



# 2008 Loch Lomond Beach Club Spring Newsletter

## From the President- Dick Schultz

Can we feel safe in saying that Winter is over and Spring has arrived? All the signs indicate that Spring is here; the ice is finally off Red Cedar (official ice-off date of April 28th), the campers are gradually coming out of storage and onto lots, the Clubhouse is open again on weekends, buds are popping out and lawns are turning green. But in many ways it was a winter that just wouldn't go away. Where was the global warming when we needed it?

Larry and his superb crew are getting the pool ready for the Memorial weekend opening. We are optimistic that the pool will get us through at least another year.

Thanks once again for your cooperation and understanding last year in signing in and getting wristbands when using the pool. The idea behind this is to make sure that Loch Lomond Beach Club facilities are only used by those members (and their registered guests) who have paid their dues. This year we are implementing an electronic sign-in procedure when you enter the Clubhouse that will assist the staff in making sure members in good standing only are using our facilities. Please be patient with the staff and understand what we are trying to accomplish. Thank you!

The 2008 annual meeting will be on Saturday, June 14th. Mark your calendars to attend and join us for lunch before the meeting. Who says there isn't such a thing as a free lunch? Again this year, at the annual meeting we will have an election for the open Board member positions. The terms for Jean Jastram, Merlin Johnson and myself run out at this time and Linda Woolson has resigned due to time constraints. We need members to step up and run for the Board. At this time Jean and myself have decided to not run again for the Board.

Have a wonderful 2008 season at Loch Lomond and stay safe!

## Annual Meeting Notice

The annual meeting of the Loch Lomond Beach Club, Inc. will be held at 2:00 pm on June 14, 2008 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 12:30 pm to 1:30 pm.

### Annual Meeting Agenda June 14, 2008 at 2:00 pm

- I. Call to Order-Dich Schultz, President
- II. Secretary's Report- Michelle Weber
- 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- Paul Eidem
- VI. Old Business
- VII. New Business
  - A. Board Elections
- IX. Adjournment

#### SUMMER 2008

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. **PLEASE CALL AHEAD TO BE SURE THE POOL IS OPEN.**

Locker rooms close at 9:30pm

Sunday through Thursday and

10:30pm Friday and Saturday.

**YOU WILL BE REQUIRED TO BE WEARING A WRIST BAND TO ENTER THE POOL AREA. WRIST BANDS MAY BE OBTAINED FROM THE STAFF WHILE REGISTERING FOR THE DAY. YOU MUST REGISTER AND WEAR A NEW WRIST BAND EACH DAY.**

**Children under the age of 12 years old (AS DEFINED BY LLBC AGE RULES) 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

Writing an article for the spring newsletter should be an easy task. There is so much to talk about, to catch up on after the winter season. Like the traveling song birds that we see, the signs of seasonal change are all around us. Should the article be informative? Humorous? Should I speak to great truths? Will anyone actually read it? And if so will the message be clear? The time is now, and I am here, so I must be ready. Are you?

Your Board of Directors has identified membership registration and facility usage as our main focus this summer. I agree with this priority. We have around 600 member lots with the potential for around 500 additional lots. These additional lots come from two categories, developer owned (Melar) and tax lots. Melar owns about 300 and there are approximately 200 tax lots out there that could be converted back into membership. In reality the 500 lots will not convert directly to 500 more members. Many of the Melar sales are two lots at a time and not all the tax lots will convert to membership, however the likelihood of a considerable increase of member lots definitely exists.

Current policy allows for an aggregate of 10 guests per member lot per day. This gives us the potential of 6000 guests per day. Additionally with approximately 2.5 members per lot, together you get a grand total of 7500 people possible per day, without any additional lot sales or conversions. We are experiencing an increasing number of lots that have multiple owners and lots that are in land trusts. We also have member lots that are entering the short term rental market. The picture could look like this, a revolving door with a constant stream of people entering and leaving. Imagine yourself as the staff on duty expected to visually recognize who is and who is not a member or a guest of a member.

Why am I giving you all this information? We need your help and co-operation. An electronic registration system is being tested this season. This system will require identification at registration. You will be asked to present your card to the staff on duty and staff will register and check for validity. We know we will encounter challenges as we work our way through this major change in registration policy. Additional cards

will be available, please inform the staff on duty and they will place your needs on a list. I will create new or additional cards. At this time there will be no charge for the additional cards, however I will be monitoring this very carefully watching for abuses. Remember your guests will need a current guest letter when you are not present at registration.

