

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
Regular Monthly Board Meeting Minutes
Saturday, September 16, 2017

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by President Huber at 9:00 a.m. on Saturday, September 16, 2017 at 404 Lake Court. President Huber welcomed everyone in attendance.

Attendance: Jim Haines, Sue Hill, Mike Huber, Wes Jaros, Charlene Lampert, Charlie Moore, Dan Perry and Barb Wiese.

Absent: Mary Anne Bortman.

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

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE SEPTEMBER 16, 2017 AGENDA: see **ATTACHMENT B** (on file at the office). Dan made the motion to approve the September 16, 2017 agenda, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE AUGUST 19, 2017 REGULAR MEETING MINUTES: Barb made the motion to approve the August 19, 2017 regular meeting minutes, seconded by Jim. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE SEPTEMBER 11, 2017 SPECIAL MEETING MINUTES: Wes made the motion to approve the September 11, 2017 special meeting minutes, seconded by Dan. A roll call vote was taken, and those in favor were Dan, President Huber, Sue, Charlie, Jim and Wes. Charlene and Barb abstained. **(6 yeas, 2 abstentions, 0 nays)**.

MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT: see **ATTACHMENT C** (on file at the office). Barb explained June's financials and answered questions. Dan made the motion to approve the June 2017 Treasurer's Report, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE JULY 2017 TREASURER'S REPORT: see **ATTACHMENT D** (on file at the office). Barb explained July's financials and answered questions. Barb made the motion to approve the July 2017 Treasurer's Report, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE AUGUST 2017 TREASURER'S REPORT: see **ATTACHMENT E** (on file at the office). Barb explained August's financials and answered questions. Barb made the motion to approve the August 2017 Treasurer's Report, seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

UNFINISHED BUSINESS:

RULES & REGULATIONS MOTIONS: Charlene read the proposed Rules & Regulations revisions to change the violation class for Sections 3.07, 4.07, 4.09 and 4.10 (see **ATTACHMENT F**-on file at the office).

MOTION #1: Charlene made a motion to amend Rules & Regulations as read, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

Charlene read the proposed Rules & Regulations revisions to Section 7, Fine Structure (see **ATTACHMENT G**-on file at the office).

MOTION #2: Charlene made a motion to approve the proposed changes to Rules & Regulations Section 7 as read, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

NEW BUSINESS:

GARAGE PERMIT/VACANT LOT (06-0007): Barb stated that the ACC/ECC met to review the garage permit on vacant lot 06-0007, and the committee is not recommending that the Board approve this permit. Barb and the ACC/ECC Committee think that this application would exceed the maximum allowable 3-car garage that is stated on a different permit (*new home permit*), and approving this would be setting a precedent. The property owner secured the proper Ogle County permit, and according to the garage permit, he has met all of the requirements. Several Board members commented that the garage permit doesn't contain verbiage that would restrict approval of this garage; however, after much discussion, the Board agreed to take a vote, and if the Board voted yes to approve the garage permit, it would go back to the ACC/ECC Committee, and the committee would work with the homeowner to see if it could be done (*the Covenants state that the ACC/ECC and the Board must approve this permit*).

MOTION: President Huber made the motion to approve the garage permit on a vacant lot for 06-0007 (*Acree*), seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Dan, President Huber, Sue, Jim and Wes. Barb and Charlie voted no. (**6 yeas, 0 abstentions, 2 nays**).

SHED PERMIT/VACANT LOT (01-0058): Barb stated that the ACC/ECC met to review the shed permit on vacant lot 01-0058. All requirements have been met, and they are recommending that the shed permit be approved.

MOTION: Barb made the motion to approve the shed on vacant lot 01-0058 (*Rogers, Tim*), seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

SHED PERMIT/USED STRUCTURE (CIN110/111/112): Barb stated that the ACC/ECC met to review the shed permit, which is for a used structure, and they are recommending that the Board approve the permit (*the Covenants state that any used structure must be approved by the ACC/ECC and the Board*).

MOTION: Barb made the motion to approve the shed permit for a used structure for Cincinnati 110/111/112 (*Miller, Rebecca*), seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

BY-LAWS MOTION: Wes read the proposed By-Laws revision (see **ATTACHMENT H**-on file at the office), and is recommending that this be approved.

MOTION: Wes made the motion to accept this change to the By-Laws, Article VI, Section 7, seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Dan, Barb, Sue, Charlie, Jim and Wes. President Huber abstained. (**7 yeas, 1 abstention, 0 nays**).

PUBLIC COMMENTS/QUESTIONS ON BOARD APPROVED 2018 BUDGET: see ATTACHMENT I (on file at the office). No public comments or questions.

APPROVAL FOR ESTATE SALE (BBH009): Sue stated that a request to hold a one-day estate sale has been received, and the three (3) possible dates are October 7th, October 14th or October 21st. Because Autumn on Parade is October 7th, and Security personnel will not be available October 14th, Sue suggests October 21st for the estate sale.

MOTION: Sue made the motion to approve the estate sale for BBH009 (*Lammers*) for October 21st, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed. (8 yeas, 0 nays).

UNPAID ACC/ECC FINE (MEM027): Office Manager Leslie Edgar previously provided the Board with written historical information on the unpaid ACC/ECC fine (*neglect to get deck and porch permits*). Several past due statements had been mailed to the homeowners, to no avail. Leslie asked the Board how they want this unpaid account handled. Barb stated that, at her request, an employee of the Ogle County Planning & Zoning Department went and visited the site, and he confirmed that permits would be required from Ogle County. After discussion, the Board wanted the POA attorney to send them a dunning letter via certified mail, and if it still remained unpaid, their account would be handled in the same fashion that other unpaid balances are handled.

MOTION: Wes made the motion to send the unpaid ACC/ECC fine of \$250.00 to our attorney for collection, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (8 yeas, 0 nays).

It should be noted that Charlene Lampert left at 10:15 a.m.

MOTION TO REINSTATE LONG RANGE PLANNING COMMITTEE: Dan is requesting that the Long Range Planning Committee be reinstated. There was much discussion, including the pros and cons of reinstating a LRP Committee.

