

**Lake Thunderbird Association
Board of Directors Meeting Minutes
November 19, 2022**

Pledge of Allegiance & Call to order:

President Sherry Monday called the November 19, 2022 Board of Directors meeting to order at 9:00a.m. Members present said the Pledge of Allegiance.

Roll Call / Establishment of Quorum:

Upon Roll Call the following Directors were present: Dave Augustine, Bob Bittner, Tim Flynn, Rich Cashman (by phone) and Sherry Monday, absent was Lori Whalen. Also attending were Lake Manager Wendy Welch, Administrative Service Manager Wendy Flynn, Building & Grounds Supervisor Jon Brunschon, Recording Secretary Audrey Kelly, and 25+ Members.

Approval of Agenda:

Dave Augustine made a motion to approve the agenda, second by Tim Flynn. All in favor, aye. 0 opposed. Motion carried.

Comments by Members regarding Agenda Items:

President Monday explained that when this section of the agenda comes up, this is the time to make their Agenda comments heard (if any) before the board discusses the line item on the agenda allowing the board to take their comments under advisement. There were no agenda comments by the members.

Approve minutes of Previous Meeting(s):

Tim Flynn made a motion to approve October 15, 2022 Board Meeting Minutes, Closed Session Minutes and Violation Hearing Minutes with Decisions/ Recommendations reached, second by Bob Bittner. All in favor, Aye. 0 opposed. Motion carried.

Secretary Report:

No report

Treasurer's Report:

Lake Manager Wendy Welch presented the Treasurer's Report as of period ending October 31, 2022. The Year-to-Date Revenue received is \$1,114,699.00. Capital Expenditures are \$937,703.00 or 84% of budgeted amount for the year. Cash Flow Statement shows Monthly Operations Fund Accounts Balance is \$332,322.00, Reserve Fund Total is \$811,686.00, Designated Committee Funds are \$18,035.00 and Total all Accounts is \$1,162,043.00. Bob Bittner made a motion to approve the financial report, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Rich Cashman, Aye, Sherry Monday, Aye. Motion carried.

President's Report:

Sherry Monday advised the members that they needed to recess to Closed Session to discuss Personnel Matters. Motion was made by Tim Flynn, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried. The Board went into closed session at 9:09am. At 9:22am. The Board returned from Closed Session. Bob Bittner made a motion to reconvene, second by Dave Augustine. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Rich Cashman, Aye, Sherry Monday, Aye, – all returned.

Sherry Monday then asked for a motion to approve the 2023 salary adjustments. Motion made by Dave Augustine, second by Bob Bittner. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Rich Cashman, Aye, Sherry Monday, Aye. Motion carried.

President's Report – Cont'd

Sherry thanked Andy Merek, Chris Pope, Gerri Chaplin and MaryLou Meyers for being a part of the Wage Commission. Sherry also wanted to thank Byron Veech for his time on the board noting that he could not make it as he's still in Florida working on his home that was hit by Hurricane Ian and now Nicole. She then announced that they are hoping to fill the interim vacancy at the December meeting.

Sherry advised the members that the concerns their comments were not being listed in the minutes was going to change. What she would like to do, going forward, is list the members' names, lake address or lot number with the subject matter commented on. She's hoping this will help to acknowledge their comments and allow other members to see what their neighbors' concerns may be.

Sherry then went on to discuss that some members were wanting to see a breakdown of wages and salaries, not a lump sum. She informed them that Lake Manager Wendy Welch had pulled together, through QuickBooks, a breakdown by job category from 2016 to 2022 for part-time and full-time employees and distributed the breakdown to the members present. Wendy advised that these were total wages paid each year for each department. All amounts were dependent on the number of employees, percent of pay increase and minimum wage for that year.

Lake Manager's Report:

Lake Manager Wendy Welch introduced Garth from New Wave who informed us that the additional fiber optic cable has arrived and more boring was being done but the weather changed quicker than thought so no more additional drops will be done this year. They are hoping to finish Cedar. Member (Gerri Chaplin) asked if he ever got in touch with the number she had given him for a "splicer". He had not. He had stated he got ahold of all the contacts he was given, and no one wanted or could do the job. Gerri will be giving Garth the contact information again. Lack of service from Frontier was discussed at length.

Lake Manager Welch, with nothing unusual to report, presented the monthly bills as of November 19, 2022 in the amount of \$15,063.82. Bob Bittner made a motion to approve the monthly bills in the amount of \$15,063.82, second by Dave Augustine. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Rich Cashman, Aye, Sherry Monday, Aye. Motion carried.

Lake Manager Welch stated that upon further review of Disability Insurance, participation needed to be 100%, which is not possible so this will no longer be looked into.

In regard to Dredging, Superior is expected to be at the lake by November 29th to begin contracted work. Director Bittner was concerned about additional costs to have the member's cove dredged at this time. Lake Manager Welch will research additional costs with Superior but believes the only additional cost is if they go over the number of days contracted, which this cove was already included. Building & Grounds Supervisor Brunshon mentioned a temporary step could be weed control.

Building & Grounds Supervisors Report: Supervisor Jon Brunshon stated that the Ameren Natural Gas Project is slowing down. They have located a total of 259 water boxes. He then went on to list some winter projects the department will be working on that include repairing and build picnic tables, tree work, fix pontoon and trailer, pump house, service trucks and tractors, security vehicle, build a bridge at the west end, build a new kayak and canoe rack and plow snow, just to name a few.

