



# 2007 Loch Lomond Beach Club Spring Newsletter

Loch Lomond

## From the President- Dick Schultz

I believe it is now safe to say that "Spring has Sprung"! The ice is off of the lakes, the buds have appeared on the trees, the docks are in, the grass is turning green and many other signs are appearing to tell us that Spring is here and Winter is gone. I hope everyone got through the winter okay and that the snowbirds are back among us, or that they soon will be.

Larry and his staff opened up the Beach Club on Saturday, April 21. It sure felt good to see familiar faces and to catch up with how everyone got through our wimpy winter. Feel free to stop in at the Clubhouse to have a cup of coffee and to meet your neighbors and the staff.

The Board of Directors will once again be meeting monthly and the meetings are open to members. Because of time constraints, we ask that, if you wish to bring up an issue at a Board meeting, you talk to Larry or myself beforehand to get on the agenda. The monthly meetings are held at 8:00 AM on Saturday mornings.

The Annual meeting will be held this year on Saturday, June 9th. Please plan on attending. The Annual meeting is the time for Board elections. This year two current Board member's terms will expire: Dick Ricci and Gene O'Neil. If you would like to run for the Board, please stop in at the Club and talk to Larry or one of his staff. We are looking for candidates to serve on the Board or on one of the committees that are in place to assist the Board and the Club management.

I would like to call to everyone's attention that the speed limits have been changed from 35 to 30 mph on most of the roadways in our development. This was something the Board asked to be done because of safety concerns on our roads. We had received complaints from walkers and bikers as well as from homeowners. Be warned that the police will be patrolling our roads more frequently than in the past to enforce the speed limits. Be aware also that Birchwood has added a second full-time policeman, who will aid in patrolling.

Have an enjoyable and safe spring, summer and fall up here in God's Country. Please feel free to let management or the Board know if you have questions or concerns about the association.

## Annual Meeting Notice

The annual meeting of the Loch Lomond Beach Club, Inc. will be held at 2:00 pm on June 9, 2007, at the Loch Lomond Beach Club, Inc. Clubhouse, 2754 28th Street, Birchwood, Wisconsin, in accordance with Section I of Article III of the Loch Lomond Beach Club, Inc. By-Laws. A complimentary lunch will be served 12:30pm to 1:30pm.

## Annual Meeting Agenda

June 9, 2007 at 2:00pm

- I. Call to Order-Dich Schultz, President
- II. Secretary's Report - Dick Ricci, Secretary
- III. Treasurer's Report - Duane Waltz, Treasurer
- IV. Manager's Report - Larry Simpson, Manager
- V. Standing Committees
  - A. Budget and Finance - Duane Waltz - Treasurer
  - B. Facilities and Maintenance - Jean Jastram
  - C. Planning and Architectural - Merlin Johnson
  - D. Social - Michelle Weber
  - E. Long Range Planning - Gene O'Neil
- VI. Old Business
- VII. New Business
- VIII. New Business
- IX. Adjournment

## NOTICE

**SUMMER 2007 Swimming pool hours**  
10:00am-8:30pm Sunday through Thursday  
10:00am-10:00pm Friday and Saturday  
The pool may be closed due to inclement weather or for maintenance.  
Locker rooms close at 9:30pm Sunday through Thursday 10:30pm Friday and Saturday

**Children under the age of 12 years old must be accompanied by an ADULT to be in the pool area. ADULT is defined as a person over the age of 18.**

## *Behind the Counter*

By Larry Simpson

During the past few weeks we have been getting the facilities ready for the upcoming season. It is great to see all the returning faces, excited to get their places open and implement the plans developed during the winter solace. Change or improvement is a blend of excitement and some frustration as we make the necessary adjustments, then stand back take a look, reassess, and hopefully smile.

Loch Lomond goes through this process as we try to meet the needs and expectations of the membership. Trying to anticipate the effect of a change, to lessen the impact and create an orderly change, is our desire. To that goal we have been putting a lot of thought into how members register to use the facilities. Tim Rowan has been designing a program that will use a membership card with a bar code on it so registration can be done electronically.

