

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
Regular Monthly Board Meeting Minutes
Saturday, December 15, 2018

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by President Huber at 9:02 a.m. on Saturday, December 15, 2018 at 404 Lake Court, after which he welcomed everyone in attendance.

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

Absent: Jim Haines.

Guests: see ATTACHMENT A.

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE DECEMBER 15, 2018 AGENDA: see ATTACHMENT B. Dan made a motion to approve the December 15, 2018 agenda, seconded by Ed. A voice vote was taken, and all present were in favor, none opposed. (7 yeas, 0 nays).

MOTION TO APPROVE OCTOBER 20, 2018 ANNUAL MEETING MINUTES: Dan made a motion to approve the October 20, 2018 annual meeting minutes, seconded by Ed. A voice vote was taken, and all present were in favor, none opposed. (7 yeas, 0 nays).

MOTION TO APPROVE NOVEMBER 17, 2018 REGULAR MEETING MINUTES: Dan made a motion to approve the November 17, 2018 regular meeting minutes, seconded by Kim. A voice vote was taken, and those in favor were Kim, President Huber, Dan, Ed, Charlie and Wes. Sue voted no. (6 yeas, 0 abstentions, 1 nay).

MOTION TO APPROVE NOVEMBER 2018 TREASURER'S REPORT: see ATTACHMENT C. Ed explained November's financials and answered questions. Dan made the motion to approve the November 2018 Treasurer's Report, seconded by Ed. A roll call vote was taken, and all present were in favor, none opposed. (7 yeas, 0 nays).

UNFINISHED BUSINESS:

MOTION TO TABLE GATE ACCESS CONTROLS/UPGRADE: President Huber asked for this to be tabled until Raynor has done an on-site assessment.

MOTION: President Huber made a motion to table Gate Access Controls/Upgrade, seconded by Ed. A roll call vote was taken, and all present were in favor, none opposed. (7 yeas, 0 nays).

OVERAGE ON 2018 CHIP & SEAL INVOICE FROM CIVIL CONSTRUCTORS, INC.: Charlie stated that initially Civil was willing to split the \$4,101.73 difference 50/50, but they would lose too much money; instead, they would be willing to accept payment for the extra oil used, amounting to \$3,188.57. There was much discussion about the reasons why Civil should or shouldn't be paid either the full amount of \$4,101.73, or a negotiated amount of \$3,188.57.

MOTION: Charlie made a motion to accept Civil's offer to pay them \$3,188.57, seconded by Kim. A roll call vote was taken, and those in favor were Kim, President Huber, Charlie and Sue. Dan, Ed and Wes voted no. (4 yeas, 0 abstentions, 3 nays). Motion passes.

NEW BUSINESS:

REVISION TO RULES & REGULATIONS: Wes recommends that the new verbiage to Rules & Regulations 4.01 be approved (see **ATTACHMENT D**).

MOTION: Wes made a motion to approve the proposed revisions to Rules & Regulations 4.01, seconded by Ed. A roll call vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**).

COMMITTEE REPORTS

SECURITY: see **ATTACHMENT E**.

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

ACC/ECC: No report given.

ROADS: No report submitted.

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

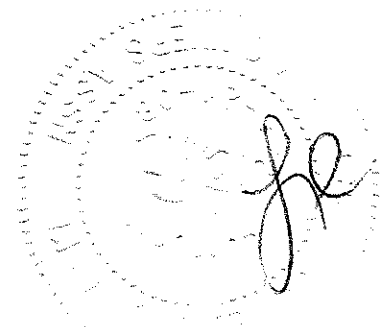
LONG RANGE PLANNING: No report given.

COMMUNITY EVENT REPORT: Laurie stated that an updated directory is available, 2018 was a successful year of social events, a planning meeting will take place in spring 2019, and the social events treasury is approximately \$400.00.

MEMBER COMMENTS: Members Laurie Perry (*transition*) and Ralph Petersen (*plowing/sickness*).

Ed made the motion to adjourn, seconded by President Huber. A voice vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**). Meeting adjourned at 9:55 a.m.

Submitted by Leslie Edgar, Office Manager _____



Unapproved

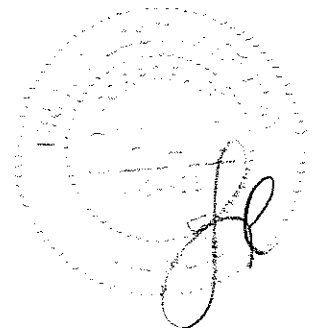
**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
DECEMBER 15, 2018**

MOTION: President Huber made a motion to table Gate Access Controls/Upgrade, seconded by Ed. A roll call vote was taken, and all present were in favor, none opposed. **(7 yeas, 0 nays)**.

