

**Lake Thunderbird Association  
Board Meeting Minutes  
August 20, 2022**

**Pledge of Allegiance & Call to order:** President Rich Cashman called the August 20, 2022 Board of Directors meeting to order at 9:05a.m. Members present said the Pledge of Allegiance.

**Roll Call / Establishment of Quorum:** Upon Roll Call the following Directors were present: Bob Bittner, Tim Flynn, Sherry Monday and Lori Whelan. Byron Veech was available by Zoom. Dave Augustine was absent. Also attending were Lake Manager Wendy Welch, Office Manager Wendy Flynn, Maintenance Supervisor Jon Brunschon, Recording Secretary Audrey Kelly and 30 + Members.

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

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

**Approve minutes of Previous Meeting(s): July 16, 2022:** *Tim Flynn made a motion to approve July 16, 2022 Board Meeting Minutes, Closed Session Minutes and Violation Hearing Minutes with Decisions reached, second by Lori Whelan. Roll call Vote: Rich Cashman, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

**Secretary Report:** None

**Treasurer's Report:** Board Treasurer Lori Whalen presented the Treasurer's Report as of period ending July 31, 2022. The Year to Date Revenue received is \$1,050,173.00 which is 94.6% of budgeted amount. Year to Date Operating Expenses are \$661,334.00 which is 59.6% of budgeted amount of \$1,109,879.00. *Tim Flynn made a motion to approve the financial report, second by Sherry Monday. Roll call Vote: Rich Cashman, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

**President's Report:** President Cashman suggests the current Rental Policy may need to be reviewed. Lake Manager Welch agreed saying unless the Property Owner informs the office of the rental there isn't a way for the Association to ensure the current Renters Policy and Rules are being observed and/or complied with. Discussion by Members included comments on modifying the rule governing the number of days allowed for rentals, use of facilities and enforcing security and safety issues.

**Lake Manager's Report:** Lake Manager Wendy Welch reported Superior Seawalls will begin Association dredging in mid-September. Homeowner's projects will begin after Association mitigation. Architect Ryan Keutzer is putting a proposal together to submit to General Contractors for the clubhouse remodel.

Lake Manager Welch presented the monthly bills as of August 20, 2022 in the amount of \$38,895.91. *Tim Flynn made a motion to approve the monthly bills in the amount of \$38,895.91, second by Lori Whelan. Roll call Vote: Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

**Building & Grounds Supervisors Report:** Supervisor Jon Brunschon said the Ameren Natural Gas Project has been very active but is beginning to slow down

New Wave Net Corporation: ISP (internet service provider) fiber construction is picking up. In response to Director Monday, Lake Manager Welch said when fiber optic installation is complete, every homeowner will receive a letter giving the opportunity to sign up.

#### Other Items:

The Maintenance staff completed three electrical improvements in the campground.

The fuel filter on the bobcat is clogged. The repair involves pulling the motor. He has received a response from two of three bids requested. The lowest is from Birkey's Farm Store, Annawan, IL in the amount of \$6,058.75. *Bob Bittner made a motion to approve Birkey's Farm Store, Annawan, IL for bobcat repair in the amount not to exceed \$6,058.75, second by Lore Whelan. Roll call Vote: Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

The back hoe rear tires need replacing and Supervisor Brunschon has received three bids. The lowest is from Firestone, Princeton, IL but they do not install. The second lowest is from Moore Tire, Annawan, IL in the amount of \$1,722.04. *Tim Flynn made a motion to approve Moore Tire, Annawan, IL (If additional lower bids are not received) for back hoe rear tires in the amount not to exceed \$1,722.94, second by Sherry Monday. Roll call Vote: Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

There are areas of the lower level that need repainting but only the pool deck will be repainted at this time. *Tim Flynn made a motion to approve the purchase of 23 gallons of paint for the pool deck not to exceed \$4,899.00, second by Sherry Monday. Roll call Vote: Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

**Office Manager's Report:** Office Manager Wendy Flynn reported the Corn Boil profit and expense were even. Additional events for the kids will be planned for next year.

Upcoming events: Volunteer Appreciation Dinner, September 17<sup>th</sup>; Wine and Cheese Party, September 24<sup>th</sup>; Trunk or Treat, October 29<sup>th</sup>; Craft Fair, November 5<sup>th</sup>; Adult Christmas Party, December 3<sup>rd</sup>.

