

**UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION**  
**10<sup>th</sup> ANNUAL MEETING**  
**October 21, 2017**

The 10<sup>th</sup> Annual Meeting of the United Lost Lake Property Owners Association was called to order by President Huber at 10:03 a.m. on Saturday, October 21, 2017 at 404 Lake Court. President Huber welcomed everyone in attendance.

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

**Absent:** None.

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

**PLEDGE OF ALLEGIANCE**

**MOTION TO ACCEPT AGENDA:** see ATTACHMENT B (on file at the office). Mary Anne made a motion to accept the agenda, seconded by Barb. A voice vote was taken, and all present were in favor, none opposed. (9 yeas, 0 nays).

**READING OF OCTOBER 15, 2016 MEETING MINUTES:** Mary Anne read the October 15, 2016 Annual Meeting minutes, which were previously approved by the ULLPOA Board at their December 2016 meeting.

**PRESIDENT'S REPORT:** see ATTACHMENT C (on file at the office).

**TREASURER'S REPORT:** see ATTACHMENT D (on file at the office). Charlene made a motion to accept the Treasurer's Report, seconded by Jim. A roll call vote was taken, and all present were in favor, none opposed. (9 yeas, 0 nays).

**COMMITTEE REPORTS**

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

**COVENANTS, BY-LAWS & RULES & REGULATIONS:** see ATTACHMENT F (on file at the office).

**ACC/ECC:** see ATTACHMENT G (on file at the office).

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

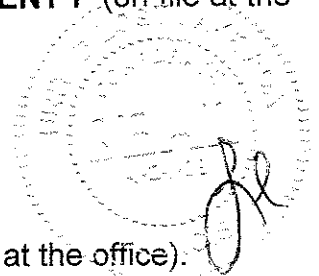
**PROPERTIES, PARKS & MAINTENANCE:** see ATTACHMENT I (on file at the office).

**NEW BUSINESS**

**FINANCIAL REVIEW COMMITTEE REPORT:** see ATTACHMENT J (on file at the office).

**MEMBERSHIP RESULTS OF 2018 BUDGET BALLOT:** Barb reported that 726 ballots were mailed, 234 ballots were received, 231 were valid ballots, and 3 were invalid ballots. There were 187 "YES" votes, 15 "PROXY" votes (*YES and PROXY votes equal 202 YES votes*), and 29 "NO" votes. As a result, the 2018 budget passes.

**ESTABLISH 2018 DUES & ASSESSMENTS:** Barb stated that in order to meet the 2018 budgeted dues & assessments, dues would need to be raised by \$14.00 in each tier.

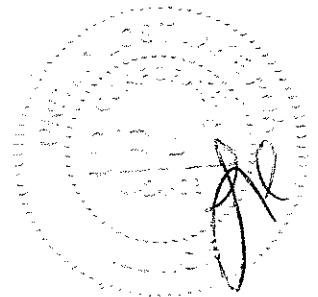


**MOTION:** Barb made a motion to raise the 2018 dues & assessments in each tier by \$14.00, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. (9 yeas, 0 nays).

**MEMBER COMMENTS:** None.

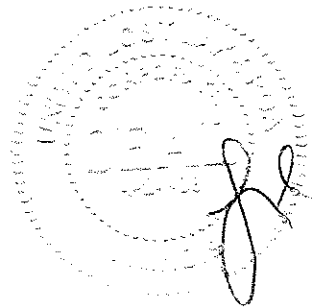
**ADJOURNMENT:** Barb made a motion to adjourn, seconded by Charlene. A voice vote was taken, and all present were in favor, none opposed. (9 yeas, 0 nays). Meeting adjourned at 11:03 a.m.

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 21, 2017**

**MOTION:** Barb made a motion to raise the 2018 dues & assessments in each tier by \$14.00, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. (9 yeas, 0 nays).

