

**Lake Carroll Association
Board of Directors Meeting Minutes
Lake Carroll – Conference Room and via Zoom
June 24th, 2022
6:30 PM**

I. Call to Order: 6:32 p.m. in person and via zoom by Betty Carrubba, Board President

II. Roll Call to Establish a Quorum

Betty Carrubba, President

Cliff Mortensen, Secretary, via zoom

Dave Pacione, Director

John Grotto, Director

Steve Daugherty, Vice President

Jeff Oliver, Treasurer

Judy Czurylo, Director

Others Present –Sara Ashby, Marketing Manager

III. Pledge of Allegiance

IV. Consent Agenda

1. Motion by Steve, seconded by Dave to approve the consent agenda with amendments to the minutes. All in favor, pass 7-0 Motion #22.06.01
2. There are two revisions:
 1. The two requests for approvals for the lake committee members will be going back to the lake committee due to a clerical error and them missing an application. All applications will need to be reviewed again.

V. President's Comments

1. Betty reported that she lives at Lake Carroll and is a member just like the rest of the audience. She wanted to take some time to explain the policies and procedures that this board is now working along. This board wants to make sure that due diligence is done for each issue brought to the board's attention.
2. Betty also reported that they met earlier today in workshop form to discuss the outcome of the survey. The video of this workshop will be up on the website.
 1. Next meetings: July 23rd 11-4 & Aug 27th 11-2

VI. Treasurer's Comments

1. Jeff reported that we have collected dues from 1,631 members.
2. ACH – 292 members enrolled
3. 112 Delinquent members right now.
4. 2021 Preliminary audit has been completed. There is an audit review committee, and they will be meeting within the next week or two.

VII. Committee Updates

1. All but one committee have been reviewed.
2. Code of Conduct documents are due by July 15th
3. Jeff will provide a full report by the next Strategic Planning Meeting
4. Assignments for Committees from the board:
 1. By Laws – A&E Fees
 2. Recreation – Ideas and costs for marina improvements and investigation of walking trails around LC
 3. Clubhouse Committee – food and beverage for 2023

4. Betty made a motion to approve the assignments, seconded by Steve D. All in favor 7-0. Motion passes. Motion #22.06.02

VIII. General Managers Report

1. Calvin reported that we have noticed a lot more people around the community lately. We are making positive changes and repairs.
 1. The volleyball sand project has been completed
 1. Judy asked to clarify the location of the court. It is located by the aquatic complex.
 2. The trail bridge has been repaired
 3. Chairs were taken down to the beach
 4. We got a new ice machine. Our old one was broken, and we wanted the new one in a new location.
 5. New buoys were put in.
 6. The mowing schedule has been updated for 2022. Joe and Patrick are very happy with the new schedule.
 7. Weed harvesting is being done on the lake.
 8. More sand has been brought in.
 9. Holes in the roads have been patched.
 10. The pool pump has been fixed.
 11. 60 yards of much have been installed throughout the lake.
 12. ComEd equipment has been delivered to the campground. It has not been installed, but we have the equipment.

IX. Director's Comments & Committee Reports

1. A&E
 1. Cliff asked Calvin about the IRC 2015. Calvin stated that they are working on the installation of solar panels.
 2. Cliff also apologized for not being in person. He will do his best to be in person next month.
 3. He thanked Calvin for getting the dormers done.
2. By-Laws:
 1. John reported that the committee had some response to the tasks that they have been given. There was a lot of discussion around the Code of Conduct that the committee is being asked to sign. He encourages everyone to listen to the recording of this discussion. They will continue to meet the 2nd Monday of each month.
3. Campground
 1. Jeff reported that they are doing the measurements for the individual sites to see what can fit. They were also busy planning their annual golf outing that took place last weekend.
 2. Judy asked about the updated rules and regulations for the campground and said that she did not see one of the changes that the board had discussed.
4. Clubhouse
 1. Judy welcomed Leigh Ann to the Clubhouse committee. The committee will meet on Thursday, July 7th at the lodge.
5. Finance
 1. Jeff reported that the insurance study is complete. Hopefully there will be a presentation for the full board at the August meeting.
 2. There is a team working on an inflation budget currently as well.
6. Golf Course
 1. Judy reported that the committee reviewed the back 9 holes on our course and sent their report to the proper individuals. They will meet again in September.