MOTION: Dan made the motion to reinstate the Long Range Planning Committee, seconded by Wes. A roll call vote was taken, and those in favor were Dan, Jim and Wes. Barb and Charlie abstained. President Huber and Sue voted no. However, after the motion failed (3 yeas, 2 abstentions, 2 nays), Barb changed her vote from abstention to yes; therefore, the motion passed. (4 yeas, 1 abstention, 2 nays).

REQUEST BY LAURIE PERRY TO START NEW SOCIAL COMMITTEE: Dan stated that his wife Laurie wants to start a new social committee. President Huber asked Dan if the committee's intention is to line up volunteers for social events and be self-sustaining, and Dan stated yes.

MOTION: Dan made the motion to establish the Social Event Volunteer Committee, seconded by President Huber. A roll call vote was taken, and all present were in favor, none opposed. (7 yeas, 0 nays).

REQUEST BY LAURIE PERRY FOR CHILI COOK-OFF: Dan stated that the first action of the Social Event Volunteer Committee is to have a chili cook-off in October. Dan stated the only expenditure being requested from the Board is \$100.00 to cover rental of Lake Court Center up to 4 hours. Dan understood and agreed to this being a no-alcohol event.

MOTION: Dan made the motion to approve up to \$100.00 for LCC rental for a chili cook-off on a date that makes sense, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**).

It should be noted that President Huber left at 10:25 a.m.

APPROVAL FOR MOVING SALE (STP21/22): Office Manager Leslie Edgar stated that a last minute request came in from a homeowner to hold a moving sale October 13th, 14th and 15th, and a 2nd weekend in November. It was suggested that the moving sale be held the same day as the estate sale approved previously in the meeting (*October 21st*).

MOTION: Sue made the motion to permit the moving sale to take place on October 21st and 22nd, and the weekend in November to be arranged with Security, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

COMMITTEE REPORTS

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

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

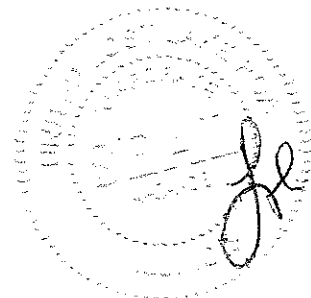
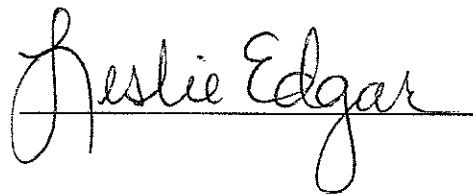
ACC/ECC: No report given.

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

PROPERTIES, PARKS & MAINTENANCE: No report given.

Sue made the motion to adjourn, seconded by Barb. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**). Meeting adjourned at 10:35 a.m.

Submitted by Leslie Edgar, Office Manager



**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
SEPTEMBER 16, 2017
PAGE 1 OF 2**

MOTION #1: Charlene made a motion to amend Rules & Regulations as read, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION #2: Charlene made a motion to approve the proposed changes to Rules & Regulations Section 7 as read, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

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MOTION: Barb made the motion to approve the shed permit for a used structure for Cincinnati 110/111/112 (*Miller, Rebecca*), seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

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MOTION: Wes made the motion to send the unpaid ACC/ECC fine of \$250.00 to our attorney for collection, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

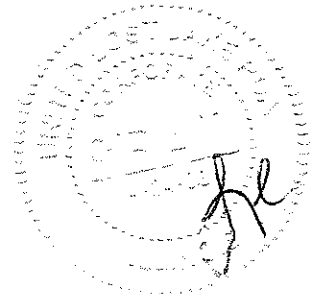
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**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
SEPTEMBER 16, 2017
PAGE 2 OF 2**

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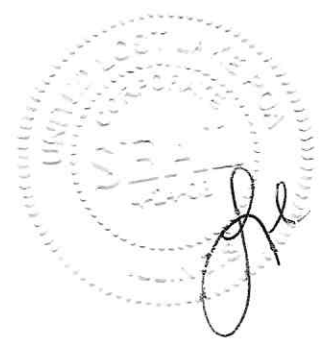


ULLPOA - REGULAR MONTHLY MEETING
SEPTEMBER 16, 2017

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

- 1. Rita Miedema 24. _____
- 2. Ken Reukauf 25. _____
- 3. Kim Rogers 26. _____
- 4. Carol Brown 27. _____
- 5. John Mulholland 28. _____
- 6. Gina Mulholland 29. _____
- 7. Mary Sullivan 30. _____
- 8. JOAN STOLTZ 31. _____
- 9. ~~Bess Winkler~~ 32. _____
- 10. ~~Ed Winkler~~ 33. _____
- 11. Tom Wendling (Re) 34. _____
- 12. Bob Acree (Re) 35. _____
- 13. Jerry Sellers (Re) 36. _____
- 14. Marty Portner (Re) 37. _____
- 15. _____ 38. _____
- 16. _____ 39. _____
- 17. _____ 40. _____
- 18. _____ 41. _____
- 19. _____ 42. _____
- 20. _____ 43. _____
- 21. _____ 44. _____
- 22. _____ 45. _____
- 23. _____ 46. _____

Attachment A



ULLPOA AGENDA - REGULAR BOARD MEETING
SATURDAY, SEPTEMBER 16, 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
PLEDGE OF ALLEGIANCE
MOTION TO APPROVE AGENDA
MOTION TO APPROVE AUGUST 19, 2017 REGULAR MEETING MINUTES
MOTION TO APPROVE SEPTEMBER 11, 2017 SPECIAL MEETING MINUTES
MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT
MOTION TO APPROVE JULY 2017 TREASURER'S REPORT
MOTION TO APPROVE AUGUST 2017 TREASURER'S REPORT

UNFINISHED BUSINESS:

RULES & REGULATIONS MOTIONS

NEW BUSINESS:

GARAGE PERMIT/VACANT LOT (06-0007)
SHED PERMIT/VACANT LOT (01-0058)
SHED PERMIT/USED STRUCTURE (CIN110/111/112)
BY-LAWS MOTION
PUBLIC COMMENTS/QUESTIONS ON BOARD APPROVED 2018 BUDGET
APPROVAL FOR ESTATE SALE (BBH009)
UNPAID ACC/ECC FINE (MEM027)
MOTION TO REINSTATE LONG RANGE PLANNING COMMITTEE
REQUEST BY LAURIE PERRY TO START NEW SOCIAL COMMITTEE
REQUEST BY LAURIE PERRY FOR CHILI COOK-OFF
APPROVAL FOR MOVING SALE (STP21/22)

COMMITTEE REPORTS:

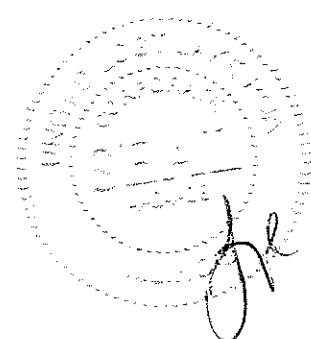
SECURITY
COVENANTS, BY-LAWS AND RULES & REGULATIONS
ACC/ECC
ROADS
PROPERTIES, PARKS & MAINTENANCE

MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING: ANNUAL MEETING, SATURDAY, OCTOBER 21, 2017 @ 10:00 A.M. LAKE COURT CENTER

Attachment B

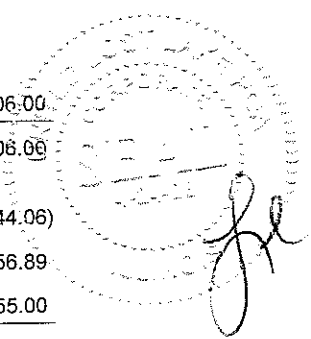


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09/14/17
Cash Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Balance Sheet
As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · CSB - Checking	4,578.77
102 · CSB - Money Market Plus	162,488.91
105 · ULLPOA Reserve Account	108,200.66
180 · Reserve CDs	34,149.87
108 · Savings - Carryover funds	4,029.95
Total Checking/Savings	313,648.16
Accounts Receivable	
130 · Accounts Receivable	4,528.76
Total Accounts Receivable	4,528.76
Other Current Assets	
145 · Undeposited Funds	15.00
Total Other Current Assets	15.00
Total Current Assets	318,191.92
Fixed Assets	
159 · Land Improvement	6,050.37
150 · Buildings	75,095.92
158 · Signage	8,208.47
160 · Parks (Asset)	31,957.34
165 · Office Equipment	3,339.80
170 · Accumulated Depreciation	(54,941.00)
Total Fixed Assets	69,710.90
Other Assets	
175 · Pre-Paid Insurance	2,833.72
190 · Lot Inventory	6,871.49
Total Other Assets	9,705.21
TOTAL ASSETS	397,608.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	1,806.00
Total Accounts Payable	1,806.00
Other Current Liabilities	
210 · Payroll Liabilities	(944.06)
215 · Deferred Income	10,056.89
220 · New Home Bldg Deposit	355.00
Total Other Current Liabilities	9,467.83
Total Current Liabilities	11,273.83
Total Liabilities	11,273.83
Equity	
350 · Contributed Capital	336,707.08
300 · Retained Earnings	(88,319.28)
Net Income	137,946.40
Total Equity	386,334.20
TOTAL LIABILITIES & EQUITY	397,608.03

Attachment C

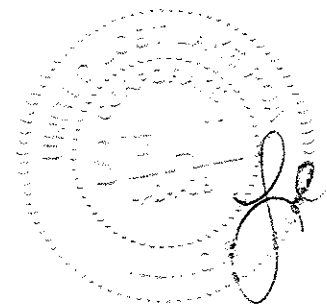


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09/14/17
Cash Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Profit & Loss-Monthly
June 2017

	TOTAL
Ordinary Income/Expense	
Income	
400 · Dues & Assessments	525.63
410 · Advertising	10.00
425 · Interest	81.21
430 · Late Fee Revenue	175.00
435 · Finance Charges Revenue	682.43
Total Income	1,474.27
Gross Profit	1,474.27
Expense	
505 · Acquired Properties	44.00
515 · Community Affairs	50.00
525 · Credit Card/Bank Svc Charges	53.91
540 · Gatehouses	471.29
550 · Insurance	(2,833.72)
585 · Offsite Mtg & Mileage	120.64
595 · Parks	222.21
600 · Payroll	3,605.30
610 · Postage	49.00
625 · Repairs & Maintenance	37.50
640 · Road Improvements & Repair	850.00
645 · Roadside Maintenance	2,964.01
650 · Security	2,596.29
720 · Utilities	523.29
730 · Vehicle Decals	(20.00)
Total Expense	8,733.72
Net Ordinary Income	(7,259.45)
Other Income/Expense	
Other Income	
850 · ACC/ECC Activity	250.00
Total Other Income	250.00
Other Expense	
511 · Bad Debt	6,056.67
900 · Foreclosure Expenses	(274.33)
Total Other Expense	5,782.34
Net Other Income	(5,532.34)
Net Income	(12,791.79)

Attachment C



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UNITED LOST LAKE PROPERTY OWNERS ASSN.