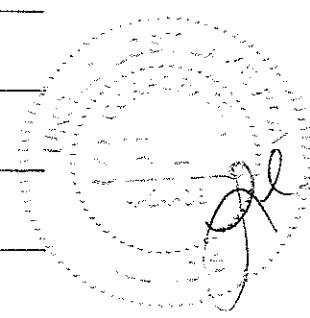


10<sup>th</sup> ANNUAL ULLPOA MEETING  
OCTOBER 21, 2017

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

- |  |           |
|--|-----------|
| 1. <u>Jean Stoltz</u>                    | 24. _____ |
| 2. <u>Bea Wulay</u>                      | 25. _____ |
| 3. <u>Madeline Thibert</u>               | 26. _____ |
| 4. <u>Pennell Thibert</u>                | 27. _____ |
| 5. <u>CAROL LAMIRAND</u>                 | 28. _____ |
| 6. <u>Amita Hozar</u>                    | 29. _____ |
| 7. <u>Pat Benton</u>                     | 30. _____ |
| 8. <u>Tom Harris</u>                     | 31. _____ |
| 9. <u>Ken/Judy Schwarz</u>               | 32. _____ |
| 10. <u>Carol/Ked Wilson</u>              | 33. _____ |
| 11. <u>Rita Miedema</u>                  | 34. _____ |
| 12. <u>Ken Reubauf</u>                   | 35. _____ |
| 13. <u>Mary Sullivan</u>                 | 36. _____ |
| 14. <u>Dan &amp; Laurie Perry</u>        | 37. _____ |
| 15. <u>John McMillan</u>                 | 38. _____ |
| 16. <u>FRANK HOLAN</u>                   | 39. _____ |
| 17. <u>Rose Henry</u>                    | 40. _____ |
| 18. <u>CHRIS Tobias</u>                  | 41. _____ |
| 19. <u>Walt Shambaugh</u>                | 42. _____ |
| (#14) <del>20. <u>Laurie Perry</u></del> | 43. _____ |
| 21. <u>Trudy Wedel</u>                   | 44. _____ |
| 22. <u>Dan Nicolini</u>                  | 45. _____ |
| 23. _____                                | 46. _____ |

Attachment A



10<sup>th</sup> ANNUAL ULLPOA MEETING, OCTOBER 21, 2017 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 15, 2016 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:**

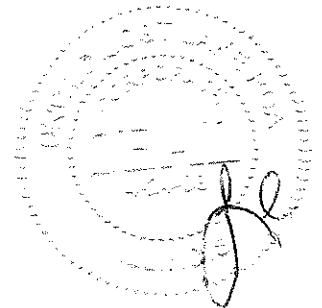
FINANCIAL REVIEW COMMITTEE REPORT  
MEMBERSHIP RESULTS OF 2018 BUDGET BALLOT  
ESTABLISH 2018 DUES & ASSESSMENTS

MEMBER COMMENTS

**ADJOURNMENT**

**NOTE: OFFICERS WILL BE ELECTED AT EXECUTIVE SESSION IN JANUARY 2018.**

Attachment B



**PRESIDENT'S REPORT**  
**ANNUAL MEETING -- October 21, 2017**

Since last year's Annual Meeting, it has been business as usual. The POA continues to be financially sound, and I would like to thank this Board for their frugality and the exemplary fiduciary responsibilities using the dues & assessments collected from the Members.

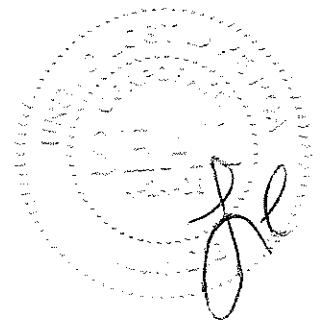
The Board meets once a month on the 3<sup>rd</sup> Saturday of each month, and all property owners are welcome to attend. All of the committee chairpersons have been busy with their respective duties, and as a reminder, all of the Board members you see here today are volunteers. I personally would like to see the property owners who constantly complain volunteer their time and services throughout the year...there are many worthwhile functions for which your energy could be used.

As most of you know, there was no need for an election this year. There were 4 openings on the ULLPOA Board, and since only 4 Members applied, these applicants were automatically appointed. As I call their name, I would ask that they stand or raise their hand if they are here: Jim Haines, Dan Perry, Kim Rogers & Ed Workman. Jim and Dan currently serve on the Board, and Kim and Ed will be our newest Board members. I look forward to working with the Board in 2018.

