

**Lake Thunderbird Association
Board Meeting Minutes
August 19, 2023**

Pledge of Allegiance & Call to order: Board President Sherry Monday called the meeting to order at 9:04a.m.

Approximately 50+ Members were in attendance.

Roll Call / Establishment of Quorum: Board Members present were Dave Augustine, Bob Bittner, Rich Cashman, Tim Flynn, Russ Hawkins. Director Lori Whalen was absent.

Approval of Agenda: President Monday asked for a motion to amend the agenda. *Dave Augustine made a motion to amend the agenda as follows: Add Budget to New Business, second by Tim Flynn. All in favor, Aye. Motion carried.*

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

Comments by Members regarding Agenda Items: None

Approve minutes of Previous Meetings(s): *Bob Bittner made a motion to approve the July 15, 2023 Board of Directors Board Meeting Minutes, Closed Session Minutes and Violations Minutes, second by Dave Augustine. All in favor, aye. 0 Opposed. Motion carried.*

Secretary Report- Dave Augustine: None

Treasurer's Report: President Monday stated the Treasurer's report from June and July will be presented. Total Year to Date Income as of June 30, 2023 is \$695,974.00. Total Operating Expenses as of June 30, 2023 is \$423,547.00. Capital Projects Expense is \$128,930.00. Total Expense is \$552,447.00.

Cash Flow amounts as of June 30, 2023 are Monthly Operations Fund, \$546,933.00, Reserve Fund, \$725,292.00 and Designated Committee Funds, \$29,723.00 with a total all funds of \$1,301,947.00. *Russ Hawkins made a motion to approve the June 30, 2023 Financial Report, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

Total Year to Date Income as of July 31, 2023 is \$749,427.00. Total Operating Expenses as of July 31, 2023 is \$516,936.00. Capital Projects Expense is \$128,930.00. Total Expense is \$645,866.00. Cash Flow amounts as of July 31, 2023 are Monthly Operations Fund, \$525,709.00, Reserve Fund, \$725,292.00 and Designated Committee Funds, \$40,671.00 with a total all funds of \$1,291,672. *Dave Augustine made a motion to approve the July 31, 2023 Financial Report, second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

President's Report: President Monday said a Commission has been formed to hire a new Lake Manager, a job description has been created and posting will be sent to various publications. Director Cashman urged all Commission discussions remain confidential.

Lake Manager's Report: President Sherry Monday presented the Monthly Bills as of July 31, 2023 in the amount of \$44,122.59. *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, Sherry Monday, Aye. Motion carried.*

President Monday said a late notice was received for a Cincinnati Insurance bill that was due July 31, 2023. An email vote was necessary to authorize payment on August 15, 2023. *Rich Cashman made a motion to pay West Bend (Cincinnati Ins,) \$10,977.00, 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. Motion carried.*

Director Cashman reminded Board Members that a reimbursement up to 80% was due in July 2023 from Cincinnati Insurance for settlement received in a court case decided in favor of the Association.

An additional insurance bill from Cincinnati Insurance was past due. *Dave Augustine made a motion to pay Cincinnati Insurance \$480.00, second by Bob Bittner. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

President Monday requested a motion and second to add West Bend and Cincinnati Insurance to Rules of Order for bills due between scheduled Board Meetings. *Bob Bittner made a motion to add West Bend and Cincinnati Insurance to Rules of Order for bills paid between scheduled Board Meeting. Second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

Building & Grounds Supervisors Report: Maintenance Staff member John Schierra gave the report. Among jobs completed Maintenance employees have cut grass, set up and assisted with the Corn Boil, hauled gravel and graded at the dam, completed water repairs, are organizing the Maintenance building with assigned cabinets for supplies. added sand at the beach. He asked for authorization to purchase a small chain saw and a metal detector. Especially needed is an additional trailer.