MOTION: Charlie made a motion to accept Civil's offer to pay them \$3,188.57, seconded by Kim. A roll call vote was taken, and those in favor were Kim, President Huber, Charlie and Sue. Dan, Ed and Wes voted no. **(4 yeas, 0 abstentions, 3 nays)**. Motion passes.

MOTION: Wes made a motion to approve the proposed revisions to Rules & Regulations 4.01, seconded by Ed. A roll call vote was taken, and all present were in favor, none opposed. **(7 yeas, 0 nays)**.

Unapproved



ULLPOA - REGULAR MONTHLY MEETING

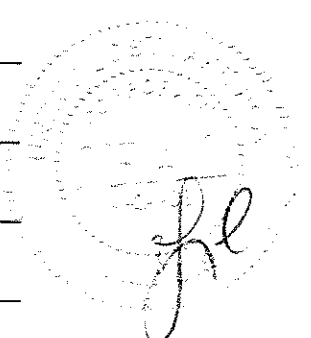
December 15, 2018

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

- 1. John Mulholland 24. _____
- 2. Gina Mulholland 25. _____
- 3. Laurie Perry 26. _____
- 4. Ralph Petersen 27. _____
- 5. Cheryl Wash 28. _____
- 6. Cheryl Workman 29. _____
- 7. Sydney Jacobs 30. _____
- 8. ~~Shambayee Walt~~ 31. _____
- 9. ~~Neil Woodhead~~ 32. _____
- 10. Toni Vella 33. _____
- 11. Carl Brown 34. _____
- 12. Shawn Parish 35. _____
- 13. Chris Cox 36. _____
- 14. Dave Glessner 37. _____
- 15. Jack Strogstad 38. _____
- 16. Mary Sullivan 39. _____
- 17. _____ 40. _____
- 18. _____ 41. _____
- 19. _____ 42. _____
- 20. _____ 43. _____
- 21. _____ 44. _____
- 22. _____ 45. _____
- 23. _____ 46. _____

UNAPPROVED

Attachment



ULLPOA AGENDA - REGULAR BOARD MEETING
SATURDAY, DECEMBER 15, 2018 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 OCTOBER 20, 2018 ANNUAL MEETING MINUTES
MOTION TO APPROVE NOVEMBER 17, 2018 REGULAR MEETING MINUTES
MOTION TO APPROVE NOVEMBER 2018 TREASURER'S REPORT

UNFINISHED BUSINESS:

MOTION TO TABLE GATE ACCESS CONTROLS/UPGRADE
OVERAGE ON 2018 CHIP & SEAL INVOICE FROM CIVIL CONSTRUCTORS, INC.

NEW BUSINESS:

REVISION TO RULES & REGULATIONS

COMMITTEE REPORTS:

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

COMMUNITY EVENT REPORT

MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING: SATURDAY, JANUARY 19, 2019 @ 9:00 A.M. LAKE COURT CENTER



Attachment B

Unapproved

December 2018 ULLPOA Treasurers Report

November Financials made available

No material Income Items to discuss

Significant expected expenses were posted in November attributed primarily to payment for chip and seal roadwork completed in a previous period and the 1st payment under our snowplowing contract.

As of this morning, December expenses appear ordinary for the period.

Baring any large unforeseen expenses we appear to have adequate funds to close out the year.

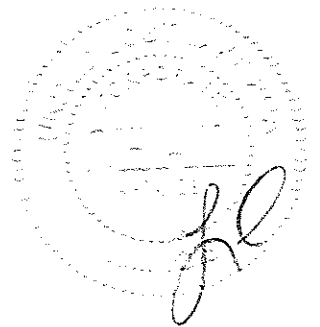
Respectfully

Ed Workman
12/15/2018 7:36:41 AM

Ed Workman
12-15-2018

Unapproved

Attachment C

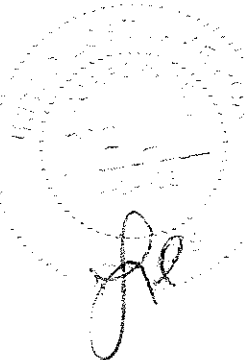


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12/02/18
Accrual Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Balance Sheet - November 30, 2018