Recently the Board approved two new committees: Long Range Planning Committee and Social Event Volunteer Committee. Since a chairperson hasn't been appointed for the Long Range Planning Committee or a Board liaison person for the Social Event Volunteer Committee, there will be no reports given at this meeting. If you would like to receive an email about upcoming social events, and you're not on the POA's email distribution list, contact Leslie. When Sue was the Long Range Planning Chairperson, she attempted to recruit property owners who could represent Lost Lake on the Ogle County Board, and it never happened. Now there are two (2) openings on the Ogle County Board up for election, so whether you're a Republican or Democrat, and you feel you could bring good ideas to their Board, please see Leslie after the meeting for a Candidate Packet and more information.

Finally, I would like to thank all of the Board members for their volunteerism and service to the Lost Lake community by serving on this Board this past year. In particular, Board Vice President Sue Hill has shouldered a lot of responsibilities to keep things running smoothly, and I appreciate all of the knowledge that Sue brings to this Board and for all that she has done and continues to do...thank you, Sue.

Mike Huber, ULLPOA President



Attachment C

**Treasurers Report**  
**Annual Meeting – October 21, 2017**

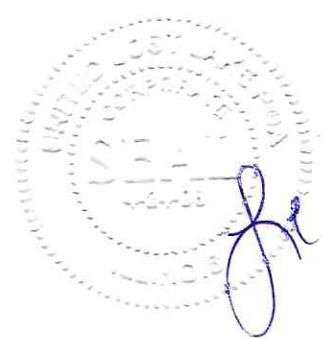
The profit and loss with comparison of 2016 from August 2017 has been provided for you today. This is the last board approved report from the September 2017 POA meeting. This gives a snapshot of where we are compared to last year at this same time. In 2017 we received \$236,157.95 in dues and assessments which is more than \$12,000.00 less than what we received in 2016. The shortfall was expected, the board at the 2016 annual meeting chose not to raise dues for 2017 but rather use any carry over funds to balance the budget. Late fee revenue is down this year too thanks to office manager Leslie Edgars early intervention at collections. Thanks Leslie!

Under Expenses the major differences are line item 66900 which has a credit of \$7922.59 which comes from adjustments that had to be made by Julie from Clifton Allen Larson CPAs, she is their Quick-books specialist. This past year we discovered that on 12/31/2008 some yearend bad debt write offs caused our cash basis reports to be out of balance, until this last year we have operated in the Accrual system. Leslie (thanks again Leslie) pulled all the needed reports for Julie to complete the adjustments and make sure all the taxes from 2008-2016 were correct and no additional filings were needed. Both Julie from Clifton Allen Larsen and our POA accountant has suggested we return to the accrual system. I will asking the board at the November meeting to revert back to accrual. Line item 505 is up due to legal fees regarding the sale of a POA lot. Line 540 is higher due to work that was carried over along with the funds from 2016. Line 515 (community affairs) is lower than normal due to a \$1200.00 refund from senior focus when they closed out their bank account. Parks line 595 is higher due to vandalism from trucks last spring causing large ruts which had to be repaired. Security and a concerned neighbor identified the offender and we will be paid restitution thru the courts. The road budget is considerably lower because this year's chip and seal has been postponed until 2018, the money not spent in this category will be put in a separate account for 2018. Line 511 Bad debt is up- Ogle County now has ownership of 42 lots, if each of those were to be billed as single lots that would be a loss of more than \$13000.00.

The good news is as of 9/30/2017 we have \$110K in our money market account,\$108K in the POA reserve account and 3 certificate of deposit that total \$34,238.00

