

**Lake Thunderbird Association  
Board of Directors Meeting Minutes  
January 21, 2023**

**Pledge of Allegiance & Call to Order:**

President Sherry Monday called the January 21, 2023, Board of Directors meeting to order at 9:00 am. Members present said the Pledge of Allegiance.

**Roll Call / Establishment of Quorum:**

Upon Roll Call the following Directors were present: Dave Augustine, Bob Bittner, Rich Cashman (via phone), Tim Flynn, Russ Hawkins, Sherry Monday and Lori Whalen. Also attending were Lake Manager Wendy Welch, Administrative Service Manager Wendy Flynn, Building & Grounds Supervisor Jon Brunshon and 20+ members.

**Approval of Agenda:**

Dave Augustine made a motion to approve the agenda, second by Russ Hawkins. The motion passed unanimously.

**Comments by Members regarding Agenda Items:**

There were no agenda comments by members.

**Approve Minutes of Previous Meeting(s):**

Dave Augustine made a motion to approve the December 17, 2022, Regular Meeting Minutes, Closed Session Minutes, Violation Hearing Minutes & Decisions/Recommendations Reached, second by Russ Hawkins. The motion passed unanimously.

**Secretary Report:**

No report.

**Treasurer's Report:**

Treasurer Lori Whalen presented the Treasurer's Report for the year ended December 31, 2022. The Year-to-Date Revenue received is \$1,132,040, surpassing the Budgeted Revenue of \$1,109,879 by \$22,161. Total Expenditures are \$1,040,268; almost \$70,000 less of the Budgeted Expenditures of \$1,109,879. Cash balances as of December 31, 2022, are as follows: \$175,646 for Operating Accounts, \$811,780 for Reserve Funds and \$17,009 for Designated Committee Funds, for a total of \$1,004,435. Bob Bittner made a motion to approve the financial report, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Aye; Tim Flynn, Aye; Russ Hawkins, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion passed.

**President's Report:**

Sherry Monday shared a letter from St. Margaret's to its employees that was brought up Friday on our local news stations and social media. The letter gave additional details of the upcoming (January 28) closure of St. Margaret's Peru location. Operations will continue at the Spring Valley location, but those patients who needed obstetric services will be directed to Ottawa, Pontiac or Morris.

**Lake Manager's Report:**

Lake Manager Welch presented the monthly bills as of January 21, 2023, in the amount of \$44,201.99. She noted the bill paid to Studio K Architecture for the engineering work for the clubhouse renovation of \$15,217.50 and the quarterly liability insurance payment to West Bend for \$10,579.50. Bob Bittner made a motion to approve the monthly bills in the amount of \$44,201.99, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Aye; Tim Flynn, Aye; Russ Hawkins, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion carried.

Lake Manager Welch updated the Board on the 2022 dredging project. Superior performed work over 7 ½ days. The original contract was for 5 days of work. One of their vehicles broke down and Doug added 2 ½ days to compensate for that loss. Superior removed 2,606 cubic yard of silt during the 7 ½ days. The work crew worked on the west end detention pond and smoothed the lake end side of the channel. They also provided guidance to the LTA maintenance team on how to do the same thing on the other side. As a rough comparison, Lake Manager Welch calculated the Superior cubic yard cost (\$30) to the national average (\$20 - \$50 / cubic yard). There was significant discussion among Board members and Lake staff on the cost, whether the contract was fulfilled and the methods a contract could be proposed in the future (by days, by cubic yards removed or by areas dredged). Bob Bittner objected to the fulfillment of the 2022 contract because Superior ran out of time to complete the proposed cove. The 2022 contract was for 5 days, which was fulfilled, and the contract has been paid in full. The current proposal for dredging for 2023 was placed on hold until February 2023 to gather additional information – start/end dates, cost of mobilizing equipment, the areas to be targeted. The Board also needs to determine the priority – days worked, areas to be completed or cubic yards removed.

