

**Lake Thunderbird Association
Board Meeting Minutes
September 16, 2023**

Pledge of Allegiance & Call to order: Board President Sherry Monday called the meeting to order at 9:03a.m. Approximately 40+ Members were in attendance.

Roll Call / Establishment of Quorum: Board Members present were Dave Augustine, Bob Bittner, Rich Cashman, Tim Flynn, Russ Hawkins, Lori Whalen.

Approval of Agenda: President Monday stated amendments to the agenda: add approval of September 6, 2023 Board Budget Meeting Minutes and in New Business add item adopt and approve for mailing the 2024 Association Budget. *Rich Cashman made a motion to add the 2 items to the agenda, second by Dave Augustine. All in favor, Aye. Motion carried. Dave Augustine made a motion to approve the amended agenda, second by Tim Flynn. All in favor, Aye. Motion carried.*

Comments by Members regarding Agenda Items: None

Approve minutes of Previous Meetings(s): *Dave Augustine made a motion to approve the August 19, 2023 Board of Directors Board Meeting Minutes, Closed Session Minutes, Violations Minutes and September 9, 2023 Budget Meeting Minutes, second by Tim Flynn. All in favor, aye. 0 Opposed. Motion carried.*

Secretary Report: No report

Treasurer's Report: Board Treasurer Lori Whalen gave the Treasurer's Report. Total Revenue collected as of August, 2023 is \$758,357.00. Total Expenses as of the same period is \$740,264.00. Total Budgeted Amount of Income and Expense for 2023 is \$1,190,672.00

Cash Flow amounts as of August 31, 2023 are Monthly Operating Account, \$457,947.00, Reserve Fund, \$725,292.00 and Designated Committee Funds, \$29,157.00 with a total all funds of \$1,212,396.00. Director Cashman asked what plans are there for three funds maturing soon. Director Whalen will research availability. *Bob Bittner made a motion to approve the August 31, 2023 Financial Report, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

President's Report: President Monday informed the Members that the job posting for a new Lake Manger has been published and included on various web sites. There are copies of the job posting and applications in the office. Also, an on-line application is available at jobs@lakethunderbird.us Director Whalen continued with the Monthly Bills as of August 16, 2023. Total Monthly Bills is \$65,152.75. Of note are Kettman (Air Conditioner and Furnace) \$6,885.00, Studio K (Architect) \$6090.00 and Westbend (Insurance) \$10,977.00. *Bob Bittner made a motion to approve the Monthly Bills in the*

amount of \$65,152. 75, second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

Director Cashman informed Members, Association Attorney James Arrigo will be returning an unused retainer fee for services to the Association.

Lake Manager's Report:

Building & Grounds Supervisors Report: Maintenance staff employee James Cole gave the report: water leaks repaired, painted, mowed, did minor repairs to a trailer donated to the Association by a Member.

Office Manager's Report: Wendy Flynn said the office is getting ready for a new year.

Advisory Commissions:

- a. Amenities & Events - Chair Chris Pope highlighted upcoming events – Wine and Cheese - September 23; Trunk or Treat -October 28; Craft Fair-November 4. The Commission has a new event planned for February, 2024. It is a Super Bowl Party with a Chili Cook-Off.
- b. Architectural Control – Director Augustine said among many projects approved were decks, roofs, shed, dock and water installation
- c. Campground – Director Cashman spoke for Chair Steve Glenn and thanked Members for attending events.
- d. Conservation – Director Bittner reported the 50/50 drawing was held and the winner won \$730.00. In addition, 700 walleye and 700 hybrid strippers have been ordered for lake stocking.
- e. Deer Management Program (DMP) Director Cashman reminded Members Archery deer hunting season starts October 1st, 2023 and the Catalina nature area will be closed to Members. There have been several reports of bobcat sightings.
- f. Earth Day – Joan Augustine spoke for Earth Day thanking all who watered flowers this past summer and watch for new Fall Flowers
- g. Emergency Medical Services (EMS) – Chair Deb Serio said fees for 427 signs have been paid. Any signs unpaid for by September 30, 2023, the Putnam County Sheriff will issue fines. JULIE will be contacted and signs will soon be installed.
- h. Newsletter – No report
- i. Planning/Capital Improvements – Director Augustine presented an update on progress: contractors have been contacted with description of the projects and waiting for job quotes. Excavation has been completed and it appears the fireplace had settled and is already anchored to the existing structures and the fireplace stabilization project is canceled. But side windows replacement is recommended.
- j. Rules – Director Augustine said Rule changes will be discussed in New Business.
- k. Security – Director Augustine said the Security vehicle has a new radio installed with ability to contact the Putnam County Sheriff.
- l. Tree Huggers – No report
- m. Water Safety – Chair Ron Mika said the Commission is recommending a different color sticker designation for rental properties. Chair Mika said the Ambassador program seems to be successful and a boat has been donated to the Commission.