Year-to-Date Profit & Loss

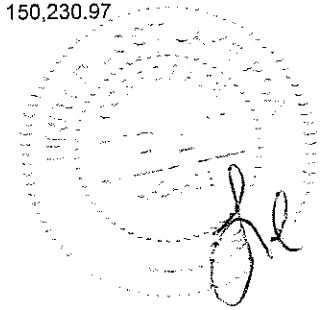
As of June 30, 2017

09/14/17

Cash Basis

	Jan - Jun 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400 · Dues & Assessments	235,166.11	250,750.00	(15,583.89)
410 · Advertising	2,055.00	2,000.00	55.00
425 · Interest	690.77	1,300.00	(609.23)
430 · Late Fee Revenue	1,925.00		
435 · Finance Charges Revenue	1,024.65		
480 · Security Reimbursement	0.00	0.00	0.00
Total Income	240,861.53	254,050.00	(13,188.47)
Gross Profit	240,861.53	254,050.00	(13,188.47)
Expense			
500 · Annual Meeting	0.00	0.00	0.00
505 · Acquired Properties	1,543.74	1,000.00	543.74
515 · Community Affairs	(216.36)	2,500.00	(2,716.36)
525 · Credit Card/Bank Svc Charges	1,358.11	1,800.00	(441.89)
535 · Dues & Subscriptions	507.00	900.00	(393.00)
540 · Gatehouses	2,271.31	3,000.00	(728.69)
550 · Insurance	5,828.78	7,000.00	(1,171.22)
570 · Newsletter	1,412.08	3,000.00	(1,587.92)
580 · Office Supplies	903.50	1,900.00	(996.50)
585 · Offsite Mtg & Mileage	363.31	750.00	(386.69)
595 · Parks	4,030.23	2,500.00	1,530.23
600 · Payroll	23,035.02	42,000.00	(18,964.98)
610 · Postage	432.58	1,400.00	(967.42)
615 · Professional Fees	730.00	2,700.00	(1,970.00)
620 · Real Estate Taxes	2,935.44	3,100.00	(164.56)
625 · Repairs & Maintenance	200.00	3,000.00	(2,800.00)
640 · Road Improvements & Repair	2,410.00	85,000.00	(82,590.00)
645 · Roadside Maintenance	9,477.67	17,000.00	(7,522.33)
650 · Security	11,768.56	25,000.00	(13,231.44)
705 · Snow & Ice Control	18,239.63	42,700.00	(24,460.37)
720 · Utilities	3,514.96	6,800.00	(3,285.04)
730 · Vehicle Decals	(115.00)	900.00	(1,015.00)
735 · Website	0.00	100.00	(100.00)
Total Expense	90,630.56	254,050.00	(163,419.44)
Net Ordinary Income	150,230.97	0.00	150,230.97
Other Income/Expense			
Other Income			
810 · Gain/Loss on Sale of Asset	606.15		
850 · ACC/ECC Activity	500.00		
Total Other Income	1,106.15		
Other Expense			
511 · Bad Debt	15,078.30		
900 · Foreclosure Expenses	(1,687.58)		
Total Other Expense	13,390.72		
Net Other Income	(12,284.57)		
Net Income	137,946.40	0.00	137,946.40

Attachment C



UNITED LOST LAKE PROPERTY OWNERS ASSN.

Balance Sheet-July 2017

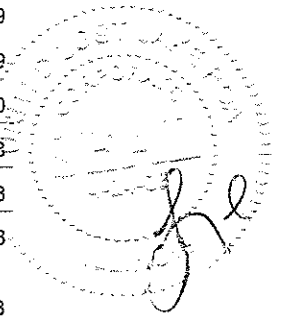
As of July 31, 2017

09/14/17

Cash Basis

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · CSB - Checking	5,784.35
102 · CSB - Money Market Plus	139,096.62
105 · ULLPOA Reserve Account	108,232.36
180 · Reserve CDs	34,237.78
108 · Savings - Carryover funds	4,031.14
Total Checking/Savings	291,582.25
Accounts Receivable	
130 · Accounts Receivable	2,638.60
Total Accounts Receivable	2,638.60
Other Current Assets	
145 · Undeposited Funds	2.00
Total Other Current Assets	2.00
Total Current Assets	294,222.85
Fixed Assets	
159 · Land Improvement	6,050.37
150 · Buildings	75,095.92
158 · Signage	8,208.47
160 · Parks (Asset)	31,957.34
165 · Office Equipment	3,339.80
170 · Accumulated Depreciation	(54,941.00)
Total Fixed Assets	69,710.90
Other Assets	
175 · Pre-Paid Insurance	2,833.72
190 · Lot Inventory	6,871.49
Total Other Assets	9,705.21
TOTAL ASSETS	373,638.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	1,806.00
Total Accounts Payable	1,806.00
Other Current Liabilities	
210 · Payroll Liabilities	143.19
215 · Deferred Income	9,299.89
220 · New Home Bldg Deposit	355.00
Total Other Current Liabilities	9,798.08
Total Current Liabilities	11,604.08
Total Liabilities	11,604.08
Equity	
350 · Contributed Capital	336,707.08
300 · Retained Earnings	(88,319.28)
Net Income	113,647.08
Total Equity	362,034.88
TOTAL LIABILITIES & EQUITY	373,638.96

Attachment D

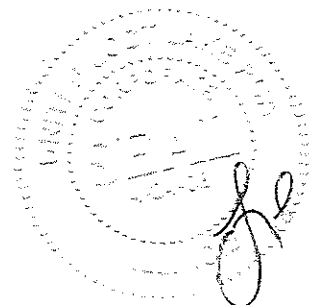


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09/14/17
Cash Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Profit & Loss-Monthly
July 2017

	TOTAL
Ordinary Income/Expense	
Income	
400 · Dues & Assessments	757.00
410 · Advertising	0.00
425 · Interest	167.06
430 · Late Fee Revenue	275.00
435 · Finance Charges Revenue	37.67
450 · Misc. Income	25.00
Total Income	<u>1,261.73</u>
Gross Profit	1,261.73
Expense	
515 · Community Affairs	175.00
525 · Credit Card/Bank Svc Charges	50.28
535 · Dues & Subscriptions	(1.00)
540 · Gatehouses	8,809.83
550 · Insurance	1,585.00
570 · Newsletter	452.08
580 · Office Supplies	36.23
595 · Parks	472.59
600 · Payroll	4,073.47
625 · Repairs & Maintenance	102.50
640 · Road Improvements & Repair	604.60
645 · Roadside Maintenance	6,440.00
650 · Security	2,045.82
720 · Utilities	714.65
Total Expense	<u>25,561.05</u>
Net Ordinary Income	<u>(24,299.32)</u>
Net Income	<u><u>(24,299.32)</u></u>

Attachment D



UNITED LOST LAKE PROPERTY OWNERS ASSN.

