

BAYLES LAKE HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS ASSOCIATION MEETING

Robinson Memorial Pavilion
Bayles Lake, Loda, Illinois
Saturday, June 7, 2025
11:00 a.m.

MINUTES

1. CALL TO ORDER — Bill Dick, President, Bayles Lake Homeowners Association

2. WELCOME — Bill Dick

Bill welcomed the Bayles Lake Homeowners Association Members and asked the membership to hold questions and comments for the end; new members of the community were recognized; then 2024-25 Successes, Challenges, and Special Projects were identified:

Successes

- First phase of road resurfacing
- Initial riprap repair by homeowners
- Entertainment and community events
- Paid off East Wellhouse loans
- Reorganization of Rules and Regulations
- Conxxus installation — DeAnna Kraay — Community Development

Challenges

- Conxxus installation
- CR 200 North accidents (three in 16 months)
- Lake valve failure at north end of lake
- Effluent line backups and failures

Special Projects

- Septic inspection
- Riprap repair

3. ATTENDEES — Kate Shervino

List of BLHOA Members in Attendance — Kate Shervino

Attached.

List of BLHOA Members Represented by Proxy Ballot — Kate Shervino

Attached.

4. DECLARATION OF QUORUM — Kate Shervino

A quorum was noted and remained in place throughout the meeting.

5. PROOF OF “NOTICE OF ANNUAL MEETING” MAILING — Kate Shervino

Attached.

6. INTRODUCTION OF BOARD MEMBERS AND STAFF — Bill Dick

BLHOA Board of Directors

District 1: Terry McLennand, Eric Lee, Cathy McMullin

District 2: Bob Jabs, Bill Dick, Randy Hendricks

District 3: Tony Glazik, Brad Bradley; Steve Hanuska

BLHOA Officers

President...Bill Dick

Vice President...Eric Lee

Treasurer...Kate Shervino

BLHOA Employee

Administrative Assistant/ Treasurer...Kate Shervino

Maintenance and Grounds Supervisor...Brad Cosgrove

Maintenance and Grounds Assistant.... Rod Cardinal

Security Officer...Brad Cosgrove

Water Supply Operator...Mark LeClair

Others

Dispute Resolution Committee...John Parker, Steve Anderson, Jim Keenan

President...Bayles Lake Auxiliary...Mary Jabs

7. APPROVAL OF MINUTES FROM JUNE 1, 2024 — Bill Dick

Approval of the 2025 Annual Meeting Minutes was moved by Jim Bash, seconded by Terry McLennand, and approved unanimously.

8. NOMINATION TO THE BOARD OF DIRECTORS — Bill Dick

Nomination and Election of New Members of the Board of Directors

Departures: Jason Rushing

Terms ending: Bob Jabs, Eric Lee

The Board of Directors Nomination Committee interviewed six applicants. From that group three were selected to be the nominees for three-year terms — Randy Hendricks, Bob Jabs and Eric Lee. Each accepted the nomination. Acceptance of the Nominations Committee slate of candidates was moved by Carol Wilen, seconded by Phil Warner, and approved unanimously.

9. FORMAL ACCEPTANCE OF THE HARTMAN PARK PROPERTY — Bill Dick

Bill Dick explained that real property gifts to the HOA must be formally accepted by the Bayles Lake HOA Membership at an Annual Meeting. Jeff and Sarah, Michael and Isabel Hartman donated the 3.5 acres at the northwest corner of Sunset Drive and CR 200 N to be used as a Bayles Lake named park. This is expected to increase our annual insurance cost by a few dollars after being rezoned as parkland. The donation occurred in two parts, the first in December 2024, remainder in January 2025. Acceptance of the Hartman Park Property was moved by Marty Bash, seconded by Ivan Krapac. A short discussion included two questions: how much will it cost to demolish the buildings and remove the materials (\$25-30,000) and where there any subsurface tanks on the property (not that anyone was aware of since the buildings were residential). Bill Dick called for a vote and the acquisition was approved 75 yea, 8 nay.