The new system is a considerable change for most of us and change can be difficult without an explanation of why. Hopefully you can see that in the long run access control is necessary to maintain a private club and protect your investment.

Larry Simpson  
Manager

## *Planning & Architecture*

By Merlin Johnson

As chair of the Architectural Committee over the last several years I have been fortunate to meet many members, new lot owners and even some of the original core group that have proposed projects within the development. In most cases after we work through the differences between Barron County and Beach Club requirements, the projects go very well.

As the area grows the entire Board is faced with many challenges. The Architectural Committee remains committed to the enforcement of the Covenants, Restrictions and Policies that regulate that growth. I would like to suggest that on one of our infrequent rainy days this summer, you as property owners within LLBC take a few minutes to reread, or perhaps for the first time, read the first couple articles of the Declaration of Covenants and Restrictions as set forth by the people that established our development.

These few paragraphs indicate the strong sense of commitment they had for developing this area, maintaining its natural beauty and establishing minimum regulations that will guarantee property values that continue to benefit us all.

In the ongoing effort to better control the usage of the facilities and property within the Loch Lomond Beach Club, the Board decided to have all of the Beach Club outlots surveyed and marked. As stated in the Declaration of Covenants and Restrictions Article II paragraph # 15, outlots are for the exclusive recreational use of the LLBC and its members. The

Board has taken the position that all outlots will be kept in their natural state as green areas and not allow cutting, clearing or any alteration to take place on outlots.

As outlots are better marked, anyone that has expanded into, or altered any portion of these lots will be required to return them to their natural state.

It is the intent of the Architectural Committee to post updated sample site plans on the bulletin board at the Club. This should help anyone planning to build, or place a temporary structure properly on their lot. The site plan will indicate the most restrictive setbacks required by either the Beach Club or Barron County.

Remember that all Beach Club required setbacks are from your property stakes, so again it is strongly recommended that you have your lot surveyed and maintain your corner markers for future references.

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

The state of the facility is good, but every building needs constant care and occasional updates, especially when the building is over 40 years old as our club house is. Your Board is developing a 5 year plan as part of the long range plan in order to budget for such work. Even so, we all know that once in awhile there will be surprises.

Last year we promised ceiling fans for the west great room. The fans are on order and should be installed in time to keep us more comfortable at the June annual meeting. This year the tennis court nets will be replaced, and we plan to replace 2 of the toilets in the locker rooms. In the fall the pressure tank will also be replaced.

Another project to be planning for in the next year or two includes black topping portions our driveways and parking lots.

We owe a big thank you to Larry Simpson for keeping our facility in such good shape while working within a tight budget. I have enjoyed working with Larry these past six years and with the entire LLBC Board. See you around the club house.

## **LLBC CLUBHOUSE OFFICE 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..8:30a.m.-10:30p.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.....8:00 a.m. - 11:00 p.m.  
Sun.....9:00 a.m. - 5:00 p.m.

## **2008 ACTIVITY SCHEDULE**

**PLEASE CHECK WEBPAGE FOR UPDATES**

May 24	Welcome Back Social 3pm-5pm
June 10	Ladies Luncheon
June 14	Annual Meeting and Lunch Lunch 12:30pm-1:30pm Meeting 2:00pm
June 15	New Board Pancake Breakfast 9:00am-11:00am
June 28	Pot Luck Dinner 6:00pm
July 5	Fishing with a Pro (child event) 9:00am
July 12	LLBC Garage Sale
July 15	Ladies Luncheon
July 26	LLBC Family wiener roast 5:00pm
July 30	Pot Luck Dinner 6:00pm
Aug 9	LLBC Golf Outing
Aug 9	Wine and Cheese Tasting Party 6:00pm
Aug 23	LLBC Annual Corn Feed 5:00pm
Aug 31	Pie and Ice Cream Social
Sept 1	Pancake Breakfast 9:00am-11:00am
Sept 13	Pot Luck Dinner 6:00pm
Sept 27	Sportsmans' Banquet 5:00pm
Oct 25	End of Season Party 5:00pm

## Budget and Finance Committee

By Duane Waltz

Fiscal year 2007-2008, which ended March 31, 2008, was a good year for LLBC. Total income exceeded budget and total expenses were slightly under budget.

Total income increased to \$276,629 exceeding budgeted income by \$12,979. Over budget income items were Current Assessments +3,087, Dock Fees +3,933, CD Interest +3,749, Money Market Interest +1,823 and Refuse Area Reimbursement +1,1035. Under budget income was Store Receipts -1,172.