Respectfully submitted, Barbara Wiese

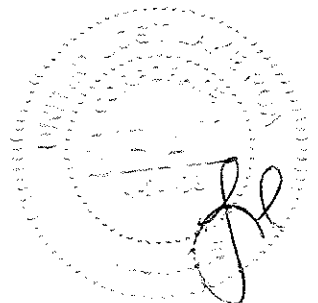
D  
Attachment



**UNITED LOST LAKE PROPERTY OWNERS ASSN.**  
**Profit Loss YTD Comparison**  
**Cash Basis**

|                                      | <u>Jan - Aug 17</u>     | <u>Jan - Aug 16</u>      |
|--------------------------------------|-------------------------|--------------------------|
| Ordinary Income/Expense              |                         |                          |
| Income                               |                         |                          |
| 400 · Dues & Assessments             | 236,157.95              | 248,565.50               |
| 410 · Advertising                    | 2,180.00                | 850.00                   |
| 425 · Interest                       | 930.83                  | 928.77                   |
| 430 · Late Fee Revenue               | 2,200.00                | 3,127.31                 |
| 435 · Finance Charges Revenue        | 1,062.32                | 962.43                   |
| 450 · Misc. Income                   | 25.00                   | 0.00                     |
| Total Income                         | <u>242,556.10</u>       | <u>254,434.01</u>        |
| Gross Profit                         | 242,556.10              | 254,434.01               |
| Expense                              |                         |                          |
| 66900 · Reconciliation Discrepancies | (7,922.59)              | 0.00                     |
| 505 · Acquired Properties            | 1,587.74                | 520.84                   |
| 515 · Community Affairs              | 522.19                  | 1,745.92                 |
| 525 · Credit Card/Bank Svc Charges   | 1,441.83                | 1,358.39                 |
| 535 · Dues & Subscriptions           | 505.00                  | 1.00                     |
| 540 · Gatehouses                     | 13,156.60               | 8,177.11                 |
| 550 · Insurance                      | 7,413.78                | 6,840.00                 |
| 570 · Newsletter                     | 1,636.38                | 1,655.62                 |
| 580 · Office Supplies                | 1,196.03                | 749.62                   |
| 585 · Offsite Mtg & Mileage          | 449.72                  | 273.69                   |
| 595 · Parks                          | 4,694.88                | 1,161.24                 |
| 600 · Payroll                        | 30,885.45               | 30,739.94                |
| 610 · Postage                        | 464.69                  | 727.72                   |
| 615 · Professional Fees              | 1,380.00                | 2,358.44                 |
| 620 · Real Estate Taxes              | 2,935.44                | 2,720.84                 |
| 625 · Repairs & Maintenance          | 502.00                  | 602.00                   |
| 640 · Road Improvements & Repair     | 13,144.00               | 9,220.00                 |
| 645 · Roadside Maintenance           | 17,802.67               | 13,747.50                |
| 650 · Security                       | 16,029.31               | 15,551.54                |
| 705 · Snow & Ice Control             | 18,239.63               | 18,649.42                |
| 720 · Utilities                      | 4,771.59                | 4,601.44                 |
| 730 · Vehicle Decals                 | (120.00)                | (85.00)                  |
| Total Expense                        | <u>130,716.34</u>       | <u>121,644.36</u>        |
| Net Ordinary Income                  | 111,839.76              | 132,789.65               |
| Other Income/Expense                 |                         |                          |
| Other Income                         |                         |                          |
| 810 · Gain/Loss on Sale of Asset     | 606.15                  | 0.00                     |
| 850 · ACC/ECC Activity               | 500.00                  | 250.00                   |
| Total Other Income                   | 1,106.15                | 250.00                   |
| Other Expense                        |                         |                          |
| 511 · Bad Debt                       | 15,078.30               | 8,993.62                 |
| 930 · ACC/ECC-Expense                | 0.00                    | 115.00                   |
| 900 · Foreclosure Expenses           | (1,761.93)              | 1,702.44                 |
| Total Other Expense                  | <u>13,316.37</u>        | <u>10,811.06</u>         |
| Net Other Income                     | <u>(12,210.22)</u>      | <u>(10,561.06)</u>       |
| Net Income                           | <u><u>99,629.54</u></u> | <u><u>122,228.59</u></u> |

Attachment D





# 2017 Annual Security Report

By Sue Hill

The Security staff consists of three independent contractors, Jack Skrogstad, Head Security Officer, David Glessner, and Chris Cox. All three officers work full time elsewhere as professional law enforcement officers. Their work here at Lost Lake is part time. Jack puts in up to 30 hours in a two week period, while Dave and Chris share up to 30 hours in a two week period also. This 30 hour figure changes as problems increase or decrease, and according to the seasons of the year. While in the winter months we tend to have less problems, this is also the time of the year when residents ask to have house checks while they are residing in warmer climates. Checking houses is a timely task, but one that I am proud to say we offer to all our residents. This year, as in 2016, we devoted a great deal of the officers' patrol time to be spent late at night to help prevent outsiders from gathering here late in the evening in our parks and other remote areas.