10. BAYLES LAKE AUXILIARY ANNUAL REPORT — Mary Jabs, President

The Bayles Lake Auxiliary was established in 1972 to develop socialization, beautification and goodwill here at the Lake. Every resident of Bayles Lake is an Auxiliary member. The Auxiliary has annual dues of \$20 a

year per household, which helps to pay for the flowers, directories, and events. If you haven't paid yet, you can pay Katrina Cheney, or drop off checks to the mailbox at the maintenance building. We have a several annual fundraisers to support Lake Beautification and also have a Kindness Fundraiser at the end of the year where we donate to several organizations in the area.

— “Hot Dog Roast Potluck and Flag Retirement Ceremony” is scheduled for June 14th at 5 pm. Hot dogs, buns, and condiments will be provided. Please bring a dish to share and your own beverage. All the old flags that were replaced from the mailboxes will be retired in a very touching ceremony. You are welcome to bring any old, torn flags you may have to be retired.

— “Kirby/IGA BBQ Cookout” will be held Saturday, July 21. There will be two shifts, sign up sheet in front, FUN! Last year was the most successful fundraiser the store every had — we collected \$1800! If you cannot volunteer to help, please stop by for a “Kirby Happy Meal” to support the community and cheer on the volunteers there.

— “Game Night” at the pavilion is starting every other Weds night 6 pm through the Summer - next one will be Wed, June 18th. Bring your favorite game and your neighbors.

— “Free Bingo” is starting on June 21st at 6 pm at the Pavilion — one card per person. Come out and enjoy an evening with neighbors, family and friends.

— The “Light up your Boat Parade” will kick off at Newell Dam at 8:30 pm on Friday July 4. Decorate your boat and follow along the lake, or come out and cheer on the boats going around: it truly is fun watching them. Unfortunately we will not have a contest this year — it was way too difficult to pick a winner last year!!

— New event: “Christmas in July” on July 19. Santa will be here, white elephant gift exchange, bring a covered dish to share, and your own beverages. Christmas cookies welcome. Please check your directory for other events coming up.

“We are Bayles Lake, this is our home, our community, our friends, and neighbors. We are family here. Thanks to all the volunteers around the lake. Whether you help run the events, care for the gardens and flowers, or even pick up litter on your walks thank you for helping to keeping this a beautiful place.”

11. COMMITTEE REPORTS — Bill Dick

Security — Brad Cosgrove, Security Officer

Brad Cosgrove reported on an issue with an unregistered car on Country Club Lane, and noted that he had contact with a couple fishermen to assure that they were residents. Bob Jabs moved to accept the report, seconded by Steve Hanuska, accepted by acclamation.

Maintenance and Grounds — Brad Cosgrove, Maintenance and Grounds Supervisor

Brad reported on hydrant flushing, mowing and trimming, weed spraying, burn bin closeout for the summer, limb cleanup, tree removal at the East Wellhouse, and water line flagging based on new JULIE registration by the BLHOA. Issues with Conxus installation (drain damage) and incomplete work on Karr Lane and Lak-eview. Sewage was reported in a basement on Ocala that require inspection of two kegs. Steve Hanuska moved to accept the report, seconded by Eric Lee, accepted by acclamation.

Finance Committee — Cathy McMullin, Chair; Kate Shervino, Treasurer

In February 2025, the Board approved two budgets: Operational and Infrastructure. The budgets were posted on the Bayles Lake website in March 2025.

— The 2025-26 annual Operational Budget totals \$301,108. This budget covers staff salaries and other day-to-day costs for running Bayles Lake (taxes, insurance, utilities, grounds & maintenance, etc.). The Homeowner Assessment for the Operational Budget will remain the same at \$275.00 per quarter for the 2025-26 fiscal year. The 2025-26 annual Infrastructure Budget totals \$358,400. This budget covers large

project costs to repair and upgrade our aging infrastructure, along with accumulating some funds in preparation for future maintenance projects. The Homeowner Assessment for the Infrastructure Budget was increased \$25 per quarter to the new amount of \$200. This increase added \$29,300 to the Infrastructure account.

