payment to Lee County Electric for \$5,532.00.

MOTION: Charlie made the motion to approve payment to Lee County Electric for \$5,532.00, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

VACANCY APPOINTMENTS: Sue stated that Jim Haines, Dan Perry and Ed Workman applied for the two (2) Board vacancies. According to the By-Laws, vacancy appointments are up to the Board President, with Board approval. In President Huber's absence, Sue read an email from President Huber that stated he would like to appoint Jim Haines and Dan Perry.

MOTION: Sue made the motion to approve Jim Haines and Dan Perry to fill the two (2) Board vacancies, seconded by Mary Anne. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

Sue invited Dan to sit with the Board for the duration of the meeting (*Jim Haines not in attendance*).

ELECTION COMMITTEE: Charlene stated according to the By-Laws three (3) Board members and two (2) community members are needed as volunteers on the Election Committee. Anyone interested in being on this committee should send an email to the POA Office.

APPROVAL OF POTHOLE REPAIR QUOTE: Tabled.

MOTION: Charlie made the motion to table approval of the pothole repair quote, seconded by Charlene. A voice vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**).

APPROVAL OF CHIP & SEAL QUOTE: Tabled.

MOTION: Charlie made the motion to table approval of the chip & seal quote, seconded by Charlene. A voice vote was taken, and all present were in favor, none opposed. (7 years, 0 nays).

It should be noted that Barb left the meeting at 10:05 a.m.

COMMUNITY WIDE REFUSE CONTRACT DISCUSSION: Instead of three garbage trucks servicing Lost Lake, Wes would like to explore the possibilities of awarding a contract to one garbage company. Wes will look into this further, and bring his findings back to the Board.

MEETING ORDER OF BUSINESS DISCUSSION: Wes would like to see all meetings begin with the pledge of allegiance.

MOTION: Wes made the motion to begin all meetings with the pledge of allegiance, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (6 years, 0 nays).

Wes read the state statute that he believes requires the Board to reserve a portion of the meeting for comments by Members.

MOTION: Wes made the motion that a specific time for Member comments be included as part of the regular monthly business meeting of the ULLPOA. This time slot will be scheduled after the committee reports but input per visitor may be restricted to a maximum of 5 minutes by consensus of the majority of the Board present before the visitor portion of the meeting begins. There will be no additional discussion on the part of other visitors. However, the Board will be under no obligation to respond to nor take any action on any visitor comments. The motion was seconded by Charlene. A roll call vote was taken, and those in favor were Wes, Charlene and Dan. Charlie, Sue and Mary Anne abstained. (3 years, 3 abstentions, 0 nays). Motion fails.

RULES & REGULATIONS MOTIONS: Tabled.

BY-LAWS MOTION: Tabled.

COMMITTEE REPORTS

SECURITY: see ATTACHMENT E (on file at the office).

COVENANTS, BY-LAWS/RULES & REGULATIONS: No report submitted.

ACC/ECC: Charlie read Barb's report (see ATTACHMENT F-on file at the office).

ROADS: see ATTACHMENT G (on file at the office).

PROPERTIES, PARKS & MAINTENANCE: No report given.

Sue made the motion to adjourn, seconded by Mary Anne. A voice vote was taken, and all present were in favor, none opposed. (6 years, 0 nays). Meeting adjourned at 11:25 a.m.

Submitted by Leslie Edgar, Office Manager



**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
JULY 15, 2017**

MOTION: Sue made the motion to table this until the August meeting, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

MOTION: Charlie made the motion to approve payment to Lee County Electric for \$5,532.00, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

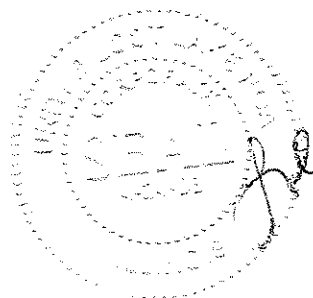
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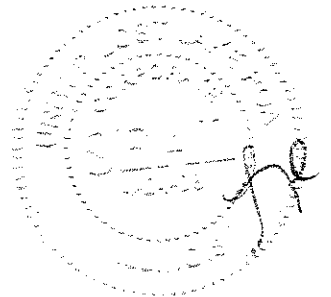


