

SLIA Annual Meeting Minutes - 9/15/24

Schwerman Park

Meeting called to order at 2:05 pm by Dan Trahan

Board members present: Dan Trahan, Jeremy Vale, Peter Lind, Cliff Gartner, Laurie MacKay, Sarah Owen, Alyssa Casey

Approval of the 2023 minutes motion by Dave Kruse, seconded by Andy Poorman

President's Report - Dan Trahan

- Opening remarks, thanking the board and the volunteers for their efforts for the community
- Street parking update. We need to keep the street wide enough for emergency vehicles. West Sylvan Dr should only have cars parked on the garage side. Any other narrow streets should have cars parked on one side. If we don't do this, the township will have to put up signs for street parking.
 - There was a question of whether we should allow parking on Dead Man's Curve. The board will discuss this.
 - We have another set of speed cushions to place by the beach. We have also purchased a digital speed sign that will move to where it's needed in the community.
- Dan thanked the township for all of the work they have been doing around the community in addition to the dam work.
 - The township put in riprap by the sailboat pier to prevent erosion and at the storm sewer entering the lake in Wildflower Terrace.
- Dam Funding - first payment will be taken from reserves in December. The draft agreement between SLIA and the township is waiting on some more details, like the % rate.
 - The penalty if SLIA defaults on loan is that our lake becomes public.
 - There is a chance we'd qualify for an IEMA loan, which would provide a lower interest rate and longer term if needed. We'll find out in Feb 2025 if this is an option.
 - Our first payment will be made from reserves prior to EOY. The minimum payment will be \$50K.
 - Our goal is to pull from reserves \$5-10K per year to help offset annual payment from members over the ten year loan for the special assessment.
- Alicia Dodd update -
 - Feeling good on the project and current state. We still have pipe to put in place this week. 48" and 16", then we start backfilling. Nicor will then come in, and we'll have a road again. Nicor should be complete by early November. We will leave the bridge with the binder asphalt layer to see if there is any settling. There will be a barrier on the lake side until the final barrier is completed.
 - She is hopeful that IEMA will offer us a loan program. Lake County has been able to work with us on repayment. We have options we're pursuing.
 - She spoke with Countryside Fire, who haul in water in an emergency. Driving through the neighborhood with the chief, they discussed the cars parked on the sides of the road that may limit emergency vehicles.
 - October 21st is the brush collection date
 - Alicia opened it up for questions:
 - There was a question asking if we can pave the little area by South Sylvan - she'll look into it
 - There was a question about the pumps; they haven't been used in about a month. They are scheduled to be removed in October. There is no more pumping scheduled at this time

Vice President's Report - Cliff Gartner

- Our broker is DSP Services, which helps us find our insurance. Over the last few years, they have been able to hold rates. This year, there was an increase. The biggest is with our umbrella policy, which went up about \$500.

Treasurer's Report and Budget Review/Approval - E. Meltzer

- Thank you to everyone who has used Zelle to pay dues.
- Accounts receivable is \$134 - one homeowner
- Dan walked through the budget, reserve has \$210K
- Dan stated that it is the board's position to retain a minimum of \$100K in reserves, so we have money to spend on projects this year and next. Some of the projects provide cost savings while the lake is lowered.
- Member questions on budget:
 - Are we fixing the bulletin board at Bjorkland Park? Kim has a contractor who will rebuild it
 - Mrs. Dickenson asked about the overage cost on the dam being prioritized over special projects.
 - Phil asked if we knew what the overage on the dam would be. There is only one change order so far, our responsibility is \$30K. We may cover that from reserves; the board is in conversation
 - Nick Kirby asked for help putting the Oktoberfest tent up on Thursday, 10/10. He discussed our reserves and is a proponent of using them now.
 - **Motion to approve the 2025 budget by Nick Tonkery, seconded by Dan Washburn. The community voted in favor of the proposed budget**

