

**Lake Thunderbird Association  
Board Meeting Minutes  
December 18, 2021**

**Call to Order:** President Rich Cashman, called the December 18, 2021 Board of Directors meeting to order at 9:40 a.m. Meeting was also on Zoom.

**Roll Call / Establishment of Quorum:** Upon Roll Call the following Directors were present: Dave Augustine, Tim Flynn, Bob Hamann, Sherry Monday, Rich Cashman and Lori Whalen. Director, Byron Veech was absent. Also attending were Acting Lake Manager Wendy Welch, Building and Grounds Manager Chuck Reed, Substitute Recording Secretary Wendy Flynn and 19 Members with 5 on Zoom.

**Approval of Agenda:** *Tim Flynn made a motion to approve the agenda, second by Bob Hamann. All in favor, 0 opposed. Motion carried.*

**Comments by Members regarding Agenda Items:** none

**Approve Minutes:**

Regular Meeting, November 20, 2021 *Bob Hamann made a motion to approve Regular Meeting Minutes of November 20, 2021, second by Tim Flynn. All in favor, Aye. 0 opposed. Motion carried.*

Approve Closed Session November 20, 2021:

*Rollcall vote: Sherry Monday-yes, Bob Hamann-yes, Tim Flynn-yes, Rich Cashman-yes, Lori Whalen-abstain(not at meeting), Dave Augustine-yes. Motion carried.*

**Correspondence by Secretary:** None

**Approve Bills for December 2021:** Lake Manager Wendy Welch presented the Monthly Bills as of December 18, 2021. *Tim Flynn made a motion to approve the monthly bills as of December 18, 2021, 2021 in the amount of \$18,892.07, second by Sherry Monday. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*

**Financial Report:** Board Treasurer Lori Whelan gave the Financial Report through **November 30, 2021** saying expected revenue has exceeding it by \$57,000. Expenditures at 966182.00 with one month to go. *Tim Flynn made a motion to approve the Financial Report, second by Bob Hamann. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*

**President's Report:**

Personnel Announcement: Effective January 1, 2022, Wendy Flynn will be promoted to Administrative Service Manager.

President Cashman asked for a motion to approve and authorize execution and performance of agreement in the matter designated as "Item C," as referenced in substance and as prepared in final form, including any attachments, by counsel on the Association's behalf, as discussed in more detail in closed-session board meetings as provided by law. *Motion by Dave Augustine, Second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*

President Cashman quoted "Rules of Order Article II - #7: The Board shall have the responsibility to employ a Lake Manager. After interview by the Board, a 2/3 ballot vote by the entire Board shall be required for approval of an applicant."

**Building & Grounds Mgr. Report:** Chuck Reed gave update on south boat launch pavilion, dam stairs, tree trimming and brush removal on bureau county roads, and wood from storm clean-up has been brought to campground for membership use.

**Lake Manager's Report:** Wendy Welch reported that office restructuring is complete. Has been working with maintenance on weekly schedule, monthly and annual preventative maintenance check lists.

**Petitions and Resolutions by Board members:** None

**New Business from C.o.W.:**

President Cashman asked for motions and seconds to approve the following.

- a. Page 5 & 6--under submittals added wording that states a current platted survey must accompany all requests for approval

Pages 9 & 10 --Added seawall requirements.

Page 15--On form for "Request for ACC Building Approval" add the word "current" on item 2 in front of "certified plat of survey".

Added to ACC that upon completion of project ACC or maintenance will come out to inspect project as-built.

- b. Add Capital Improvements Committee, effective 1/1/2022 *Motion by Sherry Monday, Second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*
- c. Add Rules Committee, effective 1/1/2022 *Motion by Sherry Monday, Second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*
- d. *Tim Flynn made a motion to approve new proposal for dam stairs for 2022 in the amount not to exceed \$8000 seconded by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye. Motion carried.*

### **Omnibus Consent Agenda:**

An Omnibus Consent Agenda is a way to deal, in a single motion and a single vote, with routine, non-controversial items, in order to save often a great deal of time. Board members or any LTA member, 'in good standing', are allowed to request the removal of a specific item to the regular meeting agenda. Any removed item will be voted on separately.

Chair requests a motion and a second to approve the following Consent Agenda:

Chair requests a motion and a second to approve the following Consent Agenda:

- Approve revised LTA Fine Structure, effective 1/1/2022
- Approve FY' 2022 Beach Snack Shack Lease Renewal of \$150 per month
- Approve rules of order adding the Teller Committee
- Deer Management Program (DMP) rule changes, effective 10/1/2022
- Approve Conservation Committee recommendations dated November 20, 2021
- Approve the following Rule changes. Effective January 1, 2022, as discussed at the November 20, 2021 CoW Meeting:

Rules & Regulations:

Page 3--sample of expanded footer name the document--should reduce confusion as to which document members are reading or referring to.

Page 7--ACC--added wording referring member to the ACC Packet for more information.

Page 16-19--DMP rule changes and date changes.

Page 29-3--Complaint Policy--removed Mark's email and added Wendy's.

Page 41--Fish Creel Limits--Hybrid Stripper--is now catch and release only, White Bass -now an invasive species

Page 42--List of Fines--added wording to classes of violations saying that a documentation fee of \$50.00 is added to the violation amount the board levies.

Page 43--list of 2022 fees.

ACC Packet

Page 5 & 6--under submittals added wording that states a current platted survey must accompany all requests for approval.

Pages 9 & 10 --Added seawall requirements.

Page 15--On form for "Request for ACC Building Approval" add the word "current" on item 2 in front of "certified plat of survey".

Rules of Order

Page 11--added wording to say members must have approval of Conservation and Lake Management before putting in their own fish habitat.

Page 13--Added the Teller Committee wording.

- e. *Motion by Dave Augustine second by Tim Flynn Roll Call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Bob Hamann, Aye, Sherry Monday, Aye, Lori Whalen, Aye, Rich Cashman, Aye. Motion carried.*

### **Announcements:**

- a. The next regular LTA meeting will be Saturday, January 15, 2022, at 9:00 A.M.

- b. Announcements from the membership – Cathy Lange 16 Malibu Dr. thanked everyone for their hard work and wished the membership Merry Christmas.
- c. Update on PA system-will have bid by January board meeting.

**Comments by Members:** Linda Demien 495 Lake Thunderbird Dr confirmed all rules will be available on the website when effective and that sheds are not allowed on vacant lots.

**Adjournment:**

*Tim Flynn made a motion to adjourn at 10:33a.m., second by Bob Hamann. All in favor, Aye. 0 opposed. Motion carried.*

Respectfully submitted,  
Wendy Flynn  
Substitute Recording Secretary