

**Lake Thunderbird Association
Board of Directors Meeting Minutes
December 17, 2022**

Pledge of Allegiance & Call to Order:

President Sherry Monday called the December 17, 2022, Board of Directors meeting to order at 9:01 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, Tim Flynn, Sherry Monday, and Lori Whalen. Also attending were Lake Manager Wendy Welch, Administrative Service Manager Wendy Flynn, Building & Grounds Supervisor Jon Brunschon, and 15+ members.

Approval of Agenda:

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

Comments by Members regarding Agenda Items:

There were no agenda comments by members.

Approve Minutes of Previous Meeting(s):

Tim Flynn made a motion to approve the November 19, 2022, Regular Meeting Minutes, Closed Session Minutes, Violation Hearing Minutes & Decisions/Recommendations Reached, second by Dave Augustine. The motion passed unanimously.

Secretary Report:

No report.

Treasurer's Report:

Treasurer Lori Whalen presented the Treasurer's Report for the period ended November 30, 2022. The Year-to-Date Revenue received is \$1,127,157, surpassing the Budgeted Revenue of \$1,109,879. Total Expenditures are \$985,985; 89% of the Budgeted Expenditures. Cash balances as of November 30, 2022, are as follows: \$297,569 for Operating Accounts, \$811,780 for Reverse Funds and \$17,803 for Designated Committee Funds, for a total of \$1,127,153. Rich Cashman asked what would happen if the projected expenses are less than the budgeted expenses. Wendy Welch responded that the excess would transfer to the Reserve Fund. 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; Sherry Monday, Aye; Lori Whalen, Aye. Motion passed.

President's Report:

Sherry Monday shared that three members expressed interest in the vacant Director position. Sherry and Dave Augustine interviewed candidates. Dave Augustine made a motion to nominate Russ Hawkins for the position, second by Tim Flynn. Dave noted that Russ knows building codes and has worked with contractors and planning and would be a good fit as the Association moves into construction on the Clubhouse. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Nay; Rich Cashman, Aye; Tim Flynn, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion carried. Sherry stated that Russ fills the remainder of this year's term, until the next annual meeting in November 2023.

Lake Manager's Report:

Lake Manager Welch presented the monthly bills as of December 17, 2022, in the amount of \$18,213.33; there is nothing unusual except the Ameren bills that are higher than usual. Dave Augustine made a motion to approve the monthly bills in the amount of \$18,213.33, second by Rich Cashman. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Aye; Tim Flynn, Aye; Sherry Monday, Aye; Lori Whalen, Aye. Motion carried.

Lake Manager Welch spoke with Doug from Superior Seawalls. He will be bringing in the rest of his equipment to start today. The contract is still in effect from a year and a half ago. He will be here for five days to dredge the lake.

Lake Manager Welch stated that New Wave is done working for the year. She recognized member Gerri Chaplin who has been helpful with the initiative to contact the FCC to protest the service offered by Frontier. All members are urged to complete the form, even those who do not have (and cannot get) Internet service from Frontier. Members and Directors shared various experiences with Frontier, including Internet speed and customer service issues.

Building & Grounds Supervisor's Report:

Supervisor Jon Brunshon reported that Ameren is done for the year. The team has completed work on 124 picnic tables and 27 are left to do. The plow trucks are prepared for the upcoming snowstorm and the bobcat repairs are done.

Administrative Service Manager's Report:

Administrative Service Manager Wendy Flynn reported that the boat slips and campground leases will be mailed out January 2, 2023. The office has been working to match up owners and co-owners. The staff has been doing community gardening paperwork prep as well as cleaning out the 2022 files, boxing them up and preparing for 2023.

Advisory Commissions & Committee:

- Amenities & Events (Chris Pope / Sherry Monday, Liaison) – No report.
- Architectural Control Committee (Dave Augustine) – Nothing huge is going on, just the regular stuff.
- Campground (Steve Glynn / Rich Cashman, Liaison) – No report.
- Conservation (Steve Glynn / Lori Whalen, Liaison) – Bob Bittner reported there was no meeting in December. Steve and Rob are working on fish cribs.

