

# ***Forest Lake Community Association***

## ***Meeting Minutes***

February 8, 2011

### **I. Call to Order**

Chairman Steve Gray called to order the regular meeting of the Forest Lake Community Association at 7:32 p.m. on February 8, 2011 in the Forest Lake Community Center.

### **II. Roll Call**

The following board members were present: Maija Boriss, Greg Dwiell, Steve Gray, Jill Hughes, Nick Leonard, Steve Libby, Steve Norman, and Laura Tegtmeier.

### **III. Lake County Public Works Presentation: Upgrades to Forest Lake Water System**

Members of the Lake County Public Works Department and the Lake County Board presented an overview of the project to utilize a new source of water for the County's water system which serves 72 homes in the NE portion of the community. Present were Peter Kolb, Director of Lake County Public Works; Barry Burton, County Administrator; Diana O'Kelly and Aaron Lawlor, County Board; and the Assistant Director of Lake County Public Works.

Peter Kolb presented a brief history of the Forest Lake water system:

- Lake County has owned and operated the system since 1964.
- No additional connections have been allowed for approximately 10 years, as the current well is at capacity.
- In June 2009, the IEPA cited five "deficiencies" of the system. The three of most concern are that there is only a single well, it is below the recommended capacity, and the storage volume is too small. The IEPA requires that the deficiencies be resolved by November 2011.
- Lake County Public Works (LCPW) hired Manhard Engineering to evaluate options:
  - A. Build a well house with a second well and make improvements to the existing well. Estimated cost \$1.3 million.
  - B. Purchase bulk water from Aqua Illinois to feed the existing system. Cap the existing well. The capital improvements will be funded by the County, but water rates will increase. Estimated cost \$576,000.
- Lake County has opted for Option B and is entering into a contract with Aqua Illinois.

- There were many questions from the FLCA Board and members in attendance. The answers are summarized here:
  - The County could not expand the system and force additional residents to connect. Formation of a Special Service Area (SSA) requires a 60% vote from the community. Aqua, a private company, cannot establish an SSA.
  - Aqua Illinois is the sole, franchised provider of water in Hawthorn Woods. The county's agreement is with Aqua. The agreement for Aqua to pass the connection fees to Hawthorn Woods is a contract between those two parties and is beyond the County's control.
  - LCPW would likely make this upgrade to the system without pressure from the IEPA, but admits there would be a longer timeframe. The IEPA will be assessing fines of \$10k/day for non-compliance if the deficiencies are not remedied by November.
  - Any increases in the bulk water rates that Aqua charges LCPW would be passed to the consumers. However, such rate increases would require approval by the Illinois Commerce Commission.
  - LCPW serves approximately 25,000 water customers on the various water systems they own and operate.
  - The residents of Glenshire each paid \$11,600 to connect to the new system in their subdivision because new water mains were required there. The pipes in FL are sufficient for the current needs, so no upfront fees will be charged to the customers.
  - Six customers of the FL water system currently have water meters. The other sixty-six are billed a flat rate. LCPW plans to eventually install meters for all customers.
  - The system's water pressure will increase approximately 20 psi. LCPW will be able to regulate the pressure and will make any repairs to the infrastructure that become necessary as a result of the higher pressure.
  - At this time, it does not appear likely that the system will be connected to the new pipeline proposed to carry Lake Michigan water throughout the county. Hawthorn Woods has not paid to join that consortium.
- LCPW will hold an open-house meeting for the 72 customers of the FL water system. The FLCA board approved the use of our community center. (Motion by Norman; seconded by Hughes)

#### **IV. Approval of Minutes from Previous Meeting**

The minutes from the January meeting were approved as written. (Motion by Norman; Seconded by Libby)

#### **V. Officers' Reports / Committee Reports**

##### **A. Chairman's Report – Steve Gray**

- Nothing to report.