09/14/17

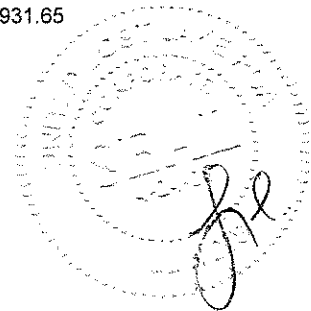
Year-to-Date Profit & Loss

Cash Basis

As of July 31, 2017

	Jan - Jul 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400 · Dues & Assessments	235,923.11	250,750.00	(14,826.89)
410 · Advertising	2,055.00	2,000.00	55.00
425 · Interest	857.83	1,300.00	(442.17)
430 · Late Fee Revenue	2,200.00		
435 · Finance Charges Revenue	1,062.32		
450 · Misc. Income	25.00		
480 · Security Reimbursement	0.00	0.00	0.00
Total Income	242,123.26	254,050.00	(11,926.74)
Gross Profit	242,123.26	254,050.00	(11,926.74)
Expense			
500 · Annual Meeting	0.00	0.00	0.00
505 · Acquired Properties	1,543.74	1,000.00	543.74
515 · Community Affairs	(41.36)	2,500.00	(2,541.36)
525 · Credit Card/Bank Svc Charges	1,408.39	1,800.00	(391.61)
535 · Dues & Subscriptions	506.00	900.00	(394.00)
540 · Gatehouses	11,081.14	3,000.00	8,081.14
550 · Insurance	7,413.78	7,000.00	413.78
570 · Newsletter	1,864.16	3,000.00	(1,135.84)
580 · Office Supplies	939.73	1,900.00	(960.27)
585 · Offsite Mtg & Mileage	363.31	750.00	(386.69)
595 · Parks	4,502.82	2,500.00	2,002.82
600 · Payroll	27,108.49	42,000.00	(14,891.51)
610 · Postage	432.58	1,400.00	(967.42)
615 · Professional Fees	730.00	2,700.00	(1,970.00)
620 · Real Estate Taxes	2,935.44	3,100.00	(164.56)
625 · Repairs & Maintenance	302.50	3,000.00	(2,697.50)
640 · Road Improvements & Repair	3,014.60	85,000.00	(81,985.40)
645 · Roadside Maintenance	15,917.67	17,000.00	(1,082.33)
650 · Security	13,814.38	25,000.00	(11,185.62)
705 · Snow & Ice Control	18,239.63	42,700.00	(24,460.37)
720 · Utilities	4,229.61	6,800.00	(2,570.39)
730 · Vehicle Decals	(115.00)	900.00	(1,015.00)
735 · Website	0.00	100.00	(100.00)
Total Expense	116,191.61	254,050.00	(137,858.39)
Net Ordinary Income	125,931.65	0.00	125,931.65
Other Income/Expense			
Other Income			
810 · Gain/Loss on Sale of Asset	606.15		
850 · ACC/ECC Activity	500.00		
Total Other Income	1,106.15		
Other Expense			
511 · Bad Debt	15,078.30		
900 · Foreclosure Expenses	(1,687.58)		
Total Other Expense	13,390.72		
Net Other Income	(12,284.57)		
Net Income	113,647.08	0.00	113,647.08

Attachment D



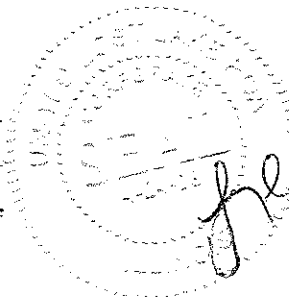
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09/14/17
Cash Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.

Balance Sheet
As of August 31, 2017

	Aug 31, 17
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · CSB - Checking	4,590.12
102 · CSB - Money Market Plus	118,642.85
105 · ULLPOA Reserve Account	108,264.07
180 · Reserve CDs	34,237.78
108 · Savings - Carryover funds	4,032.33
Total Checking/Savings	269,967.15
Accounts Receivable	
130 · Accounts Receivable	8,461.39
Total Accounts Receivable	8,461.39
Total Current Assets	278,428.54
Fixed Assets	
159 · Land Improvement	6,050.37
150 · Buildings	75,095.92
158 · Signage	8,208.47
160 · Parks (Asset)	31,957.34
165 · Office Equipment	3,339.80
170 · Accumulated Depreciation	(54,941.00)
Total Fixed Assets	69,710.90
Other Assets	
175 · Pre-Paid Insurance	2,833.72
190 · Lot Inventory	6,871.49
Total Other Assets	9,705.21
TOTAL ASSETS	357,844.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
210 · Payroll Liabilities	102.26
215 · Deferred Income	9,220.05
220 · New Home Bldg Deposit	505.00
Total Other Current Liabilities	9,827.31
Total Current Liabilities	9,827.31
Total Liabilities	9,827.31
Equity	
350 · Contributed Capital	336,707.08
300 · Retained Earnings	(88,319.28)
Net Income	99,629.54
Total Equity	348,017.34
TOTAL LIABILITIES & EQUITY	357,844.65

Attachment E

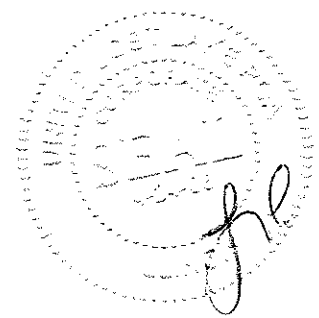


5:30 PM
09/14/17
Cash Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Profit & Loss-Monthly
August 2017

	TOTAL
Ordinary Income/Expense	
Income	
400 · Dues & Assessments	234.84
410 · Advertising	125.00
425 · Interest	73.00
Total Income	432.84
Gross Profit	432.84
Expense	
66900 · Reconciliation Discrepancies	(7,922.59)
505 · Acquired Properties	44.00
515 · Community Affairs	563.55
525 · Credit Card/Bank Svc Charges	33.44
535 · Dues & Subscriptions	(1.00)
540 · Gatehouses	2,075.46
570 · Newsletter	(227.78)
580 · Office Supplies	256.30
585 · Offsite Mtg & Mileage	86.41
595 · Parks	192.06
600 · Payroll	3,776.96
610 · Postage	32.11
615 · Professional Fees	650.00
625 · Repairs & Maintenance	199.50
640 · Road Improvements & Repair	10,129.40
645 · Roadside Maintenance	1,885.00
650 · Security	2,214.93
720 · Utilities	541.98
730 · Vehicle Decals	(5.00)
Total Expense	14,524.73
Net Ordinary Income	(14,091.89)
Other Income/Expense	
Other Expense	
900 · Foreclosure Expenses	(74.35)
Total Other Expense	(74.35)
Net Other Income	74.35
Net Income	(14,017.54)

Attachment E



UNITED LOST LAKE PROPERTY OWNERS ASSN.