- Deer Management Program (Rick Steele / Rich Cashman, Liaison) – No report.
- Earth Day (Ann Annen / ? 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) – The architect is working to change the plans, based on instructions from the commission, for the Clubhouse interior design, bathrooms, kitchen, and flooring on the main floor.
- Rules (Dave Augustine) – The Board reviewed the proposed changes to the Rules and Regulations. The following items were discussed:
 - Bob Bittner wanted to confirm that the Park and Beach should have separate hours. The Park does not have designated hours, but the Beach should be from sunrise to sunset.
 - Dave Augustine would like to re-order the section in bow hunting in the water safety section, so they are all grouped together.
 - Following discussion, the consensus of the Directors is not to allow electric fences or electric leashes in the campground but to continue using 6’ leashes as already stated in rules & lease.
 - In the nature areas, change the language from “motorized vehicles are not allowed beyond the split rail fence” to “motorized vehicles are not allowed beyond the gates or chains.”
 - Following discussion, the Directors agreed to leave the fee for cutting grass on a member’s leased campground lot at \$50, with a \$50 documentation fee, for each instance.

Bob Bittner made a motion to approve the changes to the rules and regulations as proposed effective January 1, 2023, second by Rich Cashman. The motion carried unanimously. Bob also wanted to recognize all those who worked to update the rules and regulations.

Dave Augustine reminded the group that the ACC packet needs serious revision and is not ready for review. He is coordinating with the Bureau and Putnam Counties, Senachwine Township, and the LTA attorney.

- Security (Tim Flynn) – No report.
- Tree Huggers (Mary Dappen / ? Liaison) – There are 12 trees left out of 21. Trees will be ordered from Twiggy’s around June, to be planted in September.
- Water Safety (Eric Loos / Bob Bittner, Liaison) – No report.

Report of Special Committee(s): None

Unfinished (Old) Business:

Sherry Monday reviewed the violation process as submitted by Lake Manager Welch. The Lake Manager would review all violations, call the member, and determine whether to send out a violation letter. Bob Bittner stated that if we change the process, the rules and regulations would also need to be updated (which have just been approved to be effective January 1, 2023). Bob suggested that the rule is reviewed and re-written so the Directors can review for the January meeting. Following Director review, the process would go to the attorney for review.

Bob Bittner and Sherry Monday provided additional information to the group regarding short-term rentals. Bob made a motion to have the attorney rewrite the Association's leasing policy to remove short term rentals in order to comply with the Covenants and By-Laws. Rich Cashman amended the motion to add – as stipulated in his November opinion letter to the Board citing case law. Second by Rich Cashman. The motion carried unanimously.

Petitions and Resolutions by Board Members: None.

New Business:

Rich Cashman made a motion to approve Sherry Monday, David Augustine, Tim Flynn, and Robert Bittner as the new bank account signers for Midland, Spring Valley, Heartland, Community States Bank and Mid America and to continue that two signatures are required on all checks. Roll Call Vote: Dave Augustine, Aye; Bob Bittner, Aye; Rich Cashman, Aye; Tim Flynn, Aye; Sherry Monday, Aye; Lori Whalen, Aye. The motion carried.

Sherry Monday stated that an interim recording secretary is needed to fill the gap until Audrey Kelly returned. It is a paid position, pay is per meeting. Bob Bittner would like the person to be an LTA member and not someone hired from the outside. Notice of the opening will go out to the membership to see if there is interest.

Announcements:

The next regular LTA meeting will be Saturday, January 21 at 9:00 am.

Comments by Members:

Tom Dwyer (Fair Oaks) – asked what the most common violations are for the Association.

Elaine Dwyer (Fair Oaks) – acknowledged mowing by the Association for campsites but what about other properties; also commented on Internet access.

Jim Chaplin (Barbados) – Internet access.

Gerri Chaplin (Barbados) – Internet access.

Rich Cashman made a motion to pass a Board Resolution to have our LTA staff prepare and send a letter to the FCC and copy any other relevant agencies (Gerri Chaplin to supply list) on behalf of Lake Thunderbird Association membership stating there is not adequate Internet service and Frontier is misrepresenting their service. Second by Bob Bittner. The motion carried unanimously.

Adjournment:

Sherry Monday extended holiday wishes to all the members.

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.) Dave Augustine made a motion to adjourn the meeting, second by Bob Bittner. The motion carried unanimously. The meeting adjourned at 9:58 am.

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