B. Treasurer's Report / P&L Review

Checking Acct.:	\$ 12,543.45
High Yield Acct.:	\$ 92,431.00
7 MO CD:	\$ 19,022.82
60+ MO Annual CD:	<u>\$ 24,028.44</u>
TOTAL:	\$148,025.71

C. Dues Report – Steve Norman

- We're at 51% paid. Steve will provide Jill with copies of the payments that were made during real estate closings last year so she can update the customer accounts.
- Voluntary contributions are around \$300, with approximately \$200 of that designated for the lake fund. These contributions will be added to the appropriate reserve accounts.

D. Newsletter Report – Jim Petzold

- The newsletter will go out soon. Content is needed and must be provided to Jim by February 15.

E. Web site Report – Pat Lynn

- No report.

F. Lake Report – Nick Leonard

- Aaron Lawlor, Lake County Board, presented an update of the action regarding a possible county-wide ban on lawn fertilizers that contain phosphorus. State law now prohibits commercial landscaping companies from using such fertilizers. There are only four retailers in unincorporated Lake County that sell fertilizer, so the County Board feels that a retail ban would be ineffective. A committee will be reviewing the options.
- The County Board has also been discussing leaf-burning bans. They feel that a one-size-fits-all approach is not best for the county's diverse residential areas. Jill Hughes suggested designated days for allowing burning (e.g. Wednesday and Saturday), rather than allowing it seven days a week. This is how Kildeer's ordinance works.
- The FLCA Board approved a motion to contract with McHenry Piers to install and maintain ropes for the swimming areas that are now required by the Health Department. The estimated cost is \$385 to install and \$300/year for annual maintenance (putting ropes out and bringing them in). (Motion by Norman; Seconded by Libby)
- Marissa Begun asked the Board if we would consider allowing the Buehler YMCA YTri club to hold a clinic or two on Forest Lake. They are looking for some open water where they could get some experience swimming with waves. Steve Gray requested an itinerary to better

understand the request. We will then consult with our insurance representative.

G. Parks Report – Pat DeGeorge

- No report.

H. Landscape/Beautification Report – Maija Boriss

- Nothing to report.

I. Legal/Insurance Report – Steve Gray

- In January, the Illinois State Legislature passed an act regarding non-condominium homeowners' associations. We should review this to see what new responsibilities and rights/benefits this affords us. Steve Gray will forward information to the board for review.

J. Activities Report – Laura Tegtmeier

- The Ice Fishing Derby was a huge success, thanks to the many people who helped to organize it: Roy & Kim Muller, Chuck Redina & Gina Glomski, James Michael, Nick Leonard, and others. There were approximately 60-70 participants and almost \$700 in donated prizes. No Northerns or Muskies were caught, but a 22 ½” catfish was pulled in, as well as a 17 ¾” bass.
- The annual Easter Egg hunt is in the pre-planning stage. It will be held Saturday April 16<sup>th</sup>, with a rain date of April 23<sup>rd</sup>.

K. Government Report – Jill Hughes

- Nothing to report.

L. Community Center Report/Rentals

- A rental was approved for July 9<sup>th</sup>.

**VI. Old Business**

A. Dartmoor Property (Hawthorn Trails)

No update. The annexation agreement has yet to be signed.

B. Entrance lighting (Lakeside & Old McHenry)

No update.

C. Incorporation Status

No update. With property assessments plummeting, the anticipated revenue could be drastically reduced.

FYI, the homestead exemption on property tax bills will no longer be automatic. Homeowners will have to apply each year, via a form to be mailed to each household during the assessment period.

**VII. New business**

- A. Lake County Public Works presentation – Forest Lake water system  
(This topic was covered earlier in the meeting.)

**VIII. Audience Comments**

None.

**IX. Adjournment**

The meeting was adjourned at 9:29 p.m. (Motion by Libby; Norman)

Minutes submitted by: Jill Hughes

Minutes approved on: March 8, 2011