This is part of a greater plan. Access control has been a topic of concern at long range planning and board meetings for several years now. We have had the luxury of operating more or less on an honor system. While this system works reasonably well during light usage periods there is genuine concern for the future. All of you have noticed the growth and change in the past several years, and although there may be a slow down in construction now, one fact remains constant, no one is creating more recreational land. Opportunities to own a piece of property in a development like ours is unique. Keeping it operating as a private club at a reasonable cost is an important part of shaping the registration plan for. Many costs can be tied directly to usage and placing a system to monitor usage at key points of the facility will become a part of the future. We will be implementing this system and will make a presentation at the annual meeting.

I will be creating a group of items in the storage area that seem to be abandoned or are in some sort of permanent storage. This is not the intended use for this facility. We have purged the area in the past and will be doing so this summer. Please read the notice placed in this newsletter and if you have an item that has been in there for a long time make arrangements to get it out.

I am trying to make it easier to get in touch with me for questions or concerns. My direct line is (715-354-7412) or you may e-mail me at:  
lochlomondbeachclub@yahoo.com.

I will place a message on the land line giving my schedule for the upcoming week and will check the e-mail.

Have a great summer.

Larry Simpson  
Manager

## *Planning & Architecture*

By Merlin Johnson

Now that the Beach Club is open, and recreational vehicles are starting to be moved on to the lots, please check the regulations regarding temporary dwellings and verify that you are in compliance. Last year 106 recreational vehicles were counted within Loch Lomond boundaries. The records show that 47 lot owners filled-out annual temporary dwelling applications and only 21 included the requested set back information. As mentioned in last year's newsletter, each recreational vehicle owner is required to fill out a temporary dwelling permit application.

*Reference: Loch Lomond Beach Club Policy and Procedures Manual Policy #16 Temporary Dwellings, Page 2, Authorization: Paragraph A.*

Once this temporary dwelling permit is on file in the office, a new permit will be sent annually to all recreational vehicle owners provided they have complied with all the rules. Without this annual permit, a recreational vehicle can not be placed on a lot. If you have not completed this application, please do so. Make sure you have completed the plot map, on the back side, indicating the setbacks from all property lines. Recreational vehicle, like permanent structures, must be located properly on your lot. The completed form should be turned in at the Beach Club front desk.

The intention of the Architectural Committee this year is to visit as many lot owners as possible and answer any questions that they may have on a one to one basis. I feel that there may be a lot of confusion this year because of the letters that Barron County sent out regarding the possible changes in their recreational vehicle permitting. Regardless of what they are proposing, at this time they have not made any actual changes.

During the year 2006, the Architectural Committee approved of thirty building applications. These included thirteen new homes, three additions to existing homes, five detached garages, five storage sheds, two gazebos and two decks.

Again, anyone intending to construct or place a permanent or temporary structure within Loch Lomond Beach Club boundaries, including all tax lots, are required to comply with the Covenants and Policies of the Beach Club as well as Barron County.

It has been noted that as our community grows, some of the lots within "The Woods" are becoming unkempt.

*Reference: Declaration of Articles and Restrictions Article 111 Loch Lomond Beach Club Paragraph 3 Unkempt Lots.*

Requires that the appearance of all lots be maintained in a condition consistent with that of the other lots within the area. As these lots are identified they will be expected to comply with this requirement.

As in past newsletters, we will keep you informed of any pertinent changes within the architectural areas of the Beach Club. I do feel that the overall compliance for new construction of permanent structures is finally coming around, but we are still lacking in the temporary structure area. The Architectural Committee will continue to review and update Loch Lomond Policy #16. Keep in mind, there will always be differences between Barron County regulations and Loch Lomond Beach Club and the most restrictive will apply.

## *Facilities & Maintenance Report*

By Jean Jastram

Doesn't it feel good to get back to the lake? This spring has been the best because it is the first year that I can remember coming back to 75 degree weather in April, and no mosquitoes yet! The grass is green and the buds are popping. If you haven't been to your lake property yet this year, don't delay!