Year-to-Date Profit & Loss

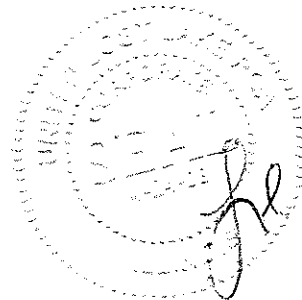
As of August 31, 2017

09/14/17

Cash Basis

	Jan - Aug 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400 · Dues & Assessments	236,157.95	250,750.00	(14,592.05)
410 · Advertising	2,180.00	2,000.00	180.00
425 · Interest	930.83	1,300.00	(369.17)
430 · Late Fee Revenue	2,200.00		
435 · Finance Charges Revenue	1,062.32		
450 · Misc. Income	25.00		
480 · Security Reimbursement	0.00	0.00	0.00
Total Income	<u>242,556.10</u>	<u>254,050.00</u>	<u>(11,493.90)</u>
Gross Profit	242,556.10	254,050.00	(11,493.90)
Expense			
66900 · Reconciliation Discrepancies	(7,922.59)		
500 · Annual Meeting	0.00	0.00	0.00
505 · Acquired Properties	1,587.74	1,000.00	587.74
515 · Community Affairs	522.19	2,500.00	(1,977.81)
525 · Credit Card/Bank Svc Charges	1,441.83	1,800.00	(358.17)
535 · Dues & Subscriptions	505.00	900.00	(395.00)
540 · Gatehouses	13,156.60	3,000.00	10,156.60
550 · Insurance	7,413.78	7,000.00	413.78
570 · Newsletter	1,636.38	3,000.00	(1,363.62)
580 · Office Supplies	1,196.03	1,900.00	(703.97)
585 · Offsite Mtg & Mileage	449.72	750.00	(300.28)
595 · Parks	4,694.88	2,500.00	2,194.88
600 · Payroll	30,885.45	42,000.00	(11,114.55)
610 · Postage	464.69	1,400.00	(935.31)
615 · Professional Fees	1,380.00	2,700.00	(1,320.00)
620 · Real Estate Taxes	2,935.44	3,100.00	(164.56)
625 · Repairs & Maintenance	502.00	3,000.00	(2,498.00)
640 · Road Improvements & Repair	13,144.00	85,000.00	(71,856.00)
645 · Roadside Maintenance	17,802.67	17,000.00	802.67
650 · Security	16,029.31	25,000.00	(8,970.69)
705 · Snow & Ice Control	18,239.63	42,700.00	(24,460.37)
720 · Utilities	4,771.59	6,800.00	(2,028.41)
730 · Vehicle Decals	(120.00)	900.00	(1,020.00)
735 · Website	0.00	100.00	(100.00)
Total Expense	<u>130,716.34</u>	<u>254,050.00</u>	<u>(123,333.66)</u>
Net Ordinary Income	111,839.76	0.00	111,839.76
Other Income/Expense			
Other Income			
810 · Gain/Loss on Sale of Asset	606.15		
850 · ACC/ECC Activity	500.00		
Total Other Income	<u>1,106.15</u>		
Other Expense			
511 · Bad Debt	15,078.30		
900 · Foreclosure Expenses	(1,761.93)		
Total Other Expense	<u>13,316.37</u>		
Net Other Income	(12,210.22)		
Net Income	<u>99,629.54</u>	<u>0.00</u>	<u>99,629.54</u>

Attachment F



Rules & Regs motion

Motions to change Violation Class

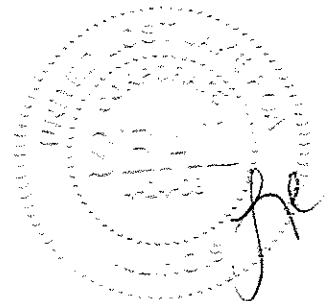
3.07 Guest Passes and Policy. A valid United Lost Lake Property Owners Association Guest Pass is required when a Member's guest wants to use Association amenities (i.e. lake, parks, green areas and constructed facilities) and the Member will not be accompanying the guest to the Association amenities. Guest passes are not required if the guest only plans to visit the Member's residence. It is the responsibility of a Member to obtain a Guest Pass from the Association office, and only a Member in good standing will be issued Guest Passes. Since guests are subject to the same Rules and Regulations as Members, it is the Member's responsibility to convey to their guest(s) the Rules and Regulations (a copy of which can be obtained at the time of Guest Pass issuance). The Member obtaining the Guest Pass is responsible for any violation of the Rules and Regulations committed by their guest(s). Any deviation from this policy must be approved by the United Lost Lake Property Owners Association on an individual basis. **CLASS A VIOLATION**--- change to CLASS B VIOLATION

4.07 Decals. Current decals must be displayed on the windshield (driver's lower left side) by March 1. After March 1 of the current year, no warning will be issued, and non-compliance will result in a \$25.00 fine. Transferring a decal to another individual is not permitted and will result in an automatic \$25.00 fine with no warning issued. **CLASS A VIOLATION**--- change to CLASS B VIOLATION

4.09 Non-Licensed Safe Driving Practices. All non-licensed vehicles must follow the Rules, Regulations and safe driving practices for passenger vehicles established by the State of Illinois and the United Lost Lake Rules and Regulations. **CLASS B VIOLATION**--- change to CLASS A VIOLATION

4.10 Snowmobiling. Snowmobiling shall be allowed on the Community roads and right-of-way. There shall be no public snowmobiling whatsoever on platted lots (except your own property). **CLASS B VIOLATION**--- change to CLASS A VIOLATION

Attachment F



Current: Shown in document in chart form.