Administrative Service Manager's Report: Administrative Service Manager Wendy Flynn reported they are updating QuickBooks. They are also preparing the mailing for the Campground, Boat Rack and Storage Area fees which will be mailed around January 1st and must be returned no later than February 15th. Also, a reminder to the membership that everyone operating a boat on the lake will have to pass the safe boating quiz which is to be included in the Annual Assessment when it is mailed in March. The office staff is also updating records on homes requiring a copy of the deed. The Association only has 133 of 297 homes.

Advisory Committee & Commissions:

President Sherry Monday thanks all the Committee/Commission Chairs for staying on.

- Amenities & Events (Chris Pope / Sherry Monday, Liaison) – No report
- Architectural Control Commission (Andy Merek / Dave Augustine, Liaison) – Director Augustine advised they are still working on revisions. Chair Andy Merek reported they had 11-12 permits for roofs, septic's, sauna, solar panels, etc. that had been reviewed, approved, or deferred.
- Campground (Steve Glynn / Rich Cashman, Liaison) – Chair Steve Glynn said the Trunk or Treat was a success and thanked all the volunteers and Amenities & Events.
- Conservation (Steve Glynn / Lori Whalen, Liaison) – Chair Steve Glynn reported that Tournaments are finished for the year. He thanked all the volunteers and welcomed Lori Whalen as the new board liaison. They have some fish cribs to finish.
- Deer Management Program (Rick Steele / Rich Cashman, Liaison) – Director Cashman said 21 deer had been harvested so far this season.
- Earth Day (Ann Annen / ?, Liaison) – Chair Ann Annen said they will be back next spring.
- Emergency Medical Services (Deb Serio) – Our book is in Putnam County hands now for review
- Newsletter (Wendy Flynn / Lori Whalen, Liaison) – No report
- Planning/Capital Improvement (Wendy Welch) – Lake Manager Welch stated she's meeting with sound system person and Ryan next week. The architect has information back from the engineer on septic, plumbing and structure that will go out for bid in the spring for a general contractor.
- Rules (Dave Augustine) – Director Augustine gave a summary of changes made to the Rules in many categories. President Monday instructed the Board to review changes and be prepared to vote at the December Board Meeting.
- Security (Tim Flynn) – Volunteers always needed!
- "Tree Huggers" Commission (Mary Dappen / ?, Liaison) – Plantings planned for spring
- Water Safety (Eric Loos / Bob Bittner, Liaison) – Volunteers always needed!

Report of Special Committee(s):

No report

Unfinished (Old) Business:

- Lake Dredging: Additional conversation of review and suggestions by Director Bittner – A member has been waiting 2 years to have the cove he lives in dredged. Director Bittner's concern is the additional work could be very costly. Director Bittner and Building & Grounds Supervisor Brunschon had talked about a weed treatment that the lake can apply monthly at a cost of \$1,000.00 to \$1,200.00 and would be a temporary solution. Director Bittner proposed a letter to the member explaining this. Lake Manager Welch will be contacting Doug from Superior to get more details and clarification as to any additional costs that would/could be incurred for doing this cove and believes all of this is already covered in the original quote given.

We lost contact with Director Cashman on the phone.

Unfinished (Old) Business – Cont’d

- Discuss proposal regarding revision to violation process – Lake Manager Welch would like to make a call to the member in violation to determine if proceeding with a hearing and possible fine. This will be reviewed at the December Board Meeting.
- Continue discussion on Short Term Rentals – President Monday read By-law Article III Section 5 on Temporary Members. In this it reads “Lessees are also considered Temporary Members, but with all rights of a regular Member except voting and the right to attend meetings of the Board and/or of the Members.” Director Bittner suggested we have Attorney Arrigo review the By-law again looking for options.
- Continue discussion regarding and potentially approve the 2023 Rule and Regulations as presented by the Commission – See notes under Rules Committee report. The Board is expected to do a final review and vote at the December meeting.

Petitions and Resolutions by Board members: None

New Business:

- Announce & Approve the new Bookkeeper – Lake Manager Welch announced the new Bookkeeper is Rhonda Gott. Director Augustine made a motion to approve the new Bookkeeper, second by Director Flynn. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.
- Approve 2023 Meeting Dates – Director Flynn made a motion to approve the 2023 Meeting Dates, second by Director Augustine. All in favor, Aye. 0 opposed. Motion carried.
- Use of Reserve Funds, not to exceed \$29,100.00 to cover costs of:
 - Bobcat repairs not to exceed \$13,000 (new Bobcat runs about \$70,000.00)
 - Water System components/supplies not to exceed \$15,000.00 based on recommendation by Joe from Test Inc to have the proper back up inventory needed as discussed at the October Board Meeting.
 - Replacement of fuses needed for the Clubhouse, Campground & Maintenance not to exceed \$1,100.00

Motion made to use Reserve Funds as described by Director Augustine, second by Director Flynn. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.

Announcements:

- The next regular LTA meeting will be Saturday, December 17, 2022, at 9:00 A.M.

Comments by Members (3 minutes per member):

Bill Monday (Timberlane) – Suggested we check to see if Putnam County has regulations on Renter’s Elaine Dwyer (Fair Oaks) – Advised there was a tree in the channel & then asked if anyone was able to write a violation as she saw a reckless boater.

Gerri Chaplin (Barbados) – Internet access & challenging the FCC Map

Colette Corriveau (LSD) – Rental properties & short-term rentals

Jeff Purtell (LTD) – Thanked President Monday for including comments & sharing wage and reminding Board members of their responsibilities

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.)

Director Flynn made a motion to adjourn at 10:56a.m., second by Director Bittner. All in favor, Aye. 0 opposed. Motion carried.

Respectfully submitted,
Sherry Monday
(For Audrey Kelly – Recording Secretary)