Our club house is in great shape with the new kitchen. The pass through opens up this small room to easier access and improved traffic control from the dining room and the new paneling brightens the dining room. The Board has decided that Loch Lomond will no longer provide utensils, plates, pots and pans for general use in the kitchen. Please plan to bring these items with you if you are going to use the kitchen. Plates and plastic utensils will be available for purchase at the country store. We hope that you will enjoy working in the new kitchen. There has also been an upgrade to our filter system which has improved the water quality throughout the building.

Unfortunately, the kitchen project did not go smoothly.

- Three days before the construction was scheduled to begin, the low bid contractor let it be known that he was not going to work on our project. At that point, demolition had begun, appliances and cupboards had been purchased or were on order, and so we had to scramble to find another contractor at a time when they were already busy. Merlin Johnson, our Board member and the owner of MerCor Johnson Construction, stepped in to rescue us. His construction workers put in overtime hours to complete our project before the year-end party at the end of October.

- We were required to install a commercial-grade floor covering which was more expensive than budgeted.

- At the urging of the membership, we decided to purchase wood cabinets instead of the laminated cabinets due to concern about how the laminates would handle extreme cold when the building is not heated.

- Additional unplanned work was added to the project, such as the paneling of the dining room, built in pizza ovens with external venting and fresh paint.

- The Board approved \$750 for purchase of kitchen supplies.

The net effect is that the kitchen project came in at \$8,608 over the budget. I wish that it were not true, but I know that the finished kitchen and dining room are even better than the original plan and they will service our membership for another 30 years.

You will find that the showers in the locker rooms have been updated with new shower doors and new grouting of the old tile in the shower stall. There are new benches and new tile in the dressing area. Not only are the showers cleaner, but the dressing room walls which had extensive rot are now solid.

As always, your comments and suggestions as to how our facilities look or how they can be improved are welcome. It is good to be back at the lake and we look forward to seeing you around the club house.

Jean Jastram

## Budget and Finance Committee

By Duane Waltz

Fiscal year 2006-2007, which ended March 31, 2007, was an interesting year for LLBC. Both total income and total expenses exceeded budget.

Total income increased to \$258,019 exceeding budgeted income by \$14,889. However, this was a decrease of \$17,663 from the previous year. The previous year's income had benefited from a one time lot sale of \$12,000 and recognition of CD interest for \$11,402. Over budget income items were Past Due Assessments +6,146, Store Receipts +4,387, CD Interest +3,378 and Miscellaneous Income +3,678. Under budget income was Current Assessments -6,126.

Operating expenses were \$248,456 which was \$8,037 over budget and \$40,131 over previous year's expenses (nearly all was due to asset improvements). The over budget expenses were Purchase for Resale +1,581, Grounds and Security +6,810, Equipment +1,732, Remodel Kitchen +8,608 and Remodel Locker Room +6,300. The under budget expenses were Legal -6,228, Insurance -1,254, Fuel -2,187, Garbage Removal -1,305, All Wages -1,001, Pool and Deck Furniture -1,000 and Pool Repair -1,449.

LLBC is currently debt free except for the \$3,232 of payroll liabilities associated with employee withholding.

Designated reserves at year end are \$85,686. LLBC also has about \$40,000 (savings and liquid deposits less payables) for total reserves of \$125,686.

As reported in our fall newsletter, the IRS did approve our request to be exempt from income taxes on club related business. The 2007-2008 budget has a \$15 increase in assessments which should help us increase reserves by about \$40,000 in the coming year.

### **NOTICE**

**Loch Lomond Beach Club  
Directors meeting dates 2007  
ALL MEETINGS ARE AT 8:00AM  
UNLESS OTHERWISE STATED**

June 9- monthly board meeting  
June 9- 2:00pm annual membership meeting  
July 21- monthly board meeting  
August 18- monthly board meeting  
September 15- monthly board meeting

### **NOTICE**

Visit the Loch Lomond Beach Club web site at <http://www.llbeachclub.com>. There are important facts and information available for you with more on the way. Please thank Tim Rowan for his work as web master.