— The Board has been working and reviewing the next infrastructure projects for Bayles Lake. As part of the community, it is important to plan, upkeep, maintain and repair our assets in a timely manner that can be controlled and budgeted. The Board would like to be more proactive rather than reactive; however, some repairs over the years have been due to emergency issues and last minute repairs that could have been avoided and prevented with some infrastructure planning. The Board will be prioritizing our lake's (1) drainage improvements along with monitoring the (2) riprap upgrades around the lake.

— The major 2024 project, Phase I of the chip-and-oil repaving of the main arterial roads around the lake, was completed by Gray's Material Service at the cost of \$174,012. Some areas of our roads were in dire need of repair; the repaving has prolonged the life of the roads for an additional 5-7 years. The final loan payment of \$26,000 for the Phase I Pavement Project will be paid in full by the end of July 2025 to Federated Bank. This coming year, 2025-26, Phase II of the chip-and-oil project will repave the secondary roads around the lake and will begin tentatively July/August 2025 of this year. We will draw on our line of credit with Federated Bank to pay Phase II of this road work project estimated to be around \$200,000. We will utilize the next four-to-six quarterly infrastructure assessments to pay back the Phase II loan.

Parks and Lakes Committee — Bob Jabs, Chair

It's been a busy year for the Parks and Lakes Committee maintaining and improving our community. Here are some points that have been accomplished since our last annual meeting. Thank you to everyone who has in any way helped keep the parks looking great! Picking up branches, litter, or leaves all helps in the process. Special thanks to Brad and Rod for their continued detailed efforts maintaining our great resource for all to enjoy.

— June 2024: Pavilion structure was repaired and stained. Lake water yearly testing was conducted and submitted to Pace Analytics results were posted on our website. Acquired 25 clumps of cattails donated that were planted in south lake along the east shoreline; unfortunately none survived the year. Significant carp fish kill expected to have been caused from the spawning process. Collective effort from the Auxiliary for a street sign painting event; thank you to the many volunteers that participated in the event. Received some Spatterdock pond plants from the IDNR. With some help they were planted on south lake along the south shore. Some have survived, but not many.

— July 2024: Glads removed multiple stumps and limbs from hazardous situations.

— August 2024: Golf course docks powered washed and stained. These docks have been neglected for numerous years. Collective effort with the Auxiliary to repair and upgrade the electrical system at the pavilion. Additional circuits and outlets added.

— September 2024: Pavilion floor was repaired and lifted. Large oak tree in Memorial Park removed. Numerous fish habitats were constructed and placed under docks and in South Lake. Built and helped place Archer family memorial bench on Spring Drive.

— October 2024: Convinced the Illinois DNR to conduct a fish survey; they presented the report to the residents at one of the Auxiliary meetings; the report is posted on the website. Largemouth bass (2,225 6-8") stocked from Herman Brothers Fisheries. Section of riprap on Lakeview Drive was approved and completed.

— November 2024: Oversight and management of the pickleball courts was transferred from the founding members to the BLHOA; our thanks for the vision and effort that resulted in such a great resource for our community. John Healey donated multiple trees to help beautify and replace some of our aging canopy. Donation of used toddler play set for Healey Park; thanks to the Hendricks Family.

— January 2024: Followed up on damage from accident on CR 200 North; received reimbursement for repairs to our shoreline riprap damage.

— February 2024: Major failure of diverter valve at spillway at the north end of Bayles Lake; thanks to all who helped resolve this massive issue in a quick and successful way.

— March 2024: Attended the Illinois Lake Management Association, a group of hundreds of public and private associations that own and operate lakes; met numerous other HOA groups and many perspective new vendors. Hartman Park donation finalized; 3.5 acres added to our parks.

— April 2024: Herman Brothers fish stocking: 1,150 6-8” Hybrid Striped Bass; 1,300 6-8” walleye; 300 striped bass stocked into south lake to help forage on the shad population. Received lake water testing kit from Aquatic Control; samples will be taken in the coming weeks and results posted to the website. After extensive discussions with concerned residents regarding sediments in south lake coves, two companies have been researched and contacted for lake inspection and surveying. Purchased Toro Zero Turn mower.