2. The Golf Ad-Hoc committee also met and discussed the golf business model. They are looking at various data and expenses/revenue for our golf course. They hope to have a new business model to present later this fall to the board.
7. Infrastructure
 1. Dave reported that the committee has been doing inspections over the last few months of our amenities and buildings. They are working with maintenance to let them know the needs.
 2. They continue to work on the roads and parking lots.
8. Lake & LIP
 1. Betty reported that last month there was an educational/informational presentation at the last meeting. This will also be discussed later in the meeting.
9. Recreation
 1. Dave reported that the committee is happy with the traffic at the WM food trucks.
 2. The committee has reviewed our current situation for the ski hill and the conclusion is that the current snow making capabilities would not support skiing and tubing. There is a report from Jim Lass as well. Dave can send it to Sara for the membership to see.
10. Safety
 1. Steve reported that the generator is being installed July 18th, 2022.
 2. The light on the top of the ice shanty needs to be adjusted to be a 360-light shining, not just a light.
 3. John Grotto made a motion to add the wording “360 light”, seconded by Steve D. All in favor. Motion passes 7-0. **Motion #22.06.03**
11. Steering
 1. Betty reported that the committee is not meeting in July. They are continuing to work on the unimproved lot process.
12. Wildlife
 1. Steve reported that they are slightly behind on getting the rules put together for the 2022-2023 hunting season. Alan Cazzato said that he will have it tomorrow for Steve to review. Steve said that they will need to have a special meeting in July because these need to be approved prior to August 1st. The mandatory hunters meeting will be held in August at The Lodge.

X. Audience Comments

1. Norm Hoffman discussed the memorial signs that will be discussed during new business tonight. He also gave the board members an example of a large remodel that is being done at the lake. The current fee is \$376, and the fee would have been \$4,415 if the new fee schedule would have been set.
2. Barb Anderson was upset that she could not get on the meeting via zoom. She said that she sent the recreation minutes and agendas to the proper email and did not get a reply. She would like a reply
3. Mike S. stated that on June 14th the LCA Security dept, local fire departments and local law enforcements got together to do a diving training at our lake. He also said that it is so nice to have a new security boat.
4. Jane Moll discussed concerns that she has regarding the new dock lease program. She also stated that via the survey the pool and lake are very important to members.
5. Rick Jensen also discussed concerns that he has regarding the new dock lease program.
6. Kevin Oscarson also stated concerns that he has regarding the new dock lease program.
7. Jerry 26-32 asked if the docks that will be up for sale or lease are posted anywhere.

8. Jim Richards asked if the new kiosk for the Prairie Club was on the agenda. Calvin explained that once the policy is discussed for ByLaws tonight, he and Jim can discuss it next week.
9. Sue Massey said she saw the two CERs on the agenda. She had concerns about the dates that these would be done.
10. Jeremy Allen said that he has seen a lot of dead trees on the golf course and was wondering what will be done about them. He would like to see those trees cut down if possible.

XI. Unfinished Business

1. Motion to approve A&E Recommendation to add 74.07 C to Building Rules and Regulations.
 1. Motion to approve this made by Cliff, seconded by John G. All in favor 7-0. Motion passes **#22.06.04**
2. Continue Discussion on Dock Lease Program Presentation.
 1. The board discussed the program.
 2. Motion was made to send this to the ByLaws committee to review and that the staff weigh in on this process to discuss the administrative costs that may come from this program. Motion was made by John Grotto and seconded by Jeff. All in favor. Motion passes 7-0. **#22.06.05**
3. Well Maintenance and Easement Agreement
 1. Motion to approve the well maintenance and easement agreement with the Fawnridge Property made by Dave and seconded by John. All in favor. Motion passes 7-0 **#22.06.06**

XII. New Business

1. Motion to approve ByLaws Recommendation on Donations.
 1. Motion made by Jeff, seconded by John. All in favor. Motion passes 7-0 **Motion #22.06.07**
2. Motion to approve ByLaws Recommendation on A&E Memorial Sign Procedure.
 1. The motion was made by John, seconded by Judy. All in favor. Motion passes 7-0. **Motion #22.06.08**
3. Motion to approve CER 78001 East Marina Parking Lot.
 1. Motion made by Dave, seconded by Jeff. All in favor. Motion passes 7-0. **Motion #22.06.09**
4. Motion to approve CER 78001 roads program to improve paving improvements.
 1. The motion was made by Dave, seconded by Jeff. All in favor 7-0. Motion passes. **Motion #22.06.10**
5. Motion to approve the resolution to open an operating investment account. This account will follow the current investment policies that are in place.
 1. The motion was made by Jeff, seconded by Judy. All in favor. Motion passes 7-0. Motion **#22.06.11**

XIII. Adjourn to Executive Session to discuss personnel or legal matters

1. Motion by Jeff, seconded by John to adjourn to Executive Session at 8:27pm. All in favor, motion passes 7-0. **Motion #22.06.12**

XIV. Return to open Session

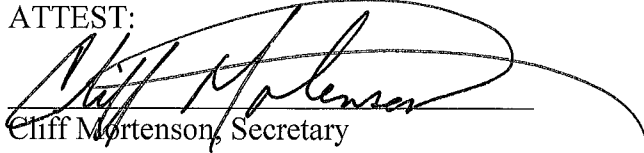
1. Motion by John seconded by Cliff to return to Open Session at 8:45PM. All in favor, motion passes 7-0 **Motion #22.06.13**

XV. **Adjournment**

1. Motion by John, seconded by Dave to adjourn the regularly scheduled meeting of the Lake Carroll Board of Directors at 8:47 PM. All in favor, motion passes 7-0 **Motion #22.06.14**

These Minutes approved on 8-26-22

ATTEST:


Cliff Mortenson, Secretary