

Forest Lake Community Association

Meeting Minutes

July 10, 2012

I. Call to Order

Chairman Gray called to order the regular meeting of the Forest Lake Community Association at 7:32 p.m. on July 10, 2012 in the Forest Lake Community Center.

II. Roll Call

The following board members were present: Boriss, Gray, Hughes, Leonard, Lynn, and Tegtmeier.

III. Approval of Minutes from Previous Meeting

The minutes from the May & June meetings were approved as written.

IV. Officers' Reports / Committee Reports

A. Chairman's Report – Steve G.

- We will hear the two presentations (listed under “new business”) before conducting other business tonight.

B. Treasurer's Report / P&L Review

Checking Acct.:	\$ 9,448.38
High Yield Acct.:	\$136,320.99
60+ MO Annual CD:	<u>\$ 25,523.55</u>
TOTAL:	\$171,292.92

C. Dues Report – Jill H.

- 64.5% paid.

D. Newsletter Report – Jim P.

- Next newsletter will be next month.

E. Web site Report – Pat L.

- Nothing to report.

F. Lake Report – Nick L.

- The water level is low, due to the drought, but conditions are better than expected.
- The recent fish kill of 5-7 Northern Pike is likely due to the higher water temperatures. The dissolved oxygen levels are OK and other lakes are experiencing similar problems.

- Curly-leaf pond weed was a big problem this year. Apparently, other lakes in the region also experienced high levels of this weed.
- Inlet #1 (NW Corner) – High levels of chlorides were discovered by Lake County. We're still trying to get more information from them.
- Inlet #3 (Lagoon) – Duckweed and Watermeal are coming in from the pond west of Quentin. Reduced waterflow has limited this problem.
- The geese lines are working, though receding waters are reducing the effectiveness.
- Greg will contact Winklemann to see if they can remove the piles of curly-leaf pond weed at the parks.

G. Parks Report – Greg D.

- No report.

H. Landscape/Beautification Report – Maija B.

- Nothing to report.

I. Legal/Insurance Report – Steve G.

- Nothing else to report.

J. Activities Report – Laura T.

- The 5K race raised \$4,200 for the Wounded Warrior Project.

K. Government Report – Steve G.

- Nothing to report.

L. Community Center Report/Rentals – Tom P.

- The board approved Frank Nava's request to rent the Community Center on September 15.

V. Old Business

A. Web Site Refresh

The board approved spending no more than \$500 for the purchase of new web templates. (Motion by Tegtmeier; Hughes)

B. Other Old Business

None.

VI. New business

A. Attorney Presentation – Michael Jacobs, Schiffman & Jacobs

- Mr. Jacobs has worked for 15 years in condominium and HOA law. Now, the firm is almost exclusively dedicated to that area of practice.
- They represent approximately 70 associations. About 1/3 are HOAs.

- FLCA's situation is fairly unique. We should begin with a search to establish what documents exist and which have been filed with the County. Also need to know if any organization preceded FLCA.
- Next steps: FLCA will email a copy of a sample homeowner property deed and the dedication & plat of subdivision. Mr. Jacobs will submit a list of references to us.

B. Lake County PB&Z Presentation – Nuisance Properties

Presenting:

- Diana O'Kelly (County Representative, effective November 2012)
- Eric Waggoner, Director, Planning, Building, & Development
- Brittany Sloan, Principal Engineer, PB&Z
- Steve Canello (?)
- Mark Pfister, Population Health Services Director
- Kurt Woolford, Chief Engineer, Stormwater Mgmt Commission

Lake County has added new programs to expedite the resolution of nuisance properties:

1. Code Enforcement Hearing Process – A new process begun 2 months ago handles routine violations, such as animal complaints and nuisances. These no longer go through the Circuit Court, but are handled through administrative hearings. This process provides prompt resolution and the County has observed faster *voluntary* cooperation earlier in the process.
2. Rapid Board-Up – Addresses problems with foreclosed properties and abandoned homes. The property at 23783 N Lakeside was the test case for this process. In cases of extremely rapid (i.e. dangerous) deterioration, the process allows for rapid demolition. In these extreme cases, demolition could occur within 45 days; a huge improvement.
3. Nuisance Hotline 847-377-4444 – A dedicated phone number for reporting nuisance violations. Also includes options for animal control (animal at large, threat to children, exceeding the pet limit, etc.). Can also report well cap and wiring problems, which threaten public health.
4. Abandoned Vehicles – The State of Illinois has expedited the process to remove abandoned vehicles. This is awaiting the Governor's signature).
5. Nuisance problems are now handled jointly by the Health Department, PB&Z, and the Sheriff. Other agencies become involved as necessary and coordination has been improved.

The County prefers that HOAs get involved first, or resolve the issue without involving the County if possible.

The Health Department provided an overview of new and/or important services:

1. Health Services provides primary care services for uninsured/underinsured residents. (It is not a free clinic, but offers reduced fees.)
2. Behavioral Health Services serves as an advocate to patients; Offers substance abuse counseling.
3. Child & Family Connections – Provides screening of early age children (0-3 years) for disabilities; provides immunizations. They are looking into tightening the requirements for immunizations as several “defeated” diseases have returned.

Note that the West Nile virus is still a threat; actually more so with the dry weather. The type of mosquito that carries the virus is more abundant in these weather conditions.

VII. Audience Comments

None.

VIII. Adjournment

The meeting was adjourned at 9:31 p.m. (Motion by Tegtmeier; Leonard)

Minutes submitted by: J. Hughes

Minutes approved on: August 14, 2012