SECTION 7. FINE STRUCTURE The Board of Directors of United Lost Lake Property Owners Association or their agent (Security) reserves the right to issue a violation without a first warning, when the offense is very severe in nature, or is of such negligence, that it endangers the safety of persons or community property. Outstanding violations will result in losing "Member in Good Standing" status (see By-Laws, Article I, (L))

Violation Class 1st Offense 2 nd or More Offense Within a 1- year Period 1 st Month NonCompliance to Original Offense 2 nd Month NonCompliance to Original Offense 3 rd Month NonCompliance to Original Offense Ongoing

NonCompliance

Class A Written Warning \$25 \$25 \$50 \$75 A lien on property or a small claims court filing may be issued.

Class B Written Warning* \$25 \$25 \$25 \$50 A lien on property or a small claims court filing may be issued. * This does not apply to decal non-compliance (Section 4.07). Decal violations will receive no written warning.

There will be a \$10.00 a month late fee for all unpaid fines, up until 8 months, at which time it will be referred to our attorney for collections. The Property Owner will be responsible for all attorney fees incurred in the collection process

Proposed:

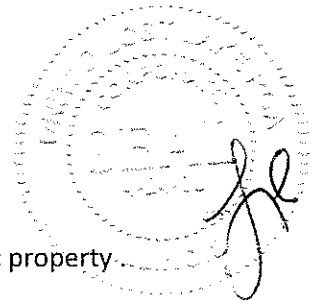
Section 7. VIOLATION DEFFINITIONS, FINES AND FEES

7.01 CLASS A. Any violation that is or could endanger other person(s) or private/public property

CLASS A violations will not receive written warnings and will receive an immediate fine of \$75.00. Any fine not paid within 30 days will receive a late fee of \$50.00 per each 30 days until said fine plus late fees reaches the amount of \$225.00 at which time a lien or small claims court filling will be issued, the member will lose their "Member in Good Standing" status and be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

A second (2nd) Class A violation offense within one year will receive a fine of \$150.00. Any fine not paid within 30 days will receive a late fee of \$50.00 per each 30 days until said fine plus late fees reaches the amount of \$300.00 at which time a lien or small claims court filling will be issued, the member will lose their "Member in Good Standing" status and be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

Any third (3rd) and/or subsequent Class A violation offenses within one year will receive an immediate fine of \$500.00 and the member will lose their "Member in Good Standing" status. Any fine not paid within 30 days will receive a late fee of \$50.00 per each 30 days until said fine plus late fees reaches the amount of \$650.00 at which time a lien or small claims court filling will be issued and member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.



September 16, 2017

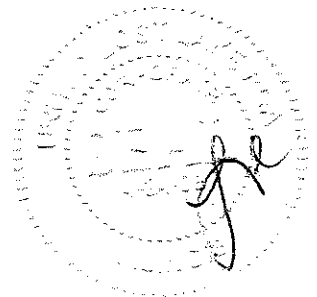
7.02 CLASS B. Any violation that does not endanger other person(s) or private/public property and is in general considered a nuisance or minor violation of the Rules and Regulations.

CLASS B violations (with the exception of decal violations) will receive written warning and 30 days to correct the violation. Non compliance will result in a \$25.00 fee for each subsequent 30 day period until said fine plus late fees reaches the amount of \$225.00 at which time a lien or small claims court filling will be issued, the member will lose their "Member in Good Standing" status and be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

A second offense within one year will get no written warning and will receive an immediate fine of \$75.00 and 30 days to correct the violation. Any fine not paid within 30 days will receive a late fee of \$50.00 per each 30 days until said fine plus late fees reaches the amount of \$225.00 at which time a lien or small claims court filling will be issued, the member will lose their "Member in Good Standing" status and member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

Any third (3rd) and/or subsequent Class A violation offenses within one year will receive an immediate fine of \$100.00 and the member will lose their "Member in Good Standing" status. Any fine not paid within 30 days will receive a late fee of \$50.00 per each 30 days until said fine plus late fees reaches the amount of \$250.00 at which time a lien or small claims court filling will be issued and member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

Charlene Lampert, Chairperson
Rules & Regulations



**BY-LAWS REVISION
SEPTEMBER 16, 2017**

CURRENT READING OF BY-LAWS, ARTICLE VI, SECTION 7: 1ST PARAGRAPH

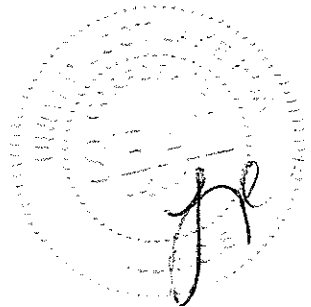
The board shall meet on a monthly basis and shall hold at such place in the State of Illinois as the call or notice of the meeting shall designate. Special meetings of the board may be called by the President or by a majority of the board and shall be held at such place in the State of Illinois as the call or notice of the meeting shall designate. Special meetings of the board may be held at the call of the President or at the call of any five (5) board members, provided notices of such meetings are mailed to all board members not less than 10 (10) days prior to the meeting date. Notice of a special meeting may be waived by all directors, in writing. The board shall meet regularly on the third Saturday of the month (except in October which is the annual meeting or unless there is a meeting facility availability conflict).