	Nov 30, 18
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · CSB - Checking	1,594.20
102 · CSB - Money Market Plus	22,322.20
104 · 2018 Road Improvements & Repair	44,765.20
105 · ULLPOA Reserve Account	108,876.81
108 · Savings - Carryover funds	2,702.59
180 · Reserve CDs	34,683.20
Total Checking/Savings	215,144.20
Accounts Receivable	
130 · Accounts Receivable	20,691.39
Total Accounts Receivable	20,691.39
Other Current Assets	
145 · Undeposited Funds	5.00
Total Other Current Assets	5.00
Total Current Assets	235,840.59
Fixed Assets	
160 · Buildings	75,468.19
158 · Signage	8,208.47
159 · Land Improvement	6,050.37
160 · Parks (Asset)	31,957.34
165 · Office Equipment	5,983.77
170 · Accumulated Depreciation	(85,572.70)
Total Fixed Assets	62,095.44
Other Assets	
175 · Pre-Paid Insurance	3,372.46
Total Other Assets	3,372.46
TOTAL ASSETS	301,308.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
210 · Payroll Liabilities	(227.81)
215 · Deferred Income	10,324.89
220 · New Home Bldg Deposit	405.00
Total Other Current Liabilities	10,502.08
Total Current Liabilities	10,502.08
Total Liabilities	10,502.08
Equity	
300 · Retained Earnings	(49,091.82)
350 · Contributed Capital	338,707.08
Net income	3,190.65
Total Equity	290,806.41
TOTAL LIABILITIES & EQUITY	301,308.49

Attachment C



5:38 PM

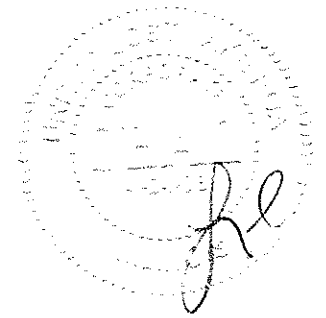
December 2, 2018
Accrual Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Profit & Loss - Monthly
November 2018

	TOTAL
Ordinary Income/Expense	
Income	
425 • Interest	123.63
450 • Misc. Income	9.00
	<u>132.63</u>
Total Income	132.63
Gross Profit	132.63
Expense	
515 • Community Affairs	105.15
525 • Credit Card/Bank Svc Charges	20.00
540 • Gatehouses	374.04
550 • Insurance	592.09
570 • Newsletter	596.10
580 • Office Supplies	279.04
585 • Offsite Mtg & Mileage	21.25
595 • Parks	146.10
600 • Payroll	2,729.48
610 • Postage	400.00
615 • Professional Fees	600.00
625 • Repairs & Maintenance	745.00
640 • Road Improvements & Repair	89,654.76
645 • Roadside Maintenance	800.00
650 • Security	2,067.22
705 • Snow & Ice Control	5,918.60
720 • Utilities	575.30
	<u>105,584.13</u>
Total Expense	105,584.13
Net Ordinary Income	(105,451.50)
Other Income/Expense	
Other Expense	
530 • Depreciation	450.17
900 • Foreclosure Expenses	(38.06)
930 • ACC/ECC-Expense	115.00
	<u>527.11</u>
Total Other Expense	527.11
Net Other Income	(527.11)
Net Income	<u><u>(105,978.61)</u></u>

Unapproved

Attachment e



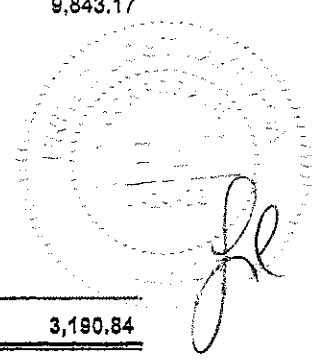
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 12/02/18
 Accrual Basis

UNITED LOST LAKE PROPERTY OWNERS ASSN.
Profit & Loss - YTD
 As of November 30, 2018