ULLPOA - REGULAR MONTHLY MEETING
JULY 15, 2017

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

1. John Mulholland ✓ 24. _____
2. Gina Mulholland ✓ 25. _____
3. JUDIE LEONARD ✓ 26. _____
4. CARA ANDERSON ✓ 27. _____
5. Dan + Laurie Perry ✓ 28. _____
6. Carl & Ed Walkman ✓ 29. _____
7. Jeff Wagle ✓ 30. _____
8. Tony Siller ✓ 31. _____
9. Mary Sullivan ✓ 32. _____
10. Roger Asplund ✓ 33. _____
11. Mary Asplund ✓ 34. _____
12. Bill Wincham ✓ 35. _____
13. Lynn Harris ✓ 36. _____
14. Lynn Jones ✓ 37. _____
15. MIKE SWARTZ ✓ 38. _____
16. Chad Brinkmann ✓ 39. _____
17. _____ 40. _____
18. _____ 41. _____
19. _____ 42. _____
20. _____ 43. _____
21. _____ 44. _____
22. _____ 45. _____
23. _____ 46. _____

Attachment A



ULLPOA AGENDA - REGULAR BOARD MEETING
SATURDAY, JULY 15, 2017 9:00 A.M.
404 LAKE COURT CENTER

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

WELCOME TO VISITORS

ROLL CALL

MOTION TO APPROVE AGENDA

MOTION TO APPROVE JUNE 17, 2017 REGULAR MEETING MINUTES

MOTION TO APPROVE APRIL 17, 2017 EXECUTIVE SESSION MINUTES

MOTION TO APPROVE JANUARY 2017 TREASURER'S REPORT

MOTION TO APPROVE FEBRUARY 2017 TREASURER'S REPORT

MOTION TO APPROVE APRIL 2017 TREASURER'S REPORT

MOTION TO APPROVE MAY 2017 TREASURER'S REPORT

MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT

UNFINISHED BUSINESS:

EAST & WEST GATEHOUSES AND KIOSKS STAINING

GARDEN WALK & BAZAAR PUBLIC INVITE

FINANCIAL REVIEW and BUDGET/FINANCE COMMITTEES

NEW BUSINESS:

OPTIONS FOR SEPTIC SYSTEM EASEMENT or SALE OF POA PROPERTY (03-0171 & 172)

SHED/VACANT LOT (HANNIBAL 69)

APPROVAL OF LEE COUNTY ELECTRIC INVOICE OVER \$1K

VACANCY APPOINTMENTS

ELECTION COMMITTEE

APPROVAL OF POTHOLE REPAIR QUOTE

APPROVAL OF CHIP & SEAL QUOTE

COMMUNITY WIDE REFUSE CONTRACT DISCUSSION

MEETING ORDER OF BUSINESS DISCUSSION

RULES & REGULATIONS MOTIONS

BY-LAWS MOTION

COMMITTEE REPORTS:

SECURITY

COVENANTS, BY-LAWS AND RULES & REGULATIONS

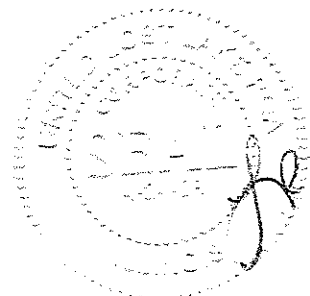
ACC/ECC

ROADS

PROPERTIES, PARKS & MAINTENANCE

ADJOURNMENT

Attachment B



NEXT MEETING: SATURDAY, AUGUST 19, 2017 @ 9 A.M. LAKE COURT CENTER

COLLECTIONS REPORT – JULY 15, 2017
BY OFFICE MANAGER LESLIE EDGAR

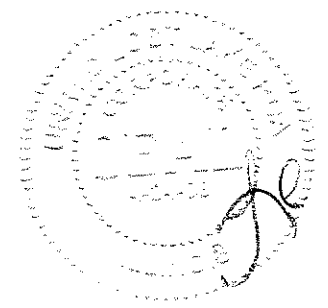
Collections for 2017 have gone very well, with a little over 98% of the 2017 dues & assessments having been collected. Before I assessed the first month's last fee & finance charges, I did something new this year which required a lot of time but in my opinion was so worth it. I made courtesy calls to property owners, both residents & vacant lot owners, who paid their dues on time in the past, but for some reason didn't pay on time this year. And then I called property owners who usually pay their dues late. This courtesy call provided them the opportunity to pay their dues before I assessed late fees & finance charges. I believe this effort was responsible for the high percentage of dues collected so early in the beginning of the fiscal year, as opposed to sending past due statements every month.

I attended the 1st court hearing in June for several property owners who were sent to small claims. A couple of property owners paid as a result of being served their summons for court. Some were not able to be served, so another attempt will be made to serve them, after which these hearings are scheduled in July & August.

On two occasions in the past, I have raised the issue of charging a nominal fee for credit card payments, and each time the Board has decided against instituting a fee. I would like to ask the Board to reconsider this, and have discussion some time in the near future. Effective July 1, 2017, the per-transaction fee was raised. To date, we have spent close to \$1,300.00 in fees to process credit card payments. These credit card payments were for dues & assessments, extra decals, and newsletter advertisers. This amount doesn't include the monthly \$19.95 fee we pay to Intuit for the use of the credit card feature.

Leslie Edgar, Office Manager
United Lost Lake POA

Attachment C



Lee County Electric

1405 Ann
Dixon IL. 61021

Invoice

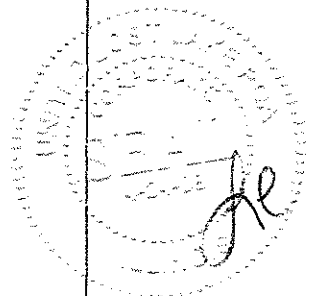
Date	Invoice #
6/7/2017	1999

Bill To
United Lost Lake POA 903 Missouri Drive Dixon Illinois 61021

Attachment A

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Install New Electrical Service (west gate)		
33	Labor	88.00	2,904.00
22	Labor	30.00	660.00
	200 Amp Direct Burial Cable	753.00	753.00
	Trencher	200.00	200.00
	Meterbase - Ground Rod - Acorn	229.00	229.00
	#12 - #8 - #4 - #2 Thhn Wire	59.00	59.00
	#2 Two Port NSI Connectors	45.00	45.00
	Hinged Junction Box - Offset Nipple - lockrings - Bushings	39.00	39.00
	1/2" Flex -Fittings - Threaded Coupling - Reducing Bushings - Sealtite Fittings	19.00	19.00
	1/2" - 3/4" - 2" Pvc Conduit - Fittings	55.00	55.00
	Square D 2-50 Breaker	19.00	19.00
	Pab Concrete	550.00	550.00
All work is complete! 2% interest due @ 30 days past due!		Total	\$5,532.00