Report of Special Committee(s): None

Unfinished (Old) Business:

Short Term Rentals – Any updates or additional suggestions from BOD? President Monday said there are no updates. She reminded Members that Association by-laws state leasing is allowed and it would take 2/3 of the Membership to vote to change the By-Laws. In many instances in the past where a 2/3 vote was required, Members have not been motivated to respond to a vote to change any By-Laws. Neighbors to rental properties should notify the Association if there is a problem so the Member leasing the property can be informed.

Capital Improvements / Clubhouse Updates: The contract with AccuLevel Commercial Group to stabilize the fireplace has been canceled without cost to the Association.

Replacement AC and Furnace Bids and contract award: It was necessary to replace a furnace and an AC unit. An e-mail motion was made and seconded and a roll call vote was taken to begin the work. *Dave Augustine made a motion to award a contract to Kettman Heating and Plumbing, Granville, IL. to replace a furnace and an AC unit in the amount of \$6,885.00, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Petitions and Resolutions by Board members: Director Cashman said the Association has had issues with unsafe abandoned houses. The property has to be condemned by Putnam County and the process takes time. Director Cashman believes the process should be started on two properties.

New Business:

2024 Budget (3rd reading) and adoption: Director Whalen highlighted details to the 2024 Association budget explaining the amounts and reasons for any increases. Directors discussed in specific detail entries and amounts to be increased, decreased, added or removed. *Rich Cashman made a motion to adopt and approve for mailing the Lake Thunderbird Association 2024 Budget, second by Bob Bittner. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

First reading of changes to Rules of Order: Director Augustine highlighted changes to the Rules of Order. They are (a) changing the title of Administrative Services Manager to Office Manager, (b) added two bills to the list routinely paid without prior Board approval (c) Commission and Committee meetings are open to Members except hiring and wage, (d) scheduled meeting dates will be published annually.

First reading of changes to Rules and Regulations: Director Augustine highlighted and Directors discussed many changes including storage areas, boat slip lease, reword the number of stickers issued per property owned, registration of watercraft and several with references to dog conduct,

Discuss latest bid to fix the Clubhouse structure and replace roof: Item postponed. Bid was not received. *Rich Cashman made a motion to revoke and rescind the fireplace stabilization contract with AccuLevel Commercial Group in an amount not to exceed \$12,000.00, second by Dave Augustine. Roll Call Vote:*

Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

Wendy Welch Memorial Date: October Board Meeting date changed due to recommended procedures for Budget regulations stated in C.I.C.A.A. (Common Interest Community Association Act). *Tim Flynn made a motion to postpone the October 21, 2023 Board of Directors Meeting to Sunday, October 29, 2023 at 1:30p.m., second by Bob Bittner. All in favor, Aye. 0 opposed. Motion carried.*

Wendy Flynn said Wendy's Welch's family would appreciate donations to the Putnam County Food Pantry in her memory.

Announcement:

Director Cashman reminded Members, the Board of Directors approves the budget after it has been distributed to them.

President Monday said there will be a sign-up sheet at the October 29, 2023 Board of Directors Meeting if Members want to comment on the 2024 Budget.

The next regular LTA Board of Directors Meeting will be Sunday, October 29, 2023 at 1:30p.m.,

Comments by Members: As a result of instructions from Association Attorney James Arrigo, Members comments are allowed but not reported in Board Meeting Minutes. If further information is needed, the Board will respond. (3 minutes per Member).

Jon Brunschon, Pinetree Ct. – Maintenance building roof not installed correctly; Catalina Nature area not fenced in.

Drew Schlumpf, Wheeler Ct. – Short Term Rentals; Dialogue with Directors; Meeting notices.

Matt Doljanin, Aztec Circle – Short Term Rentals; Lot rentals.

Adjournment:

Tim Flynn made a motion to adjourn at 11:01a.m., second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.

Respectfully submitted,

Audrey Kelly

Recording Secretary