Operating expenses were \$222,516 which was \$584 under budget. The over budget expenses were Garbage Removal +1,311, Purchase for Resale +2,726, Grounds and Security +4,115, Docks +1,154, All Wages +3,813 and Medicare and Social Security +1,590. The under budget expenses were Real Estate Taxes -1,433, Propane -3,207, Clubhouse Exterior -1,279, Equipment -1,252, Vehicle Storage -2,500 and Pool Repair -1,810. \*Over and under budget items reported are close with a variance of \$1,000.

Cash basis earnings are \$54,112 (prior to year end adjustments by our accountants) compared to the \$40,550 budgeted. \$140,550 will be added to pool fund reserves and the remaining \$13,862 will be added to general asset reserves resulting in total designated reserves of \$162,900 (estimated). We are now realizing the benefit of our tax exempt status as we continue to build needed reserves. LLBC is currently debt free except for the \$3,868 of current employee withholding.

## Long Range Planning Committee

By Paul Eidem

We continue to look at the future of Loch Lomond Beach Club with a close eye on asset replacement. We are building reserves totaling over \$150,000 but we are still well short of where we need to be as an organization. With a future pool replacement expecting to be over \$300,000 and an aging building that will continue to need repairs we need to stay diligent on building the reserves that will meet our future requirements.

With approximately 300 Mylar lots coming up for

sale we need to be prepared to handle additional members and look to the future.

LLBC is moving into the modern age with the new electronic sign in. This will help us collect information on how the beach club is being used and ensure that members and their guests are the ones using our facility. This will provide valuable information in planning for the future of LLBC. If you have questions or comments about Long Range Planning please email me at [eidemp@msn.com](mailto:eidemp@msn.com).

### STORAGE AREA FINAL NOTICE!!!!

**THIS IS THE FINAL NOTICE FOR PEOPLE WHO HAVE BEEN STORING ITEMS IN THE STORAGE AREA IN VIOLATION OF POLICY.**

**WE MARKED ITEMS LAST SUMMER WITH VIOLATION TAGS THAT ARE SUBJECT FOR REMOVAL OR DISPOSAL. WE WILL BE CONTACTING KNOWN OWNERS OF THESE ITEMS AND ASKING THEM TO REMOVE OR OTHERWISE MAKE THE ITEM CURRENT WITH POLICY. ITEMS THAT WE ARE UNABLE TO DETERMINE THE OWNERSHIP OF WILL BE DISPOSED OF. PLEASE CONTACT LARRY (715-354-7412) WITH ANY QUESTIONS.**

### LOCH LOMOND BEACH CLUB AGES OF CHILDREN RULE

FOR POOL ACCESS AND FISHING CONTEST AND OTHER ACTIVITIES, THE AGE A CHILD IS ON APRIL 1 OF THE CURRENT YEAR WILL BE THE AGE USED FOR THE ENTIRE SEASON!

EXAMPLE: JOHNNY'S BIRTHDATE IS JULY 15, 1996. HE WILL BE 12 YEARS OLD ON JULY 15, 2008. HE WAS 11 YEARS OLD ON APRIL 1, 2008. HE WILL BE CONSIDERED 11 YEARS OLD FOR THE 2008 SEASON.

VISIT THE LOCH LOMOND BEACH CLUB  
WEBPAGE FOR CURRENT INFORMATION:

[lbeachclub.com](http://lbeachclub.com)

VISIT THE CEDAR LAKES ASSOCIATION  
WEBPAGE FOR LAKE AND OTHER  
INTERESTING INFORMATION:

[redcedarlakes.com](http://redcedarlakes.com)

**WASTE AREA HOURS OF OPERATION**  
**WEDNESDAY - 1:00 PM - 4:00 PM**  
**SATURDAY - 1:00 PM - 4:00 PM**  
**SUNDAY - 11:00 AM - 4:00 PM**  
**HOLIDAY MONDAYS 11:00AM - 4:00PM**

## Charge Privileges

It is a privilege to be able to charge purchases, additional waste charges and rentals at the Beach Club. Listed below are some suggestions and comments regarding these charges.