Lake Manager Welch shared the letter she wrote on behalf of the Association to the FCC regarding service provided by Frontier. Lake Manager Welch will also send a copy of the letter to the North Central Illinois Council of Government (NCICG) that Gerri Chaplin has been working with. Rich Cashman suggested that it also be sent to our congressional representatives. Dave Augustine

said he has received numerous calls from Frontier inquiring about why he has complained about the service offered by Frontier. The representative claimed his modem was bad and he was sent a new one. Once received and installed, his line was tested by Frontier, it was 6 megabytes down and 1 up, even though Frontier advertises 10 megabytes down. The Frontier representative shared that the line is a copper system and the farther away a customer is from the main ports that customer won't get to 10 megabytes. Gerri Chaplin also spoke with a Frontier representative who stated there are no intentions by the company to invest additional funds in the infrastructure in our area. Gerri said we can only file complaints with the FCC with the companies that are known providers, which New Wave/Garth doesn't appear on their list.

An update on tree removal in the campground was provided by Lake Manager Welch. Six (6) trees were included in bids for removal. Of the three bids received, she recommends Dan Morris with a bid of \$3,800. If the maintenance department takes care of removing the debris, the price will be \$3,200. Rich Cashman requested that the item be removed from the consent agenda.

The Association staff received a Vega system for the chlorine that is added to the pool that was ordered three years ago unbeknownst to the current staff. The invoice was shared with the Board for approval. The cost of the system alone is \$2,500, \$275.00 for the 65-gallon tank and \$25.00 freight for a total of \$2,800.00. Our representative from TEST, Joe, also recommends we purchase a similar system for the fluoride that is added. It is the same cost but will arrive in two weeks once the order is placed (not three years). The Lake Staff supports his recommendation.

Roads will be posted for weight limits by Senachwine Township on Wednesday February 1, 2023, which means garbage pickup for regular Republic customers will be at the large dumpster at the east side (in front) of the maintenance building, not at individual homes. The last day for pickup at member homes will be Thursday, February 2 (date agreed upon by the Township Road Commissioner). No recycling will be collected during this time, so the last day to set out recycling will be Sunday, January 29. Garbage/recycling pickup will resume at homes once the road posting signs are removed (usually towards the end of April/early May). Lake Manager Welch shared the dam was inspected on January 12, 2023. Overall, the dam is in good condition, however, items for maintenance to watch include moles, standing water and digging by other animals. Repairs to the rip rap were also recommended.

Lake Manager Welch stated July 1, 2023, is the date for the Association fireworks show. She is waiting for the contract from the vendor.

Lake Manager Welch passed around photos of the boat rack (for non-motorized boats) at the Clubhouse dock area requesting a vote from the Board to determine if the rack should be replaced or repaired. Lake Staff recommends removing the current steel structure, that has sunk into the ground on one side, and replacing it with a wood structure built on a gravel pad. The cost is estimated at \$700. While the cost is below the approval maximum for the lake manager, she is requesting a Board vote. Tim Flynn and Bob Bittner disagreed with the recommendation and would like to see if the structure can be salvaged and repaired, providing suggestions for the Lake Staff. Discussion followed on the best course of action for the boat rack. Rich Cashman made a motion to add the item to the agenda (new business), second by Dave Augustine. It was approved unanimously.

#### **Building & Grounds Supervisor's Report:**

Supervisor Jon Brunschon reported that tree work and trimming was completed at the campground and South boat launch. The staff is working on re-building the work pontoon that was donated by Tim Flynn. This will replace the prior pontoon boat that needed significant repairs to be operational. Three (3) junk campers in the storage area have been removed. The work on the picnic tables has been completed – wood has been replaced and all have been painted. Some new 8' picnic tables will be built (cost is roughly \$100 per table) for this coming summer season. These will be placed under pavilions on the concrete to protect them from the weather. The steel picnic tables will be moved to the grass areas as it is easier to move those during the season. New picnic tables will be added each year. The maintenance staff is working to locate all the buffalo boxes within the Association. A form is being prepared for members and staff to reference that will describe and show where the buffalo boxes are located on members' property. Rich Cashman stated that all members need to ensure the buffalo boxes are readily accessible, not buried under gravel or landscaping or covered by concrete.