Security maintains records, forms, and a very up to date data bank. 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 that our community functions safely and smoothly. 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.

I will now go back from November 2016 until the present to recap some of the major incidents that security has dealt with during the year. Letters were sent to residents who continually park cars overnight on the street instead of in their driveways. This is a violation of 4.12 Vehicle Parking in our rules/regs. The roads in our community were not designed for overnight parking as they are too narrow. Letters were sent to residents concerning allowing their dogs to run loose, which is a violation of 6.03 Pet Control. Security continually monitored the areas by the front gates for cars parked there without either a decal or a visitor pass. In April we had a house break in, but nothing appeared to be stolen because the residents returned home to scare the person away. A guest backed into the vehicle of one of our security personnel and ultimately insurance of the guest paid for all the repairs to be completed plus a rental vehicle. A guest made a trail to enter the community with a pickup truck without using the front gates. We barricaded the area to stop this action. Complaints were filed concerning drivers under the age of 16 driving golf carts throughout the community. Also there were reports filed concerning a drunken driver on a golf cart. Letters were sent to the offenders. There was a death investigation by Ogle County and we did not inform the residents because at no time was the community in any danger. Several warnings and violation fines were issued to those not following the 20 MPH speed limit. Also, several calls were made and one letter was written to several businesses concerning speeding while in the community doing business. Security caught a vehicle that did property damage on a vacant lot within the community and the offender (a resident) repaired the damage to the satisfaction of the property owner and security. Also damage to a newly seeded lawn was

Attachment F

# 2017 Annual Security Report

By Sue Hill

reported but the offender has not been found. Also, an illegal garage sale was being held and shut down by renters in August. Many real estate signs were removed from easements. Such signs can only be placed on your own property, not in the easements down the street from your home.

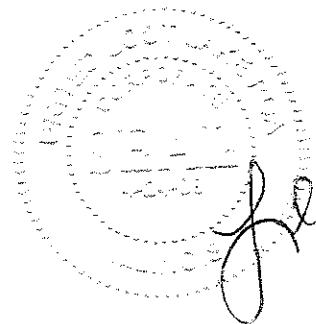
The biggest incident of the year was the damage to Eastside Park that happened in May. A guest of a resident drove a pickup truck through the park at 10:15 one evening after a heavy rain. The ruts had to be leveled and reseeded. The young man was caught and in August pleaded guilty to the charges. I attended court every time there was a court date and then in Sept. I represented the ULLPOA in court and we will be paid restitution for the damage done. The payments of \$500 will be made to the court and then sent to us until the total is paid in full. The young man will also have fines to be paid, along with probation, and community service.

As you can see, there has been more and varied incidences than in past years. Security is planning to hold a get together for residents who have moved into the community during 2017 to acquaint them with our rules and regulations. Because you chose to live in a gated community there are rules that must be followed. I want to thank all the residents who are vigilant and report information to us because you are the eyes of the community, not just our security personnel. I also want to thank those of you who set a good example by following the rules such as obeying the speed limit, stopping at stop signs, keeping your dogs on a leash, and not burning household trash outdoors etc.

We have newly installed commercial grade monitors and new DVRs at both front gates. They are invaluable to us and our security work!

We are continuing to work with the RCD so that they too will have security for their properties in 2018.

Remember to put your decals on your vehicles by MARCH 1 to avoid a violation fine! The decals belong ONLY on the lower part of the driver's side of the windshield.



*S*

Attachment E

**Covenants, By-Laws and Rules & Regulations**  
**Annual meeting report October 21, 2017**

In January 2017, Wes Jaros and I were appointed to Co-Chair the Covenants, By-Laws and Rules & Regulations committee. Former committee members Mary Sullivan and Gina Mulholland were enlisted to remain on the committee. We appreciate the experience, efforts and knowledge they brought to the committee. This committee is responsible for enforcing the Covenants, By-Laws and Rules & Regulations. It also reviews the By-Laws and Rules & Regulations and presents motions for revisions where needed. All 3 documents are available on the Lost Lake Community website [www.discoverlostlake.org](http://www.discoverlostlake.org). Covenants cannot be revised until 2021, By-Laws and Rules & Regulations are revised and updated when motions the committee presents to the board are passed.