Lake Report - Alyssa Casey

- With the water lowered, we've been able to work on shorelines, easements, and take trash out of the lowered areas.
- Thank you to Lee Dickenson and Roger Halvorsen for keeping the aerators running
 - They did need to put a backup pump in use, so another pump needs to be purchased
 - There is some concern about the dissolved oxygen level over the winter if the water levels don't come back up. We may want to leave the aerators running in the winter, which may cause thin ice. We would need to put barriers/ropes around aerators to warn people of thin ice.
- Lake County Health has been a great partner, coming out to check the lake water and dissolved oxygen levels as the water lowered.
 - In the spring, Lake County Health will be doing a fish health survey by shocking the fish, which is not harmful to the fish. Invasive and unwanted fish like carp will be removed at this time.
- A lot of our lily pads are in the spaces that have been drained. We're not sure how many of them will survive when the water returns. We're still going to have a maintenance treatment plan for them in the future
- Al Grant asked if homeowners have responsibility for railroad ties or metal poles that are now exposed as the lake lowers. Homeowners are responsible.
- Andy Poorman asked about fish habitats and was wondering if we're going to add any. Alyssa is looking into the best kind of habitats to have. DNR sent her examples of fish habitats that aren't harmful. She's looking to get a group together to put some habitats together.

Recreation Report - L. MacKay

- 13 teams participated in the volleyball league this year. Dillon Trahan's team won.
- Pickelball net on wheels has been purchased for Schwerman Park basketball court. It will be set up next week.

Beach Report - P. Lind

- A rototiller was purchased for the beach, and a torch was also purchased to control weed growth
- Looking to 2025 to do deck repairs
- The beach sign is beyond repair. We have a resident who will attempt to recreate it ,but we'll purchase a new one if necessary.
- We have a pergola on the budget, but we want to see how much repair the deck needs.
- The boat pier needs to be welded to the clip that broke off. We're going to get quotes for the repair.

Parks and Easements Report - S. Owen & Kim Del Bene

- Sarah - Parks and Easements
 - Switched landscapers
 - Happy with Pouls, but prices kept increasing and became too much for our neighborhood
 - The new company is Roman Landscaping
 - Satisfied with the new company, so we will be continuing with them next year
 - We had a couple of issues with our last visit with our stewards at Tallgrass Restorations. They are working with us to resolve these issues. They decided not to continue with us for 2025
 - Hiring and new company, Alluvium, for 2025
 - Current projects
 - Started on Ravinia and Blue Heron Point shoreline restorations.
 - Finishing the Maple Park shoreline
 - Additional planting in Briar Terrace behind the sea wall
 - Prepping for a garden next spring behind the cattails
 - Adding pea gravel to the boat launches at the beach and in Wildflower Terrace
 - Planting at Juneau Terrace
 - Starting the garden at Schwermann Park
- Kim - Playgrounds
 - This year, renovations continued on the east end of Schwerman Park. It is slowly being replaced with new wood, including posts. The stainless steel tube slide, along with crawling tubes underneath, is installed for little ones. Additionally, the slides, car, and duck will be removed and restored by Luke Swanson. This will continue to be a gradual process as Scott Hanson leads the renovations. This is a passion project being performed on weekends.
 - Shout out to the Township, as they were also able to help us out by installing and fixing the drainage pipe at Schwerman Park!
 - On the other side of the neighborhood, Point Comfort Park was demolished and rebuilt. The new design includes climbing walls, a rope climber, a small enclosure, two slides, and a zip line. The sand pit area was removed with the help and donations of neighbors. This area was replaced with topsoil and will be made into a grassy area.
 - Looking forward, the goals next year will be to refurbish the swing sets and metal structures, along with adding gravel where necessary. We plan to sandblast all the metal

equipment and repaint it with automotive paint for a more durable and long-lasting application.

Shoreline Newsletter

- The next deadline to submit content for the next newsletter is today.

Elections to the board

- Three board positions are up for election, and all three board members (Sarah, Kim, and Alyssa) have decided to run again. Dan asked if anyone would like to run against them. No one did.
- Roles will be decided during the first board meeting of the next term in October

Member Forum

- Nick Kirby - Asked for volunteers to put the tent up on Thursday, 10/5, at about 2:00. If it's raining, the rain date would be Friday.

Closing of meeting: Motioned by Lee Dickenson, seconded by Nick Kirby
Respectfully submitted, Jeremy Vale, Secretary