Invoices are sent out once a month, near the end or at the first of each month. Payment is "Due on Receipt" of the invoice, not 30 days from the date of the invoice or after a Statement is received showing a finance charge. (Then paying the invoice minus the finance charge). If you have an "open" charge for a weekend so the kids can charge, etc. please check at the counter to see if the charges are under \$5.00. With postage and paper costs going up it would be helpful NOT to have to send an invoice for these small amounts. We have approximately 600 member lots. I appreciate your efforts in sending the portion of the invoice/statement at the bottom when sending your payment. It shows the member number along with the name and is helpful when entering payments. For those of you who are paying by check, it would be helpful to have the lot, blk, div somewhere on the check. We want to be sure that the payments are applied correctly.

Thank you for your patience during the change of software last season. As we are all owners of the "Club" we should try to conserve and simplify as much as possible to keep the costs down and the functionality up.

**THERE WILL BE 4 BOARD OF DIRECTORS POSITIONS UP FOR ELECTION THIS YEAR. ELECTIONS ARE HELD DURING THE ANNUAL MEETING ON JUNE 14. (SEE NOTICE OF ANNUAL MEETING IN THIS NEWSLETTER).**  
**AT THIS TIME WE HAVE 4 MEMBERS WHO ARE RUNNING AS CANDIDATES. PLEASE CHECK THE BULLETIN BOARD AT THE CLUB TO VIEW THE CANDIDATES REGISTRATION FORMS.**

## LOCH LOMOND FISHING CONTEST COMPETITIVE CONTEST RULES

1. PARTICIPANTS MUST BE REGISTERED BY 11:00 PM ON THE SECOND SATURDAY IN JUNE. (ANNUAL MEETING DAY) CONTEST IS FOR MEMBERS ONLY.
2. THERE IS NO AGE LIMIT FOR COMPETITORS. (CHILDREN MAY ENTER)
3. YOU MUST HAVE REGISTERED THE DAY BEFORE YOU ENTER A FISH.
4. THE CONTEST RUNS FROM THE 8:00 AM SATURDAY OF MEMORIAL DAY WEEKEND UNTIL 5:00 PM SUNDAY OF LABOR DAY WEEKEND.
5. ALL CONTEST FEES MUST BE PAID BY 5:00 PM SUNDAY OF LABOR DAY WEEKEND TO BE ELIGIBLE TO WIN OR PARTICIPATE IN THE SPORTSMANS' BANQUET.
6. FEE FOR ENTRY IS \$5.00 / ENTRANT.



## LOCH LOMOND FISHING CONTEST CHILDRENS NON-COMPETITIVE PROGRAM

1. OPEN TO ALL MEMBERS CHILDREN LESS THAN 12 YEARS OLD (AS DESCRIBED IN LLBC SEASON AGE RULE). NO PRE-REGISTRATION IS NECESSARY AND THERE IS NO FEE. CHILDREN MAY ATTEND THE SPORTSMANS BANQUET BY PAYING THE \$5.00 FEE.
2. A PICTURE OF THE CHILD WITH FISH MAY BE POSTED, WITH APPROVAL FROM THE PARENT OR RESPONSIBLE ADULT.
3. ONLY ONE PICTURE PER CHILD PER CATEGORY OF FISH.
4. PROGRAM WILL RUN FROM 8:00 AM SATURDAY MEMORIAL DAY WEEKEND UNTIL 5:00 PM SUNDAY OF LABOR DAY WEEKEND.
5. A PARTICIPATION RIBBON WILL BE RECEIVED BY EACH CHILD FOR CATCHING A FISH. ONLY ONE RIBBON WILL BE GIVEN REGARDLESS OF THE NUMBER OF FISH CAUGHT.

LOCH LOMOND BEACH CLUB, INC. PROXY VOTE FORM

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

Proxy Vote forms must be received by June 12, 2008 at 5:00pm to be valid for the Loch Lomond Beach Club, Inc. annual meeting held on June 14, 2008 at 2:00pm.

Director Jean Jastram \_\_\_\_\_

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

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

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

Director Paul Eidem \_\_\_\_\_

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

Definition or Limitation

Board elections Only \_\_\_\_\_ Name \_\_\_\_\_

All Issues \_\_\_\_\_ Please print on above line

Date \_\_\_\_\_ Signature \_\_\_\_\_

Lot/Block/Division of membership lots owned \_\_\_/\_\_\_/\_\_\_, \_\_\_/\_\_\_/\_\_\_,

\_\_\_/\_\_\_/\_\_\_, \_\_\_/\_\_\_/\_\_\_, \_\_\_/\_\_\_/\_\_\_, \_\_\_/\_\_\_/\_\_\_, \_\_\_/\_\_\_/\_\_\_