The committee handled several violations throughout the year including improperly enclosed propane tanks, an unapproved garage sale, property maintenance issues and the operation of a business from a residential property. Some of these are still in progress. If you see a violation; please file a complaint form with the POA office. The committee will follow up and take proper action. If you have any concerns or suggestions for changes to the By-Laws and/or Rules & Regulations, please contact the committee. Several motions were presented to the board and passed and have been updated on the website:

**ByLaws**

**Article III Section 6. Annual Membership Charges of Assessments - Special Assessment**

If the revenue does not meet the needs of the expenditures, the Board can levy a special assessment as needed. However, such action will require a 2/3 majority vote by the Board of Directors and will specify the duration of the special assessment. In addition, the Board must hold a special or regular meeting of the Membership to justify the increase and the duration of the assessment. Each Member will be equally assessed, regardless of the number of properties they own. If the special assessment is unpaid by the specified due date, a Member will be charged a late fee each month for a maximum of three (3) months until paid in full. After three (3) months, the Member will be referred to the ULLPOA attorney for collection.

**Article VI, Section 7. Meeting of the Board of Directors.**

Section 7. Meeting of the Board of Directors. 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). The date, time and place to be announced by the President at the regular meeting immediately prior thereto. Board Members not present will be so advised by the Secretary. Notice of Special Meetings of the Board shall be given. Regular meetings may be canceled due to lack of quorum of the Board. Notification will be posted for the date, time, place for the missed monthly meeting. The Board of Directors in an Executive Session prior to the first meeting of the United Lost Lake Property Owners Association in January shall from their number, elect a President who shall also be Chairman, a Vice-President, a Secretary and a Treasurer, as officers of the Association.

**Article VI, Section 9. Quorum.**

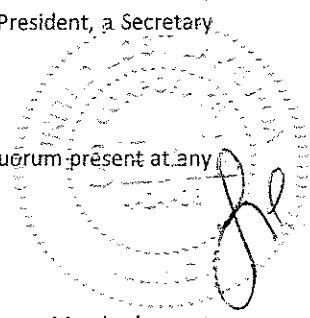
Simple majority of Directors shall constitute a quorum to transact business on the Board, and the act of the Quorum present at any meeting shall be deemed to be the act of the Board.

**Rules & Regulations Violation Class Changes**

**SECTION 3. CONDUCT**

**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 B VIOLATION**

Attachment F



**SECTION 4. VEHICLE AND TRAFFIC REGULATIONS**

**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 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 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 A VIOLATION**

**SECTION 7. VIOLATION DEFINITIONS, FINES AND FEES.**

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))

**7.01 CLASS A.** Any violation that is or could endanger other person(s) or private/public property. CLASS A violations will not receive a written warning and will receive an immediate fine of \$75.00. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small claims court filing will be issued. The Member will lose their "Member in Good Standing" status and will be responsible for all attorney fees, filing fees, court fees and other fees incurred in the collection process. A second (2nd) Class A violation offense within one (1) year will receive a fine of \$150.00. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$300.00, at which time a lien or small claims court filing will be issued. The Member will lose their "Member in Good Standing" status and be responsible for all attorney fees, filing fees, court fees and other fees incurred in the collection process. Any third (3rd) and/or subsequent Class A violation offenses within one (1) 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 thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$650.00, at which time a lien or small claims court filing will be issued and Member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

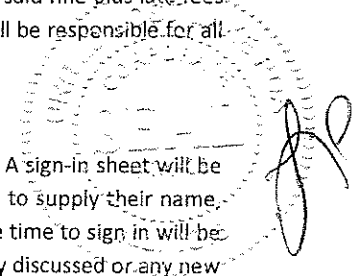
**7.02 CLASS B.** Any violation that does not endanger other person(s) or private/public property and is in general considered a nuisance or minor violation of the Rules and Regulations. CLASS B violations (with the exception of decal violations) will receive written warning and thirty (30) days to correct the violation. Non-compliance will result in a \$25.00 fee for each subsequent thirty (30) day period until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small Rules and Regulations United Lost Lake Property Owners Association Adopted February 19, 2009 Revised September 16, 2017 7 claims court filing 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) offense within one (1) year will get no written warning and will receive an immediate fine of \$75.00 and thirty (30) days to correct the violation. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small claims court filing 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 and other fees incurred in the collection process. Any third (3rd) and/or subsequent Class A violation offense within one (1) 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 thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$250.00, at which time a lien or small claims court filing will be issued and Member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