#### **Advisory Commissions:**

- a. Events (Chris Pope / Sherry Monday, Liaison) See above
- b. Architectural Control (Andy Merek / Dave Augustine, Liaison) Chair Andy Merek (Chair Tree) reported five after construction inspections were completed with minor issues resolved and the rule governing homeowner shoreline erosion control should be reviewed.
- c. Campground (Steve Glynn / Rich Cashman, Liaison) Chair Steve Glynn thanked Maintenance for helping to resolve two electrical issues. Campground past events were well attended and upcoming on Sunday September 4<sup>th</sup> is a Hot Dog cook-out with everyone welcome.
- d. Conservation (Andy Merek & Nick Ziano Co-Chairs) / Byron Veech, Liaison) Co-Chair Andy Merek said the Commission will be stocking wall-eye this fall in response to the fish survey. President Cashman informed Members that Andy Merek will be resigning as Co-Chair and thanked him for his many years of service to the Commission and the Lake Thunderbird Association.
- e. Deer Management Program (Rick Steele / Rich Cashman, Liaison) President Cashman said there are limited openings and thanked the participants for volunteering at the Corn Boil.
- f. Earth Day (Ann Annen / Byron Veech, Liaison) Audrey Kelly (Pinetree) reminded Members Earth Day is Everyday and one way to help is always try to pick up trash as you walk. Also a thank you to Nancy Meline for her assistance and support over the years to the Commission.
- g. Newsletter (Wendy Flynn / Lori Whalen, Liaison) None
- h. Security (Tim Flynn) Chair Tim Flynn reminded everyone the Life Guard is in charge at the beach and **all** Members and guests must obey their instructions when given and Association rules. Commission volunteers are needed to ensure Members safety and security.
- i. Water Safety (Eric Loos / Byron Veech, Liaison) Bob Bittner said the Association is considering a rule permitting swimming on the sand bar in the front of the clubhouse where the original beach was located. As with the Security Commission, volunteers are needed to ensure Members safety and security.

j. Rules (Dave Augustine) Lake Manager Welch said the reviewed rules should be available for discussion at the September 17, 2022 Board meeting.

k. Planning/Capital Improvement (Wendy Welch) Previously discussed.

l. Emergency Medical Services (Deb Serio) Chair Deb Serio reported the response to the EMS Town Hall meeting was overwhelming. Additional information, meetings and actions are continuing. Director Monday said an Association rule should be considered mandating the proposed address signs must be displayed on all homes, existing and new. Chair Serio emphasized all EMS members are volunteers and response time from Henry or Tiskilwa could not be sooner.

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

**Unfinished (Old) Business:** None

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

**New Business:**

Discuss the second draft of the Fiscal Year 2023 Budget: Lake Manager Welch discussed Capital Expenditures. She reviewed many proposed projects and equipment purchases for fiscal year 2023 and the required amounts that will be set aside in the budget to complete them.

(Note the “Third discussion” will be held in September prior to the BoD final vote.)

Discuss the Natural Gas vs Propane options for the Clubhouse and Maintenance Building, including generator. This item will be discussed at the September 17, 2022 Board Meeting.

Review current definition of the “Beach Area”. Lake Manager Welch said there have been suggestions proposing changing the rule to allow sections of the “beach area” be open after sunset for Members and guests. Maintenance Supervisor Brunschon described the trash picked up daily from the area. Extensive discussion followed with several Members expressing opinions both in favor of and against the proposal. Security, liability and safety issues will be considered before a modification is made. President Cashman said the Association will consult with the Attorney and insurance providers before any decision is made. Discuss potential revision to the violation process. Lake Manager Welch believes a phone call conversation should be made to the Member receiving the violation before a certified letter notice is sent or before a fine is levied. Director Bittner suggests the certified letter be revised. Director Monday said it would be helpful to record a verbal warning when given. The proposed revisions will be referred to the Rules Commission.

President Cashman stated the violation process is “not for profit” but is intended as a deterrent. He also reminded Members dogs are allowed off leash in the nature area off Catalina Drive.

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

**Comments by Members (3 minutes per member)** As a result of the instructions from the Association Attorney James Arrigo, Members comments can be given at Board Meetings but not reported in the Monthly Minutes. The Board of Directors replied to the Members comments. If additional research is necessary the Board will respond to the Member.

Comments were made by the following named Members and others during the meeting:

Bob Hamann (Chair Tree)

Judy Mika (LTD)

Andy Merek (Chair Tree)

Ron Mika (LTD)

Colette Corriveau (LTHills)

Carol Bernardi (Barbados)

Mary Dappen (Foothill Dr.)

**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 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 at 11:15a.m., second by Lori Whelan. All in favor, Aye. 0 opposed. Motion carried.*

Respectfully submitted,  
Audrey Kelly  
Recording Secretary