

Mariner's Cove Community Association Meeting

Wednesday, January 24, 2018 at 7 p.m.

Third Lake Village Hall

Call to Order at 7:00 p.m.

Roll Call

In attendance:

Wendy Kotulla, *President*

Thomas Van Zeyl, *Vice President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Jenny Llanes-Smith, *Member at Large*

Absent:

Miranda Polsean, *Member at Large*

Homeowners:

Mike Honegger, 15 Starboard Ct

Margie Pilling, 9 Brigantine Ln

Approval of Meeting Minutes (October 2017)

Jim Lamb made a motion to approve the minutes. Thomas Van Zeyl seconded. All ayes.

Open to Floor

Homeowner Mike Honegger stated he is interested in learning more about serving on the board and is attending the meeting to learn more about the association.

President's Report

Beaver Damage

There were some issues with a beaver and a trapper got a 60 pound beaver! The beaver was apprehended in the culvert under Mainsail Drive, so the culvert will need to be cleaned out before the spring as it is part of the stormwater management system. Wendy Kotulla spoke with Village President Gary Beggan about the issue and he will check with the Village Engineer about the issue.

Budget/Audit

Wendy mentioned some of the changes going into effect in the new year, including that the organization will need to be audited. We need to find a firm to conduct the audit. Wendy recommended having a line item in the budget related to animal/pest control.

Transition Planning

Wendy stated that she would be relocating and will be stepping down from the board.

There are some responsibilities that will need to shift among board members, including monitoring boat launch keys. The paid assessment letter process used to be the secretary's

responsibility. The treasurer and secretary work together to provide documentation when houses are sold. Wendy is preparing a list of reoccurring tasks to pass on to the next person.

Wendy has several archived documents that she will hand off to the appropriate board members.

Association Meeting

The Annual Homeowner Association Meeting is the third Tuesday in April, which this year will be Tuesday, April 17, 2018. If any votes will be conducted at the meeting, the ballots will need to be mailed out in time for people to respond before the meeting.

Treasurer's Report

Jim presented the Month to Date report. On the Annualized Report, Jim highlighted that about 97.8% of 2017-18 Assessment Fees have been collected. There are still a few homeowners who have not paid their assessment dues, but a majority have.

Jim wants to make sure the outstanding projects are completed by the end of the fiscal year (end of June 2018). The Reserve Analysis review is tentatively planned for April once the weather warms up and there's no snow to obstruct views. The boat ramp gates need to be replaced, as they are reached the end of their lifespan. A Financial Audit needs to be conducted this year. It would be ideal if they could review the financials, as well as the process to provide additional insights into how we can improve the process.

Dana motioned to approve the Treasurer's Report. Jenny Llanes-Smith seconded. All ayes.

Old Business

Skunk Follow-Up

The Village of Third Lake is discussing a skunk ordinance. The Village and Homeowners Association will work together to make sure that residents are not reimbursed twice. For this season, there were two families that requested reimbursement for two skunks (a reimbursement rate of \$50, so a total of \$200 spent).

Neighbor Concerns About Speeding

Thomas shared about the concerns with speeding around the corner at the intersection of Mainsail Drive and Mainsail Drive. The topic was raised at the Village of Third Lake Committee Meeting with a recommendation to implement a three way stop or strip the road for pedestrians. Thomas emphasized the importance of addressing the issue proactively. A traffic study will be conducted in April to determine the best options.

Wendy mentioned that Gary Beggan is in discussion with the Lake County Sheriff and Grayslake regarding increasing patrols in the neighborhood.

New Business

Communication Updates

Dana brought up that it's probably time for an email update. Topics will include save the date for the annual meeting and opportunities to join the board. Dana mentioned that since Miranda is leaving the board, Dana is happy to manage the neighborhood's Facebook page.

Wendy mentioned that it is necessary to schedule the landscaper far in advance for weed control, as his schedule fills quickly.

Homeowner Margie Pilling asked about the status of the dam. Thomas responded that crews have been working and making progress. There was discussion about the lake being lowered – it was done a little late this year and wasn't lowered as much as years past.

Long Term Planning

Jim prepared several alternative budget plans going out through Fiscal Year 2028. One scenario assumes maintaining \$150 annual dues, another scenario looks at bumping the annual dues to \$200 and the third considers if the dues are raised to \$225. Jim pointed out that we would need additional money to cover the costs of projects identified in the Reserve Study. A few projects identified include updating playground equipment, removing sediment from the retention ponds and other projects to replace aging infrastructure.

Wendy mentioned that one of the biggest concerns is sediment removal. If there isn't an incremental increase in the assessment, the board can do a special assessment in order to generate funds to cover needed infrastructure updates. The board discussed challenges of planning for future projects. Wendy recommended asking the Village if it would be possible to levy to pay for the silt removal.

Adjournment

Thomas made a motion to end the meeting. Dana seconded it. All ayes.

Meeting Adjourned at 8:31 p.m.

Next Meeting: Wednesday, February 28, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Wednesday, January 24, 2018