PROPOSED BY-LAWS CHANGE (**IN BOLD**)— ARTICLE VI, SECTION 7: 1ST PARAGRAPH

The board shall meet on a monthly basis and shall hold at such place in the State of Illinois as the call or notice of the meeting shall designate. **These monthly board meetings are conducted for the sole purpose of conducting business for the ULLPOA. To properly and professionally administer and expedite the matters facing the board, all association members in attendance will observe in silence during the meeting unless recognized by the President for comment. To comply with state statute (765ILCS 160/1-40(6)), the monthly board meetings shall reserve a portion of every meeting for comments by the members.** Special meetings of the board may be called by the President or by a majority of the board and shall be held at such place in the State of Illinois as the call or notice of the meeting shall designate. Special meetings of the board may be held at the call of the President or at the call of any five (5) board members, provided notices of such meetings are mailed to all board members not less than ten (10) days prior to the meeting date. Notice of a special meeting may be waived by all directors in writing. The board shall meet regularly on the third Saturday of the month (except in October which is the annual meeting or unless there is a meeting facility availability conflict).

Attachment #

Submitted by Wes Jaros

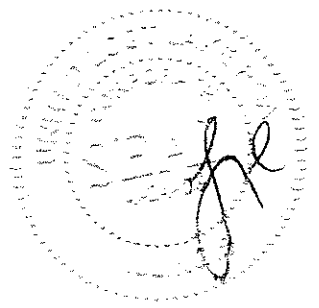


PROPOSED 2018 BUDGET

Ordinary Income/Expense	2018	Difference	2017
Income			
400 · Dues & Assessments	251,350.00	^ \$600.00	250,750.00
410 · Advertising	2,000.00		2,000.00
425 · Interest	1,300.00		1,300.00
480 · Security Reimbursement	0.00		0.00
Total Income	<u>254,650.00</u>		<u>254,050.00</u>
Gross Profit	<u>254,650.00</u>		<u>254,050.00</u>
Expense			
505 · Acquired Properties	1,000.00		1,000.00
515 · Community Affairs	2,500.00		2,500.00
525 · Credit Card/Bank Svc Charges	1,400.00	v \$400.00	1,800.00
535 · Dues & Subscriptions	900.00		900.00
540 · Gatehouses	2,000.00	v \$1,000.00	3,000.00
550 · Insurance	7,000.00		7,000.00
570 · Newsletter	3,000.00		3,000.00
580 · Office Supplies	1,900.00		1,900.00
585 · Offsite Mtg & Mileage	750.00		750.00
595 · Parks	2,500.00		2,500.00
600 · Payroll	42,000.00		42,000.00
610 · Postage	1,400.00		1,400.00
615 · Professional Fees	2,700.00		2,700.00
620 · Real Estate Taxes	3,100.00		3,100.00
625 · Repairs & Maintenance	3,000.00		3,000.00
640 · Road Improvements & Repair	85,000.00		85,000.00
645 · Roadside Maintenance	17,000.00		17,000.00
650 · Security	27,000.00	^ \$2,000.00	25,000.00
705 · Snow & Ice Control	42,700.00		42,700.00
720 · Utilities	6,800.00		6,800.00
730 · Vehicle Decals	900.00		900.00
735 · Website	100.00		100.00
Total Expense	<u>254,650.00</u>	^ \$600.00	<u>254,050.00</u>
Net Ordinary Income	<u>0.00</u>		<u>0.00</u>
Net Income	<u>0.00</u>		<u>0.00</u>

Board Approved

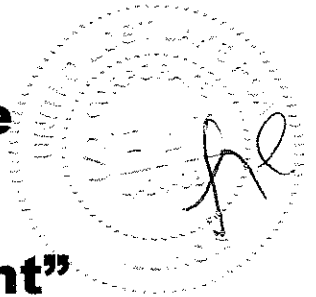
Attachment I



September Security Report by Sue Hill

- **Eastside Park Restitution Hearing is set for Thurs. Sept. 21st at the Court House in Oregon**
- **Report of a dog coming out of a yard and attacking the dog of another resident walking past the house**
- **Report of a mailbox that was knocked down by a red Ford Ranger truck. The Ogle County Sheriff has been notified and security is assisting in the incident**
- **One report about an underage driver driving a golf cart and another report about an underage driver using a motor scooter on the roadway. Both are illegal and security is looking into the matter.**
- **Two speeding warning letters have been sent.**
- **Security is planning a “new resident” get together for later in October to**

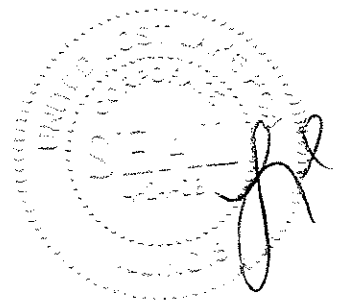
Attachment J



**discuss Dos and Don'ts of our
Community.**

- **Security is looking into ATV trails made on some lots on the West Side. (If the trails are on lots owned by the person who owns the lots, it would be permissible. However, a resident cannot trespass on another member's lot with his/her ATV.)**

Attachment J



Roads Report September 2017

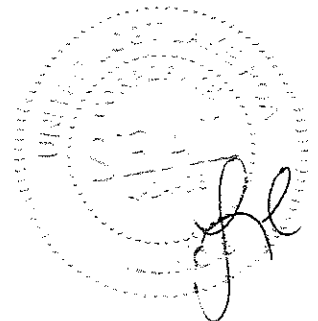
Early this week I received word that the paving work scheduled to be done this year will not occur due to the rainy spring that extended well into mid-summer. I have been assured that they will honor their price for us in the 2018 season. On the plus side, our roads are still in great shape thanks to the quality of work done in recent years and the mild past two winters. Our pothole patching has been done for this year with no problems.

A long combination of problems due to weather and electric lines were finally resolved with replacement of a 50+ year old electric cable at the West Gate. The old cable ran from a box located in an area prone to flooding and several hundred feet from the West Gate. The new service line now comes from much shorter distance. The loop at the East Gate has also been updated with new wiring. Both gates have worked perfectly.

On Monday a Request for Snow Removal Proposals for the 2017-2018 season will be published in the Ogle County Life. The bid package with necessary requirements will be available at the ULLPOA office during business hours. All bids should be returned sealed and addressed to me by October 2, 2017.

Have a great fall!

Charlie Moore



Attachment K