A change was also made to the **UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION MEETING RULES**

4. Any members wishing to address the Board will be allowed to do so during the member comment section. A sign-in sheet will be provided approximately 15 minutes before the start of the meeting, at which time members will be required to supply their name, address, and subject to be discussed. (In the event there is a special meeting prior to the regular meeting, the time to sign in will be extended by 15 minutes from the start of the regular meeting). Members can speak on agenda items previously discussed or any new matters of concern related to the community. The Board is permitted but not required to honor additional requests after the meeting has been brought to order. Up to 5 association members desiring to speak will be allowed 5 minutes each; if 6 or more members have submitted requests, each will be allowed 3 minutes.

Respectfully,  
Charlene Lampert and Wes Jaros, Co-Chairs  
Covenants, Bylaws and Rules & Regulations

Attachment F



**ACC/ECC Report  
Annual Meeting – October 21, 2017**

In January 2017 Charlie Moore, Joe Bajko, Ralph Petersen and myself joined the ACC/ECC committee. Since then, we have approved 1 garage permit, a handful of shed permits, and several tree removal permits. We inherited a fence violation at the beginning of the year, which has been resolved. Fences are only allowed for medical reasons per our covenants. Dog runs are allowed with Board approval.

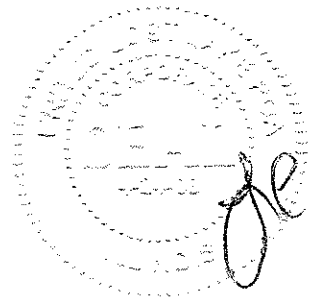
We had an issue this year when a homeowner did not get the proper permitting, they were fined, and are working on compliance at this time.

We don't enjoy handing out fines to friends and neighbors but rules are rules. If you are planning on building, adding an addition, a garage, deck or a shed-GET A PERMIT. Any time the "footprint" of a house is changed, a permit must be pulled. Ogle County has more permits than the POA does. If you make improvements, and the county discovers them, the permit fee doubles for that project.

It might be time consuming and inconvenient but be sure to check the website, individual permits, Covenants and Rules & Regulations--it can save time and aggravation later. It may not be that the committee does not want to let you make the improvements that you want, but the committee has to follow the guidelines that have been previously been approved by the Board and the Membership. The committee is working on trying to make the process easier to understand.

Barbara Wiese, Chairperson  
ACC/ECC

Attachment G



**Roads Report Annual Meeting  
October 21, 2017**

During the previous budget year many improvements have happened here at Lost Lake. I would like to mention a few.

The silt that had been stored at Shings Park was successfully removed and the park has been nicely graded with better shoreline stabilization. There has been some minor problems getting the grass to grow due to the dry weather spell we have had the last couple months but I am sure this will be rectified when we get more rain or snowfall. I would like to once again thank the new RCD board for all their hard work and cooperation with this longstanding and difficult project, but especially to the late President Jim Brown for taking the steps necessary to resolve this situation.

Intren, a ComEd sub-contractor, completed installation of approximately 12,000 feet of new electric service cable on the Westside and restored the easements nicely. I suspect there will be more cable replacements in the future but they haven't notified me of any thus far.

A new electric cable to the West Gate was installed this past summer, replacing a cable that was approximately 50 years old and failing. I am relieved to say since then the gates have been operating flawlessly.

The old loop at the East Gate was replaced and the road was black topped without incident and will be chip sealed next year. What few potholes we had were also patched in a timely manner.