A list of projects that need to be done was shared with the Board. This includes but is not limited to replacements of culverts at the campground entrance and nature trail, concrete at the spillway, replacing a roof on the beach pavilion, tires for the pickup, weeds in the lake and working on the deck at the snack shack, just to name a few.

Proposals were shared by Supervisor Brunschon with the Board for a new zero-turn mower. One of the vendors told him that the main difference between gas and diesel mowers is the life span. A gas mower is considered close to the end of its life with 1,000 hours, while the diesel mower would be considered just broken in. Currently, the staff uses a diesel zero-turn mower (purchased in 2014 with roughly 1,390 hours) and a deck that is attached to the tractor to complete the common area and roadside Association mowing. Lake Staff is recommending a gas mower be purchased. While the life span is shorter, the Staff requests the gas mower as it will be safer to operate on the hills on the Lake property (the machine is lighter and the center of gravity is lower). Discussion by Board members and Staff followed on issues of safety, differences in quotes and overall pricing difference between gas and diesel mowers. A new trailer does not need to be purchased; current equipment will be used to transport both mowers around the properties. Bob Bittner requested a straw poll be conducted to name the bid to be included in the consent agenda item. He named the Kubota gas

mower from Ladd Farm Mart for a price of \$11,501.19. The Board agreed and set a limit of \$12,000 to be allocated to include the potential for a delivery cost to the Lake.

**Administrative Service Manager’s Report:**

Administrative Service Manager Wendy Flynn reported that the boat slips and campground leases were mailed out January 2, 2023. Assessments will be mailed out February 14, 2023, and the office is busy preparing those. This year, everyone will be assigned their own spot in the storage area. The spot will be noted on the invoice and members need to stay in their assigned spot. On February 11 at 5 pm, Family Feud will be hosted at the Clubhouse (bring the kids too). The St. Patrick’s celebration will be March 18 at 5 pm. Tickets are \$17 each.

**Advisory Commissions & Committee:**

- Amenities & Events (Chris Pope / Sherry Monday, Liaison) – Events were shared by Administrative Service Manager Flynn.
- Architectural Control Committee (Dave Augustine) – Dave Augustine reported it is beginning to get busy with projects planned for Spring.
- Campground (Steve Glynn / Rich Cashman, Liaison) – No report.
- Conservation (Steve Glynn / Lori Whalen, Liaison) – Lori Whalen reported that meetings will begin again next month when the 2023 tournament schedule will be discussed. Steve Glynn and Rob Hickox are continuing to build more cribs.
- Deer Management Program (Rick Steele / Rich Cashman, Liaison) – Rich Cashman reported that in 2022 the total deer harvested was 42 – 26 does, 9 bucks and 7 button bucks. The program is eliminating the waiting list beginning in 2023 as the number of deer haven’t been reached each year and the waiting list is short.
- Earth Day (Ann Annen / Russ Hawkins Liaison) – *Hibernating until Spring.*
- Emergency Medical Services (Deb Serio / Sherry Monday, Liaison) – No report.
- Newsletter (Wendy Flynn / Lori Whalen, Liaison) – No report.
- Planning / Capital Improvement (Wendy Welch) – Lake Manager Welch reported that the architect is finishing work preparing the bids for the Clubhouse. The Planning Commission will meet two more times before the bid documents are released. Discussion is continuing to determine what equipment would need to be moved should the office be relocated during construction.
- Rules (Dave Augustine) – Dave Augustine stated that the Rules have been posted to the website and reminded the group that the ACC packet is under review.
- Security (Tim Flynn) – Tim Flynn thanked Lynn Feurst for joining the security group – and there is always room for more. Bill Monday thanked the DMP members for parking in a way that the stickers were more easily identified.
- Tree Huggers (Mary Dappen / Russ Hawkins, Liaison) – No report.
- Water Safety (Eric Loos / Bob Bittner, Liaison) – Bob Bittner deferred until the agenda item later on the list.

**Report of Special Committee(s):** None.

**Unfinished (Old) Business:**

Sherry Monday stated that the violation process is on hold until next month for a review against Rules & Regulations (pg 5-7) that is already written.

