

Loch Lomond Property Owners Association
General Membership Meeting

Minutes
September 1, 2019 at 10 a.m.
Loch Lomond Pool

I. Call to Order

LLPOA President Dennis Dorn called the meeting to order at 10:15 a.m.

II. Pledge of Allegiance

President Dennis Dorn turned the meeting over to Ben Murphy, General Manager, from the Loch Lomond Mutual Water Company to present the information from their agenda.

At 10:43 a.m. President Dennis Dorn began the LLPOA General Meeting.

III. Approval of the Agenda

Paul Nuti made the motion and Mike Reidy seconded the motion to approve the agenda, which was approved by all in attendance.

V. Minutes from July 7, 2019

Posted on <https://www.lochlomondpoa.info>

Dennis Dorn stated that the minutes are posted on the LLPOA website and the Board has already approved the minutes.

VI. Reports

A. President — Dennis Dorn

It was announced that Mr. Tom O'Brien, patriarch of the O'Brien family passed and a moment of silence was held in his honor.

B. Treasurer — Janice Navarra

Janice Navarra gave the Treasurer report.

The Capital Account balance as of 12/31/18 was \$21,617.19 with income of \$100 (donation from Brown Family) totaling available funds for 2019 of \$21,717.19.

Capital Expenses totaled \$6,664.40, leaving a balance as of 8/30/19 is \$15,052.79. Capital Expenses were discussed and clarified for the members.

The General Fund Account balance as of 12/31/18 was \$9,786.00 with income recorded between 6/30 and 8/30/19 of \$3,515.00 totaling available funds for 2019 of \$13,301.00. Expenses totaled \$7,835.00, leaving a balance as of 8/30/2019 of \$5,466.00.

Pool season passes sold in 2018 was 53 and in 2019 was 40, so they were down. Attendance at the pool was also down, causing intake of funds to be down. Expenses were up. The cost of chemicals and supplies went up 12%. We are awaiting the PG&E bill for the summer and water bill. There is no separate PG&E meter for the pool. The store owner averages the billing over what he pays when the pool is not on and we pay the difference. Keep in mind the pool pump runs from 10 a.m. to 9 p.m. There was an algae problem with the pool in 2018, so in 2019 we stayed on top of it so it didn't come back.

We can't continue to operate with minimum funds. Perhaps new fundraisers can be considered with the ability to increase funds, but will also need the help of the members to volunteer to make these happen. The Wine Tasting event will be coming back, but we need members to volunteer to staff the committee.

Hopefully 2020 expenses will be less due to fewer Capital work on the pool being anticipated.

Janice Navarra also thanked Bryan Blake as well as Gary Badarello and Dennis Fiscaro for all their help at the pool. She also stated that she will no longer be the pool manager in 2020.

Dennis Dorn mentioned that the Board is looking at the pool costs and possible increasing the cost of passes and daily use fee. They will be looking for a pool manager in 2020, for 2-3 hours a day. In the morning, checking the chemicals, pump, blowing the leaves, etc. and coordinating and overseeing the desk employees. This might cost an addition \$1,200 to \$1,500/month. We will need to find other sources of income to offset this cost.

The LLPOA Board is thinking about adding a Pancake Breakfast to be held at the Loch Lomond Firehouse on the first weekend of June, 2020.

There was a question about the Campgrounds membership. They pay for an "owner" membership and their immediate family can use the pool on this membership. There was an agreement between the LLPOA and the campground to allow their campers to use the pool for a flat fee between \$150 and \$180. They use the pool two weeks in June and two weeks in July. After some discussion, it was suggested that the campers should be charged the daily rate per person and be charged less than the LLPOA members' daily fee. The rate should be equal across the board.

C. Pool Report — Gary Badarello

Dennis Dorn thanked Gary Badarello for overseeing the volunteers and keeping the pool in great condition. Also, thank you to Janice Navarra for checking the chemicals every day and for managing the team of employees who worked the gate.

Gary Badarello reported that the pool equipment is in good shape. They purchased a new automated chlorinator. And the pool was completely painted before they opened.

D. Labor Day Dinner and Raffle Report — Helen Fisicaro

Helen Fisicaro thanked the chefs for cooking such a great dinner of Veal Sauté, Polenta, French bread, Salad, Antipasto, Zucchini Flowers, and Biscotti. Chefs: Dennis Fisicaro and Mike Giusti along with their helpers, Janice Navarra, Rob Graham, Mike Peterson, Peter Nuti, Tom Tomasi, Bill Curotto, Gary Badarello, Dennis Dorn, Chris Rolandelli. Thank you to Janice Navarra for donating the chocolate cake to add to our dessert.

Helen also thanked the following donors of fabulous raffle prizes: Lauren Wheat, Margaret Madison, Nancy Williams, Brown Family, Badarello Family, Dorn Family, Anni Minuzzo, Janice Navarra, Gina Sierra, Cathy & Jim Gibson, Gloria Bonora, Germenis Family, Rich Zanotti, Fisicaro Family.

Also, thank you to Janice Navarra, Cathy Gibson, and Lauren Wheat for selling the raffle tickets. And thank you Lauren Wheat for assisting with the distribution of the prizes. Helen appreciated the help of Emma, Sabine, Kaden and Tevye for pulling the raffle tickets.

We also had 13 of our finest young people, under the supervision of Monica Scodeller of Biggi's, serve our scrumptious dinner. And thanks to the generosity of our attendees, each server received \$62 in tips.

The reservations were full around August 21, 2019 with a wait list put into play. As always, the reservations fluctuated all the way up to check in time. We were able to find seats for everyone on the wait list. 241 seats were filled. The raffle brought in \$1,420 and the dinner collected \$5,645 for a total gross income of \$7,065. Expenses totaled \$1,036.50, leaving a net income balance of \$6,018.50. Thank you everyone for helping to make this another successful event!!!!

E. Upcoming Events —

October 26 – Saturday - Halloween in Loch Lomond.
Trick or Treat for the kids with a Potluck to follow.
More information to come in the next month.

If the weather is good, then the plan is to block off the street between Mulberry and Redwood and hold the LLPOA potluck dinner at a long community table. Plan B will be the Loch Lomond Firehouse should the weather not be conducive.

As this is a great event for the kids who live year round at Loch Lomond and Cobb Mountain, we want to continue to make this an even greater event in 2019. Helen and Dennis Fisicaro are going to donate the hot dogs and buns for the Halloween Event and Helen asked if there were any other members who would be willing to donate boxed drinks or waters, small bags of chips, snack cookie packs, or condiments. The response was overwhelming and we are fortunate to have so many generous members. Helen will be in touch with the wonderful volunteers. Thank You LLPOA members for making this happen!!!!

VII. Old Business

Utility Shed — Update with new ideas.

Battalion Chief Mike Wink discussed this with President Dennis Dorn and said that the LLPOA could place the Utility Shed on the Loch Lomond Fire Department site. A committee is working on this project.

VIII. Election of new officers – (President, Vice President, and Treasurer)

At this time, Dennis Dorn, Bryan Blake, and Janice Navarra are willing to run for the positions of President, Vice President, and Treasurer for the term of the next two years. No one else was nominated, so on the motion of Melanie Taylor and seconded by Debbie Doran, the three were elected unanimously by the attending members.

IX. Announcements

X. Adjournment - Debbie Doran made the motion and Melanie Taylor seconded to adjourn and the meeting was adjourned at 11:27 a.m.

Respectfully submitted,
Helen Fisicaro for Suz-Anna Morandin
September 1, 2019

Approved by the LLPOA Board
September 18, 2019