	Jan - Nov 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400 · Dues & Assessments	251,220.00	230,404.13	20,815.87
410 · Advertising	0.00	1,833.37	(1,833.37)
425 · Interest	1,787.07	1,191.63	595.44
430 · Late Fee Revenue	6,500.00		
435 · Finance Charges Revenue	562.87		
450 · Misc. Income	774.66		
Total Income	260,844.59	233,429.13	27,415.46
Gross Profit	260,844.59	233,429.13	27,415.46
Expense			
505 · Acquired Properties	0.00	916.63	(916.63)
515 · Community Affairs	2,407.94	2,291.63	116.31
525 · Credit Card/Bank Svc Charges	1,175.49	1,283.37	(107.88)
535 · Dues & Subscriptions	442.82	825.00	(382.18)
540 · Gatehouses	7,383.30	1,833.37	5,549.93
550 · Insurance	4,553.25	6,416.63	(1,863.37)
570 · Newsletter	1,501.06	2,750.00	(1,248.94)
580 · Office Supplies	1,501.54	1,741.63	(240.09)
585 · Offsite Mtg & Mileage	409.04	687.50	(278.46)
595 · Parks	1,921.99	2,291.63	(369.64)
600 · Payroll	38,440.76	38,500.00	(59.24)
610 · Postage	1,775.01	1,283.37	491.64
615 · Professional Fees	1,505.00	2,475.00	(970.00)
620 · Real Estate Taxes	2,958.12	2,841.63	116.49
625 · Repairs & Maintenance	2,307.81	2,750.00	(442.19)
640 · Road Improvements & Repair	99,035.53	77,916.63	21,118.90
645 · Roadside Maintenance	23,588.31	15,583.37	8,004.94
650 · Security	25,704.76	24,750.00	954.76
705 · Snow & Ice Control	27,272.84	39,141.63	(11,868.79)
720 · Utilities	6,904.48	6,233.37	671.11
730 · Vehicle Decals	12.25	825.00	(812.75)
735 · Website	200.00	91.63	108.37
Total Expense	251,001.31	233,429.02	17,572.29
Net Ordinary Income	9,843.28	0.11	9,843.17
Other Income/Expense			
Other Expense			
511 · Bad Debt	1,719.89		
530 · Depreciation	4,501.70		
900 · Foreclosure Expenses	(129.06)		
930 · ACC/ECC-Expense	560.00		
Total Other Expense	6,652.33		
Net Other Income	(6,652.33)		
Net Income	3,190.95	0.11	3,190.84

UNAPPROVED

Attachment C



Revision to Rules & Regulations 4.01

December 15, 2018

CURRENT R&R:

4.01 Vehicle Registration. All Members' vehicles licensed by the State of Illinois or any other state for transportation on public roads, and will be driven on United Lost Lake Property Owners Association roads, must register with the United Lost Lake Property Owners Association. All vehicles will be issued a United Lost Lake Property Owners Association identification decal and which will be displayed at all times while operating within the Community. Upon purchasing a different/additional vehicle and/or license plate, the Property Owner is required to notify the ULLPOA office.

All non-licensed vehicles such as, but not limited to golf carts, snowmobiles, four (4) wheelers, three (3) wheelers, all terrain vehicle (ATV) or an off-highway vehicle (OHV), also must be registered with the United Lost Lake Property Owners Association. A NON-LICENSED VEHICLE REGISTRATION FORM must be completed before a United Lost Lake Property Owners Association identification decal can be issued. The decal must be displayed at all times while operating within the Community. Upon purchasing a different or additional non-licensed vehicle, the Property Owner is also required to notify the ULLPOA office in order to complete the registration process.

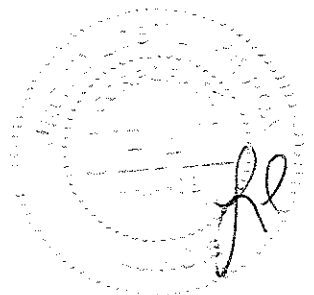
CLASS B VIOLATION

PROPOSED REVISION: Remove these three (3) sentences from Rules & Regulations 4.01: A NON-LICENSED VEHICLE REGISTRATION FORM must be completed before a United Lost Lake Property Owners Association identification decal can be issued. The decal must be displayed at all times while operating within the Community. Upon purchasing a different or additional non-licensed vehicle, the Property Owner is also required to notify the ULLPOA office in order to complete the registration process.

IF REVISION IS APPROVED:

4.01 Vehicle Registration. All Members' vehicles licensed by the State of Illinois or any other state for transportation on public roads, and will be driven on United Lost Lake Property Owners Association roads, must register with the United Lost Lake Property Owners Association. All non-licensed vehicles such as, but not limited to golf carts, snowmobiles, four (4) wheelers, three (3) wheelers, all terrain vehicle (ATV) or an off-highway vehicle (OHV), also must be registered with the United Lost Lake Property Owners Association. All vehicles will be issued a United Lost Lake Property Owners Association identification decal and which will be displayed at all times while operating within the Community. Upon purchasing a different/additional vehicle and/or license plate, the Property Owner is required to notify the ULLPOA office.