### **TREES and SHRUBS**

Please limit the amount of tree and shrub removal to as little as possible to allow for construction or development. The goal is to leave as much natural ground cover as possible. We all love to see the wild birds and animals. When we remove the natural habitat we cause them to move elsewhere. **WE ARE DESTROYING THEIR HOME. THANK-YOU.**

### **NOTICE**

#### **DO SOMETHING GREEN—RECYCLE**

We have made arrangements with Barron County to provide a Recycling Container located at the corner of Loch Lomond and Eden Ave. (By the Storage Area). Most glass, Plastic and Aluminum may be left there. Do your part to reduce landfill space and costs by RECYCLING.

### **NOTICE**

At the request of many residents within the development Red Cedar Township has lowered the speed limit to 30 MPH on most of the roads within the development. Please look for the official ordinance in this newsletter.

### **NOTICE**

After much discussion about the status of our swimming pool, our Manager Larry Simpson has advised us that this pool can be kept in working order with minimal expense for a number of years. The consensus of your Board is that we should continue to build a designated reserve fund for the future replacement of the pool when it becomes apparent that this pool is no longer functional or it does not meet for our needs. This designated fund currently stands at \$72,000.

**LLBC HOURS of OPERATION**

**April**

Sat. ----- 9:00 a.m. - 5:00 p.m.

Sun. ----- 10:00 a.m. - 5:00 p.m.

**May**

Fri. -----5:00 p.m. - 11:00 p.m.

Sat. -----8:00 a.m. - 11:00 p.m.

Sun. -----8:00 a.m. - 5:00 p.m.

**June-August**

Mon. -Thurs. -----8:30 a.m. - 10:30 p.m.

Fri. -----8:30 a.m. - 11:00 p.m.

Sat. -----8:00 a.m. - 11:00 p.m.

Sun. -----8:00 a.m. - 10:30 p.m.

**September**

Wed. -----7:30 p.m.- 10:30 p.m.

Fri. -----5:00 p.m. - 11:00 p.m.

Sat. -----8:00 a.m. - 11:00 p.m.

Sun. -----8:00 a.m. - 5:00 p.m.

**October**

Sat. ----- 8:00a.m. - 11:00p.m.

Sun. ----- 9:00a.m. - 5:00p.m.

**LLBC  
WASTE AREA  
HOURS of OPERATION**

Wednesday 1:00 p.m.- 4:00 p.m.

Saturday 1:00 p.m.- 4:00 p.m.

Sunday 11:00 a.m.- 4:00 p.m.

Special Hours will be posted for holidays

**NOTICE**

There will be Two Board positions up for election this year. Both Gene O'Neil and Dick Ricci are not running for re-election. Please take the time to thank them for their many hours of service. If you would be interested in running for the board please notify Dick Schultz or any other board member.

**LOCH LOMOND BEACH CLUB, INC.  
PROXY VOTE FORM**

I give the below named director power to act for me at Annual and Special meetings of the Loch Lomond Beach Club Inc. from the date of receipt until June 1,2008.

Director Merlin Johnson \_\_\_\_\_

Director Francis (Gene) O'Neil \_\_\_\_\_

Director Dick Ricci \_\_\_\_\_

Director Duane Waltz \_\_\_\_\_

Director Michelle Weber \_\_\_\_\_

Other (print name) \_\_\_\_\_

**Definition or Limitations**

A. Board Elections Only

B. All Issues \_\_\_\_\_

Date \_\_\_\_\_

Name \_\_\_\_\_

Signed \_\_\_\_\_

Please print on above line

Lot/Block/Division of Lot (s) \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

# **Loch Lomond Beach Club**

## **Social Calendar 2007**

June 9	Annual Board Meeting
June 10	Pancake Breakfast
June 16	New Member Social
June 21	Ladies Luncheon
July 7	Fishing with the Pro's
July 25	Pot Luck Dinner
July 28	Family Weiner Roast
August 1	Mid-week Pot Luck Dinner Social
August 4	Wine Tasting
August 4	Golf Outing
August 18	Corn Feed
August 25	Garage Sale
September 2	Pie Social
September 3	Pancake Breakfast
September 15	Pot Luck Dinner Social
Date to be determined	Sportsman Banquet
October 27	Halloween party/Lost & Found Auction

**Please check the web page [lbeachclub.com](http://lbeachclub.com) for updates and times**