

**Lake Thunderbird Association**  
**Board Meeting Minutes**  
**April 15, 2023**

**Pledge of Allegiance & Call to order:** Director Lori Whalen called the meeting to order at 9:00a.m.

**Roll Call / Establishment of Quorum:** Board Members present were Dave Augustine, Bob Bittner, Tim Flynn and Russ Hawkins. Director Rich Cashman was available by telecommunication. Board President Sherry Monday was absent.

**Approval of Agenda:** *Tim Flynn made a motion to approve the agenda, second by Dave Augustine. All in favor, Aye.*

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

**Approve minutes of Previous Meetings(s):** *Russ Hawkins made a motion to approve the March 18, 2023 Board of Directors Board Meeting, Closed Session Minutes and Violations Minutes, second by Tim Flynn. All in favor, aye. 0 Opposed. Motion carried.*

**Secretary Report:** Director Augustine read a card from the ARC thanking Tim Flynn for a recent donation.

**Treasurer's Report:** Board Treasurer Lori Whalen stated the total Revenue as of March 31, 2023 was \$254,489.00 or 21.4% of budget amount of \$1,190,672.00. Year to Date Expense as of March 31, 2023 was \$250,369.00. Total Yearly Budget Expense amount is \$1,190,672.00. A large expense as of March 31, 2023 was Clubhouse Expense in the amount of \$72,791.00  
Cash Flow amounts as of March 31, 2023 are Monthly Operations Fund, \$206,010.00, Reserve Fund, \$757,162.00 and Designated Committee Funds, \$16,758.00 with a total all funds of \$979,930.00. *Dave Augustine made a motion to approve the Financial Report, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye. Motion carried.*

**President's Report:** Nothing at this time.

**Lake Manager's Report:** Lake Manager Welch presented the Monthly Bills as of April 15, 2023 in the amount of \$31,040.36. *Dave Augustine made a motion to approve, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye. Motion carried.*

Lake Manager Welch also reported she has been discussing the Lake Management Plan (LMP) with the Association fish biologist that provides advice on Association fish stocking. He has suggested the water testing section of the Lake Management Plan could be done by volunteers. He also said milfoil and curly-leaf are invasive weeds that he believes are currently growing in the lake and suggested lily pads could be beneficial. In response to Director Cashman's question about blue algae. Lake Manager Welch replied we don't know what is in the lake whether it's harmful or not but once the LMP is completed a course of action can be established. Cost and scope of the program is to be determined.

**Building & Grounds Supervisors Report:** Jon Brunshon reported maintenance is rebuilding the deck at the Snack Shack, trimming trees and mowing season has started.

**Administrative Service Manager's Report:** Wendy Flynn said assessments are steadily being paid and events for the Corn Boil are being planned with new activities for all (Connect 4, Hungry Hippo, Giant Jenga). Volunteers will be needed.

**Advisory Commissions:**

- a. Events – No report
- b. Architectural Control - Director Bittner said a dock, home addition, shed, lot clearing, concrete driveway and stabilize sea wall were approved.
- c. Campground – Chair Steve Glenn said camper are arriving, the Pancake Breakfast will be Memorial Day week-end and he thanked maintenance for trimming several trees.
- d. Conservation – Chair Steve Glenn said 12 teams competed in the first bass tournament. Conservation Members will be having a 50/50 raffle all summer with the drawing Labor Day week-end.
- e. Deer Management Program (DMP) No report
- f. Earth Day – Chair Ann Annen reported the Commission will be cleaning the cemetery, thanked the Conservation Commission for their gift and the Watering Can will be collecting donations for the summer plantings. She also encouraged Members who walk, take the time to pick up trash along your way.
- g. Emergency Medical Services (EMS) – Lake Manager Welch stated in detail the procedure to equip and install the 911 signs at 506 Lake Thunderbird homes. Details Itemized: Contributions - 911 Committee \$9,900.00; Senachwine Township - \$10,000.00. Cost - Signs \$17,348.17; Post installation - \$12,650.00; Julie - \$1,518.00; Mailing - \$759.00; Total Cost minus Contributions\$ - \$12,375.17. Member/Property Owner share - \$24.75. All signs will be installed. If a Member does not contribute to the cost of installation, they will be fined by Putnam County. Lake Manager Welch thanked EMS Chair Deb Serio and the Commission members for their efforts on this task.
- h. Newsletter – No report
- i. Planning/Capital Improvements – Lake Manager Welch said four companies were present and toured the clubhouse with remodeling bids due May 4, 2023 They will be opened and presented at the May 20, 2023 Board Meeting.
- j. Rules – Director Augustine said rental fees can be adjusted at a Board meeting. Security has a list of rental properties and will be monitoring them for use of guest passes.
- k. Security – Chair Tim Flynn said dirt bike use is prohibited on Association common property. If members see the unlicensed vehicle, call the Putnam County Sheriff.
- l. Tree Huggers – An Arbor Day Event will be held on April 29th at 10:00am. with a presentation at the clubhouse.
- m. Water Safety – Director Bittner said the first meeting this year will be April 29, 2023 at 9:00a.m. Volunteers are needed!

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

**Unfinished (Old) Business:**

Short Term Rentals – Director Augustine said members believe short term rental fees should be adjusted. *Bob Bittner made a motion to increase short term rental fee (30 days or less) from \$100.00 to 300.00 per lease, second by Russ Hawkins. Increase effective May 1, 2023. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye. Motion carried.*

Watercraft Rule – Director Augustine began by saying the Illinois Department of Natural Resources (IDNR) had a rule stating children under 13 needed to wear a life jacket when the watercraft is “underway”. IDNR has changed that rule to state when watercraft is anchored, children can remove the life jacket. The Rules Commission is adding a new rule F) underway means a watercraft is not at anchor or made fast to the shore or aground. (eff 4-15-2023). What was F) and G) become G) and H). *Bob Bittner made a motion to add Rule F as stated above to Watercraft Rules, 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. Motion carried.*

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

**New Business:**

Monthly Bills Approved July, 2022 through December, 2022 – Director Whalen explained there was an addition error when totaling the monthly bills list presented at Board Meetings from July, 2022 through December, 2022. The Financial Statement were always correct. When it was discovered, in order to maintain a level of transparency, the Board will rescind and reapprove the correct total dollar amounts. *Bob Bittner made a motion to rescind and reapprove the monthly bills list from July, 2022 through December, 2022 with the correct dollar amounts, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye Lori Whalen, Aye. Motion carried.*

911 Letter to Membership – A letter to be sent to the 506 Association homeowners detailing the procedure to equip and install the 911 signage. *Dave Augustine made a motion to send a letter to 506 homeowner Members detailing the procedure to install, equip and cost involved in 911 signage, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye. Motion carried.*

**Announcement:** The next regular LTA meeting will be Saturday, May 20, 2023 at 9:00am.

**Comments by Members:** (3 minutes per member): No comments

**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. *Tim Flynn made a motion to adjourn at 9:55am, second by Bob Bittner. Motion carried.*

Respectfully submitted,  
Audrey Kelly  
Recording Secretary