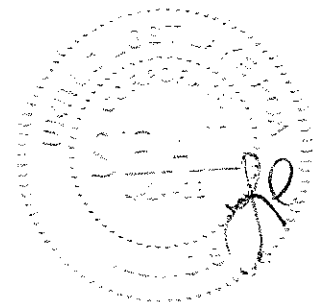
July 2017 Security Report

- **Several speeding violations (1 warning sent out, 1 violation to appear next month, 2 phone calls made involving business trucks speeding while doing business in the community)**
- **Guest speeding and had a one vehicle accident damaging a stop sign (Member was sent a warning letter and the member helped with the repair of the sign by furnishing a new pole)**
- **Guest was speeding and then backed into Officer Skrogstad's vehicle causing damage. The sheriff was called and the young man will be paying for the damage to the vehicle.**
- **Damage to RCD parking lot on the east side. The 2 young men, who were not guests will be physically repairing the damage today at 1 PM and were told never to come in here again or they will be arrested for trespassing**
- **Security will be purchasing 2 new security style monitors and 2 DVR's . No DVD burners or hard drives are needed.**
- **Security met with our insurance man to discuss liability. I relayed info from that meeting to Andy Warcaba from the RCD.**

Attachment E

Submitted
by Sue Hill

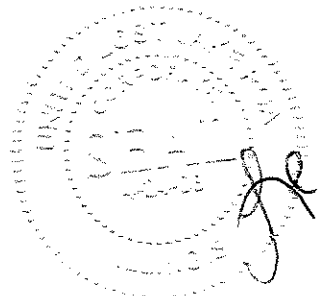
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- **We are going to be shifting hours to try to do more daytime patrolling, as night time incidents have been decreasing.**
- **I attended the court hearing involving the damage to Eastside Park and the next court date is August 10, 2017 at 10 AM.**
- **The Sheriff's Dept. has been notified about the gunfire emanating from our neighbor's property. Kim Gouker, the chairman of the Ogle County Board, has also been notified. They are both willing to help us. Please call the Sheriff's Dept. at 815 732 6666 to report the noise and irritation from any gun fire incidents. Please fill out a member complaint form and drop off in the Drop Off Box at the Office. These complaints would be used if it becomes necessary to file a civil complaint in this matter. I have spent time writing a petition which we will start circulating in the community when and if necessary. We will try to resolve this issue with the help of the sheriff and the County Board as our first.**

Attachment E

means of resolution.



Submitted by Sue Hill

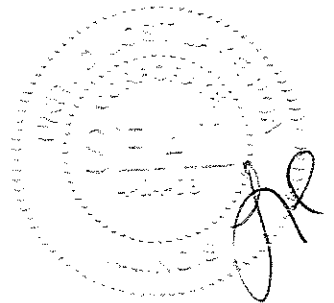
Page 2 of 2

Acc/ECC met July 12 to discuss shed on

Han 69 - the committee voted to not
allow the shed ~~at~~ at the requested location.
Hopefully a site visit will get them their
shed. Several tree permits have been issued.

Browse

Attachment F



Roads Report July 15, 2017

Now that we are smack dab in the middle of lawn mowing season I would like to remind you all once again. Do not blow your grass clippings out onto the road. This can generally be accomplished simply by mowing in the opposite direction which you normally mow. When grass clippings get wet after a rain it may make road surfaces slick like wet leaves also do. This can be a safety hazard for drivers.

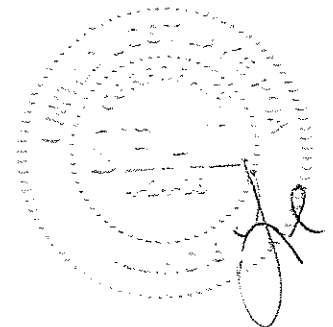
Shings Park is finally done. The erosion prevention rocks are in place along the shoreline and the soil has been leveled and seeded. In another week or two we will once again be able use out beautiful lakeside park! Many thanks to Andy Warcaba of the RCD for his hard work and efforts, Scott Brown of Wendler Engineering for providing workable plans and contractor Jeff Winterland for a job well done.

I would also like to give a special thanks to George Kirsten and the LLUD for providing a water hook up for sprinkling and watering at the East Gate. It will be a welcome addition for our volunteers who take care of the gardens.

Our gatehouse staining volunteers Wes Jaros, Dan Perry and Ed Workman are well on their way to completing the job. Thank you very much. Please see me when your done for more projects!

Have a great summer folks!

Charlie Moore
Roads Chairman



Attachment 6