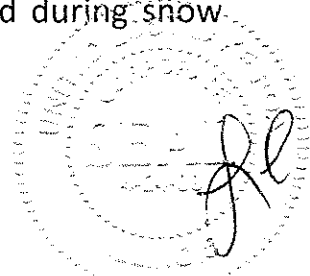
My one disappointment this year was that the chip seal paving couldn't be done because of the constant rains we had until early August. The rain prevented the paving contractors from completing much of their summer work during the limited time they have with dry roads and warm temperatures. We have been promised that our work will be completed next year at the same price. With the Board's consent the money not spent will carry over until next year.

Our front gates looked absolutely beautiful this summer! Many thanks to volunteer John Mulholland for his constant attention to the East Gate and to volunteer Laurie Perry for stepping in at the West Gate when it was really needed.

Just a reminder to everyone that the gate arms will not be raised during snow events. Slow down and use caution as you approach the gates!

Have a safe and pleasant winter.

Charlie Moore, Roads Chairman



Attachment #

**Properties, Parks & Maintenance**  
**October 21, 2017 – Annual Meeting**

The properties owned by United Lost Lake POA are in good shape. Eastside Park was reserved several times this summer for various private get-togethers. Remember to contact Leslie at the POA Office if you wish to reserve either Unity or Eastside Park. With winter approaching, don't forget about the sledding hill at Unity Park.

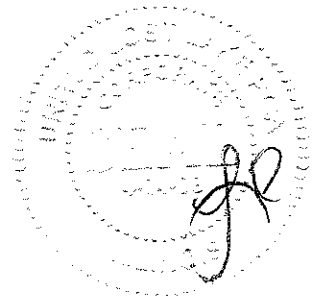
We had several property owners volunteer their time to do landscaping work at both entrances and the Office this year. A big thank you to John & Gina Mulholland, Carol Brown, Dave & Rosslenn Shaw, and Laurie Perry for helping out! Volunteering is what our community should be all about, so please consider giving of your time to volunteer throughout the year.

We had to locate a new mowing service for all of the POA properties, and Daniels Lawn Service was hired. Aside from a few issues that had to be worked out in the beginning, they did a very good job in mowing for us this year, and I was very pleased with their service.

I am happy to report that Leslie sold in September the last lot that the POA owned. This makes a total of 30 vacant lots that Leslie has sold, and the POA is officially out of the real estate business.

Mike Huber, Chairperson

Attachment I



**Financial Review Committee**  
**October 21, 2017**  
**Prepared by Leslie Edgar, Office Manager**

Toni Vella, Carol Brown and Judie Leonard were unavailable to attend today's meeting to give a Financial Review Committee report.

Toni called me yesterday to tell me that neither she nor Carol could locate the Financial Review Committee report which was to be presented today, to offer their abject apology, and that they would give a full report at the November meeting. I informed Toni that we would be violating our By-Laws because the By-Laws state (Article VII, Section 5) that the report is supposed to be given at the Annual Meeting. I then asked Toni to give me a verbal report over the phone and I would type a report based on what she dictated, and she agreed.

Before I read a brief summary of Toni's Financial Review report, I want everyone to know some more details about the Financial Review Committee. Per our By-Laws, the committee was appointed and approved at the June meeting, consisting of the following members: Judie Leonard, Toni Vella, Carol Brown, Ken & Judy Schwarz, Pat Kelly and Mary Frank. For reasons unknown to me, Pat Kelly and Mary Frank weren't able to participate in the financial review process. Treasurer Barb Wiese and I were in attendance during the review to answer questions and to retrieve requested documents. The committee was given access to the previous year's checkbook register, bank statements, canceled checks, deposit slips, Treasurer's reports, and expense vouchers/warrants with bills/receipts, all in accordance with our By-Laws. Several times the committee was asked by Barb or me if there was anything else they would like to see. There was only one paid invoice they were denied access to, and that was an invoice from our attorney regarding a pending litigation case in which the details could not be disclosed.

Now to summarize Toni's report as provided to me yesterday: She stated that everything was reported properly, all supporting documentation was in place, and the committee was satisfied with how the bills were paid. She also stated there were some *possible* control issues but at this point they may have not been considered material. These possible control issues will hopefully be reviewed next year.

Attachment 5

Barbara Wiese  
Kenneth & Judy Schwarz  
Judy Schwarz