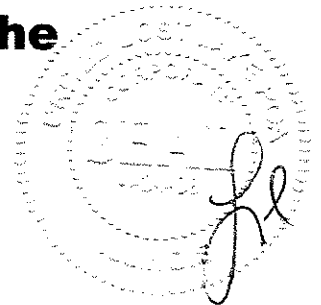
CLASS B VIOLATION



Attachment A

December Security Report by Sue Hill

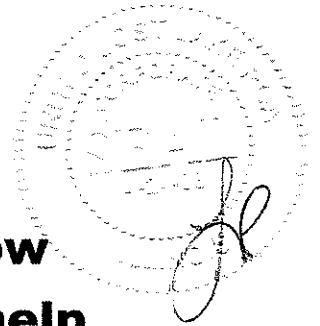
- **1 speeding warning violation mailed (this member has received a decal violation, a stop sign violation, and in early 2017 a speeding warning violation) It is my opinion that it would be prudent to have a sit down conversation with this member. If I do not get to this before the end of the month, perhaps, the next security chair will do this in co-ordination with the officers.**
- **Several house checks have been added to the list so if you are going to a warmer place for the winter months please contact security to put your home on the list and please make arrangements to keep your driveway plowed.**
- **Several calls (via the security cell phone) were received concerning the poor quality of the snow removal. All calls were answered and members were instructed to call Dan Perry who is in charge of the snowplowing now.**
- **Some suggestions for the future:**



Attachment E

- 1. Use a credit card to pay the security phone bill (This could also be used for any other constant bills the POA has.) It would save dollars (about \$15 per month for the security bill) and the POA could be earning dollars per each dollar charged on the card.**
- 2. Maybe the Board should consider passing a decal violation rule for placing the decal in the upper portion of the windshield instead of in the lower portion where it belongs. The security gate cameras have difficulty reading the decal when it is placed in the shaded upper area of the windshield.**
- 3. I urge the Board to hire only professional officers who know how to deal with persons to help insure that the POA never be sued because of how members were**

Attachment F

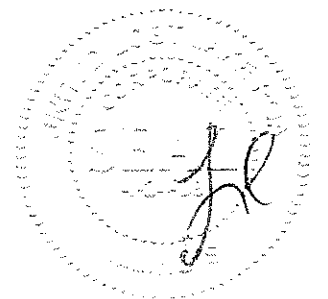


treated. Our officers know how to provide a calming effect to all situations.

4. I expect that the security matters of this community always be handled with professionalism and integrity.

Unapproved

Attachment E



COVENANTS, BYLAWS, AND RULES & REGULATIONS COMMITTEE REPORT,
DECEMBER 2018

Our committee will be meeting for the last time in 2018 next week. At this meeting, we will finalize recommended language to modify certain provisions in sections 1 & 2 of the covenants. We will also include alternative language to present choices to the members on the more controversial portions of the document such as 1(B) - the building of garages and outbuildings on adjacent, unimproved lots, and 2(G) - which unimproved lots will be subject to the rules of maintenance. These choices will be presented for open discussion at town hall meetings that our committee will hold in either 2019 and/or 2020 in order for the committee to make the best and fairest recommendations to the board.

We will continue our study of the covenants in 2019 and hopefully finish the review no later than by the time of our annual meeting in October.

Wes Jaros, chairman

Unapproved

Attachment F
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Properties, Parks & Maintenance

December 15, 2018

Being my last POA meeting, I'd like to wish the new Board success in everything they do in the future for the Community, and thank the current Board for their time & support during my time on the Board. There have been many challenges over the years, but we've all survived to talk about them.

The port-a-potties at Eastside & Unity Parks have been de-activated for the winter, and once warmer weather resumes, they will be activated. Be sure to check out Unity Park's sledding hill at the next snowfall.

Once again, I was very pleased with the mowing services provided this summer by Daniels Lawn Service. The front gate decorations, once again, look very nice, and I want to thank Kim for doing such a fine job.

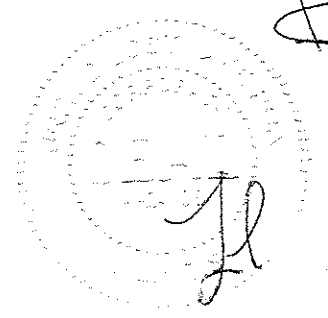
Some minor maintenance & repair work includes a new hot water heater at the Office, a new mini-refrigerator for the Office, the outside of the Office building was power washed, and the carpeting at the Office has been cleaned---and now needs to be partially re-cleaned due to the hot water heater spillage.

The gentleman that was hired to shovel at the Office & other areas has done a fine job so far, and I know Ed likes to hear this, we're even paying less than in previous years.

There may be a few leftover items that didn't get completed this year with Properties, Parks & Maintenance, but I'm sure the next Properties, Parks & Maintenance Chairperson will handle it well.

Prepared by Leslie Edgar for Mike Huber, Chairperson

Attachment G



Unapproved