

Loch Lomond Property Owners Association  
Special Meeting

Minutes

March 26, 2022 – 10:00 a.m. Outside the Loch Lomond Firehouse

I Call to Order

President Blake called the meeting to order at 10:04 a.m.

II Pledge of Allegiance

President Blake lead the group in reciting the Pledge of Allegiance.

III This is an informational meeting

IV Pool Lease Negotiations

President Blake informed that the Lease Negotiating Committee is in discussions with the Landlord. We are very, very close to signing a new lease to get the pool back for the community.

Acknowledged John O'Brien's oversight and committee members' efforts: Jim Reidy, Stacey Prather, John Rocco (in attendance) and John Calonico and Tom Murphy (not in attendance).

If lease needs to be signed before the May meeting, a financial breakdown will be presented at the May meeting.

V Audit Committee

Introduced the Audit Committee members. Laurie O'Brien is the chairperson. Peggy O'Brien is the secretary. Richard Zanotti; Jim Reidy and Mary Reidy are committee members.

Laurie informed that they just started receiving documents for the committee's review. Will work to put together a timeline to help answer members questions and make recommendations.

President Blake shared his goal that all members, not just some, will know everything. Full transparency.

VI Hospitality Team

Mark Quilici, Vice President, introduced himself as the Hospitality Team lead. Janice Calonico will work with Mark. Other are welcomed. Events being considered are:

- A Memorial Day dinner on Sunday night, May 29, 2022, instead of the usual Saturday night.
- Golf tournament (hopefully at Adam's Springs golf course). Hold the dates of either July 30 or August 6. Golf committee being formed. Some of the younger folks have reached out to Mark to coordinate. We will likely pair the golf outing with some time of late lunch or early dinner so those not playing golf can join afterward.  
Note: Biggi is planning one of its three dinners on July 30, so keep that in mind.
- Bocce Tournament. We need to determine the condition of all three courts needed for use. Will target August so we have time to get the necessary courts ready.

- Smaller scale CobbStock. Stacey Prather is interested in doing something similar to CobbStock on a smaller scale. Wrangling her dad and bandmates for a pool fundraiser.
- Bingo

Contact Mark at [vicepresident.llpoaca@gmail.com]

Member input:

We are all here with the intention of reestablishing our community. The focal point of that community is the pool. I believe our functions should be directed toward the pool.

The firehouse kitchen is done. New refrigerator is not hooked up yet. Ready to go to hold the Memorial day dinner there. A lot of upgrades have been made over the past three years.

What will the new pool hours be while sharing with the Channel Cats?

We will have the pool 11-4 Monday-Thursday and all day until 8 pm (or later for night swims) Friday through Sunday. Expanded hours being considered are 10-8.

Jim Reidy and John O'Brien have begun cleaning up the pool grounds. Once we have a lease, we intend to paint the pool and the deck. Every weekend from now until Memorial Day we will need to work and they are asking for volunteers to get the pool ready.

Memorial Day weekend is the targeted opening day because we are no longer the sole users: the Channel Cats need to open in early June.

Jim Reidy speaks highly of Jennifer, head of the Channel Cats, and her dedication to teaching kids how to swim.

The LLPOA is not paying for work to be done on the pool prior to having a signed a lease.

Nothing has been purchased yet. Personal volunteer efforts.

We have asked for a one year lease.

Lisa Biasotti: has run comps since 2012 and with the increased costs and the cost sharing arrangement with the Channel Cats, we are at or below where we have been in the past, including the higher rent.

Channel Cats' partnership is a gift

Our insurance broker has reviewed the lease.

We have a lot of new family homeowners. Board should consider allowing new members to join at member rate, as opposed to associate member rates, if joining after March 31. The Board will take the suggestion under consideration. New homeowners have the option to transfer membership from purchased property

Firewise

Board will look into Firewise emails received to date and they will be responded to

There is a grant for \$40,000 per lot to remove your dead wood on the ground. No application process.

Facebook community sites are a great resource for updates

LLPOA Board will work with our Webmaster to add a Firewise tab to the LLPOA Website.

Website will include a shared events calendar.

Lisa and Randy [our Webmaster] are creating an LLPOA Website APP for our phones

Mike Peterson is informed on the history of the Firewise program for the LLPOA. Ball was dropped. Recommends the board assign an individual today to restart the program and research available funding. Mike is offering to take on the leadership of the Firewise program to move it forward.

President Blake thanked Mike for stepping forward to lead this effort.

All are reminded: the first firebreak is the area around your home which is each of our responsibility. Biggest fire break is the mountain which is well maintained. Get rid of the fire load on the ground.

Newsletter will be shared on what was presented today and on a regular basis going forward.

Meeting adjourned at 11:05