GET OUT AND ENJOY OUR GREAT COMMUNITY — IT REALLY IS ONE OF A KIND!

Homeowner questions: (i) What can be done about muskrats and otters eating shoreline? Not much since not allowed to routinely trap without a license. Need to watch especially for beavers. (ii) Can we donate to get bigger fish in the lake? Yes, but need to know when the fish are ordered for stocking. (iii) Question about Herman Brothers survey — will catfish be added? No.

Roads and Drainage Committee — Steve Hanuska, Chair

Steve reported on the successful installation of a light pole at the entrance to Lakeview Drive. The first half of the Bayles Lake community has had a new road surfacing this year (outer roads on north side) and remainder will be resurfaced summer 2025. The residents have reported great feedback on the new roads. Drainage for the coming year will focus on assuring that the street culverts are clear and flowing smoothly. Acceptance of the Report was moved by Steve Hanuska, seconded by Eric Lee, and approved by acclamation.

Rules and Regulations Committee — Bill Dick, Chair

The “Covenants” are the founding organizational principals for Bayles Lake. The “By-Laws of the Bayles Lake Homeowners Association” present the purpose, membership, and methods of operating, including the authority and managing structure of the Board of Directors. The “Rules and Regulations” apply the Covenants and By-Laws to homeowners, residents, and daily life in the Bayles Lake community.

A complete review, reorganization and publication was performed by the Committee in 2024-25.

— To provide better visibility, the Board changed “Security” to “Safety and Community Relations.”

— Several sections of the Rules and Regulations were restructured: Boats and Fishing were merged into a single section, as were Lakes and Parks, Home Businesses and Long-term Rentals were merged; Building and Permits were reorganized to clarify the Building and Permits Application process; and the new quadrennial septic inspection requirements were added to Care of Property.

— A few subsections were modified — Septic inspections and installations now include references to Iroquois County Public Health Department; order of building permits was clarified to include Iroquois County Planning Rules and the County Zoning Administrator.

An Advisory Vote of the Association was held to accept the new Rules draft. Bill Dick moved, Steve Hanuska seconded, and the Association approved the draft by acclamation.

Water and Sewer Committee — Eric Lee, Chair; and Randy Hendricks

Water — Eric Lee

— Eric noted that there had been multiple water main breaks over the past year, including one caused by a Conxxus installation. The West Wellhouse was drained and cleaned; EPA suggests this be done every five years. The East Wellhouse will be drained and cleaned every three years.

Sewer — Randy Hendricks

— Randy described the new septic tank inspection requirement for all homeowners; a check list for the homeowner and septic company inspector was released this week. The community was divided into four sections; each to be inspected over the next two years; thereafter all homeowner septic systems will be inspected every four years. Randy mentioned that he expects many inspections to fail; homeowners will need to work with contractors for repairs. All inspection reports and invoices must be turned in to the HOA. — Randy asked the Board and the homeowners how they want to handle aging infrastructure: proceed with proactive funding/repairs, or wait until failures occur. Majority chose proactive repair. Randy asked whether funding should be by special assessment or increased regular assessment. Majority chose increased regular assessment over time.

Building and Permits Committee — Tony Glazik, Chair

Tony noted that any new Building Permit requests should be sent to Brad Cosgrove. He reported the desperate need for a Building Permit Administrator and that the Building and Permits Committee had discussed funding with the Finance Committee.

12. RESIDENT COMMENTS

None.

13. OLD BUSINESS

None.

14. NEW BUSINESS

None.

15. ANNOUNCEMENTS AND ADJOURNMENT

Next Annual Meeting: Saturday, June 6, 2026

Bill Dick asked for a motion to adjourn the meeting: Carol Wilen motioned, Brad Bradley seconded. By acclamation the meeting adjourned at 12:54 pm.

Submitted by William Dick, Secretary

Signature

Date

Approved by Brad Bradley, President

Signature

Date