Sherry Monday provided an update on short term rentals stating the Board is waiting on an opinion from the Association attorney as there have been some Illinois court cases that address the issue. Currently, the Association doesn’t have the information necessary to make any decisions on how to move forward. Sherry Monday stated that the Association needs to take the time to get it right and encourages all members to report to the Lake Office when they are aware of rentals in their neighborhood. This will help ensure that the Rules (i.e., reported to the office, fee paid by member, etc.) are followed. Lake Manager Welch provided some background information on the matter. The Covenants for the Association were written by the developer, prior to the existence of the Association. The Covenants allow for leasing, including that your property can only be used for residential purposes. Illinois law doesn’t allow for us to make a Rule if it goes against our covenants. Changing the covenant will take the approval of 2/3 of the members. The task of gathering votes (in-person or proxy) for that number of membership has proved impossible in the past. Sherry Monday stated that this matter will stay at the forefront of the Board’s task list.

**Petitions and Resolutions by Board Members:** None.

**New Business:**

The consent motion agenda (allows items which do not require further discussion to be grouped together under one motion) includes:

- (a) Move \$25,000 out of Heartland dredging account to pay Superior
- (b) *Item was requested to be considered outside of consent motion*
- (c) New Vega System for Water System (for fluoride)
- (d) Zero-turn mower, per straw poll the Kubota gas mower from Ladd Farm Mart for \$11,501.99, price including delivery not to exceed \$12,000
- (e) Add Hawkins (Water Supply Chemicals) to approved list to pay on due date

Motion by Dave Augustine, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Aye; Tim Flynn, Aye; Russ Hawkins, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion passed.

Items separated from the consent motion:

Bob Bittner made a motion to approve the bid from Dan Morris for the removal of six (6) trees in five (5) locations in the campground for the price of \$3,800. Second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Abstain; Tim Flynn, Aye; Russ Hawkins, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion passed.

Dave Augustine made a motion to approve removing the boat rack at the Clubhouse dock area and replacing with a wood structure, cost not to exceed \$700. Second by Lori Whalen. In further discussion, Bob Bittner would like to wait and make a decision to see what the current steel structure looks like when it is removed. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Nay; Rich Cashman, Aye; Tim Flynn, Nay; Russ Hawkins, Nay; Sherry Monday, Aye; Lori Whalen, Aye. Motion passed.

Sherry Monday reviewed cosmetic updates to update the Board Meeting Agenda format on page 3 in the Rules of Order and the Chai-tree. This item was tabled for adding language related to the Omnibus Motion Agenda (Consent Motion Agenda).

Bob Bittner noted that the Lake Office is preparing to have all boat owners take the Responsible Boating Quiz in 2023, regardless of whether or not they have taken it previously. This is meant to address the large number of new members to the Association and ensure that everyone understands the rules to operate motorized watercrafts on the lake. However, there are times when the property owner has taken the Quiz is not on board a motorized watercraft. Bob Bittner made a motion that there must be at least one person on board a motor watercraft who has passed the Responsible Boating Quiz. Second by Lori Whalen. Motion passed unanimously. The language for updating the Rule & Regulations, Article 1 will be decided later.

Dave Augustine requested time to address an issue he inadvertently left out of the Rules Commission update. He is requesting to change the title in Rules & Regulations page 43 from "List of Fines" to "Violations by Class" to ensure consistent language throughout the document. Dave Augustine made the motion, second by Russ Hawkins. Motion carried unanimously.

**Announcements:**

The next regular LTA meeting will be Saturday, February 18 at 9:00 am.

**Comments by Members:**

Colette Corriveau (Lake Shore Drive) – Short term rentals  
Diane Hale (Wheeler Court) – Short term rentals  
Jim Chaplin (Barbados) – Short term rentals & legal expenses

**Adjournment:**

There being no further business for this open meeting of the Board, I call for a motion to adjourn the open meeting and move to a closed session. (Note: following adjournment of the Regular Meeting, the Board will convene a Special/Closed Session board meeting as provided under law.)

Tim Flynn made a motion to adjourn the meeting, second by Bob Bittner. The motion carried unanimously. The meeting adjourned at 11:27 am.

Respectfully submitted,  
Sherry Monday & Lori Whalen (*For Audrey Kelly, Recording Secretary*)