



Loch Lomond Property Owners Association, Inc.

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To the Members and Families of the Loch Lomond Property Owners Association:

Happy New Year! As we embark on the journey that 2022 will present to us, we have some exciting news to provide. The new Board of Directors (the Board) has been busy working on behalf of the LLPOA.

First and foremost, I would personally like to express my sincerest thank you to Dennis Dorn and Suz-Anna Morandin for their many years of service on the Board. They both served our Loch Lomond community and the LLPOA and I am very grateful to them for their years of service on the Board.

Next, the Board will always work on behalf of you, our members, and it is our goal to not only restore the trust of our membership, but to return more of the decision-making power to all of you. It is our belief that the membership should drive the direction of the LLPOA, and we will always work to give the membership all pertinent information in order to provide an opportunity for the members to hold meetings and vote on issues that pertain to the future of the LLPOA. We will strive for transparency in all operations.

To that end, the Board will make some updates to our financial structure and processes and how we monitor our finances. First, we will restore the two-signature requirement for checks. Second, the Board will eliminate any and all ATM cards associated with our accounts. Lastly, all Board members will have daily access to and be required to log in and review the bank accounts monthly. We believe these measures will prevent any possible improprieties from occurring and ensure our financial future will always be on sound

footing. As promised in our September 2021 meeting, we will provide an opportunity to create an audit committee to review the financial records of the LLPOA for the past few

years so we can all move forward knowing our finances are in order and our records are accurate. We will provide an opportunity for discussion and committee assignments at our next membership meeting.

In other news, our Pool Lease Negotiation Committee (the Lease Committee) is in the process of beginning discussions with the landlord to establish a new lease for the pool. We believe we made tremendous progress last summer and simply ran out of time to complete negotiations. The Board and the Lease Committee feel that by beginning discussions in January, we can try to work out a deal that would benefit the landlord, the LLPOA, and Loch Lomond community as a whole. We would love to be able to use the Loch Lomond pool again as it has been the center of our community for generations. Please note, any new lease will need to be approved by the membership before we sign it.

Because of all of these issues, we would like you all to “save the date” of March 26, 2022, for a special membership meeting, which we may conduct via *Zoom*, if necessary. If we have issues that require discussion with the membership, we don’t think it would be wise to wait until Memorial Day to discuss important issues.

We also plan to create a membership directory listing all active, voting members. While all members’ names and parcel addresses will be listed, each will have the opportunity to decide, on an individual basis, how much additional information they would like included in the directory. We will also provide an opportunity to list any family members and include their contact information if desired. A directory helps us to better communicate during times of emergency here on the mountain.

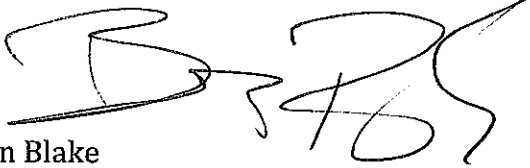
The Board encourages all of you to fill out the 2022 LLPOA membership form and return it along with your dues check by March 31, 2022, to ensure your voting privileges for the year. In addition, you and your immediate family will be eligible to serve on various committees and serve as members of the LLPOA Board of Directors. Dues and renewal forms received on or after April 1, 2022, will be considered associate members and will not have the aforementioned privileges.

As noted above, we are proposing a number of committees to encourage all of our members and their families to participate in the activities of the LLPOA. We would like to create a hospitality committee to help re-establish the dinners on the summer holiday weekends. We would like to bring back the community bocce ball tournaments, and our wine tasting event. And we plan to increase our participation in a local fire safety program.

The Board feels that the best way to achieve these goals is to establish committees to encourage maximum participation and community involvement. Additional committees will be discussed at our next meeting and we invite all members, as well as family members, to participate on a committee.

In closing, we don't know exactly what the future holds, but the Board will prepare to operate as close to normal as possible. We sincerely want to restore the traditional events of the summer in Loch Lomond and take advantage of every opportunity to gather as a community. There is no better place to be than in Loch Lomond on a warm summer evening spending time with family and friends!

We look forward to seeing everyone very soon and we will be sending out more information about meetings and various events in the near future.

A handwritten signature in black ink, appearing to read 'Bryan Blake', written in a cursive style.

Bryan Blake
President, LLPOA