Office Manager's Report: Office Manager Wendy Flynn said along with Deb Serio, they are learning many new policies and tasks. President Monday said the Office staff is implementing new procedures for the future.

Advisory Commissions:

- a. Amenities & Events - Chair Chris Pope highlighted upcoming events – Venetian Night - September 2; Wine and Cheese - September 23; Trunk or Treat -October 28; Craft Fair-November 4.
- b. Architectural Control - Director Augustine said a project was previously approved that wanted to make changes. The Putnam County Building Inspector was consulted and approved the changes.

Another permit was requested for a new house and the Members were advised to have a structural engineer look at the steep slope for the footings and basement. Among many projects approved were boat house, roofs, shed, dock, sea wall.

c. Campground – Chair Steve Glenn said on Labor Day week-end there will be an Ice Cream Social, Karaoke, Bags Tournament.

He is recommending all out houses and dumpsters on the common properties be hidden from view by a wood structure. He presented sample pictures and cost estimate.

d. Conservation – Chair Steve Glenn thanked all who supported the Beer Tent. Fall fish tournaments will be starting. He is asking for ½ of the donation to future Lake Manager’s Projects be returned for use in fish stocking. Director Flynn asked if all fish crib locations are marked. Chair Glenn said only all the Commission put in are marked. *Tim Flynn made a motion to return \$6,500.00 to the Conservation Commission for 2023 fish stocking, second by Dave Augustine. Roll Call: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

e. Deer Management Program (DMP) No report

f. Earth Day – Chair Ann Annen thanked the watering volunteers. Flowers are doing well.

g. Emergency Medical Services (EMS) – Chair Deb Serio said fee for 425 signs have been paid. Any signs unpaid for by September 30, 2023, the Putnam County Sheriff will issue fines.

h. Newsletter – No report

i. Planning/Capital Improvements – Andy Merek (Chair Tree Ct) presented an update on progress: contractors have been contacted and informed of the extensive scope of the project; an engineer has estimated 60% of the exterior frame has rot; fireplace stabilization and window replacement is recommended.

j. Rules – Director Augustine said there will be changes to the Rules of Order.

k. Security – Director Flynn asked that the key to the Security car be available to volunteers.

Members have said they are unwilling to report violators in fear of retribution. He advised calling the Sheriff for infractions on Putnam County roads. *Dave Augustine made a motion to place the key to the gas pump in the Security vehicle, second by Russ Hawkins. All in favor, Aye. Motion carried.*

l. Tree Huggers – Chair Mary Dappen said with assistance of Joan and Dave Augustine tree locations have been mapped out, JULIE will be contacted, Maintenance will be asked for assistance and approval is needed from the Board for the planting of 27 trees. *Tim Flynn made a motion to approve the planting of 27 trees at various locations, seconded by Russ Hawkins. Motion carried.*

m. Water Safety – No report.

Director Cashman said he has reviewed the Open Meetings Act which states any Member can attend any Commission or Committee meeting but does not have to participate

Report of Special Committees: None

Unfinished Business:

Short Term Rentals – Any updates or additional suggestions from BOD? President Monday urged Board Members to read and review the communications from Association Attorney James Arrigo

and the March 3, 2023 revised recommended Rules.

Capital Improvements / Clubhouse Updates:

Fireplace Stabilization Bids – President Monday said three bids had been received: Key Builders \$49,800.00; technoMetal Post \$20,350.00; Acculevel Commercial Group \$8,600.00 plus consultation fees but bid comes with a lifetime guarantee. *Russ Hawkins made a motion to approve the bid from Acculevel Commercial Group in an amount not to exceed \$12,000.00, second by Dave Augustine. Roll Call: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

Petitions and Resolutions by Board members: None

New Business:

Pool – *Dave Augustine made a motion to have the pool remain open as long as weather permits with guidelines (open during normal office hours and swim at your own risk), second by Russ Hawkins. All in favor, Aye. Motion carried.*

Bids on Converting Clubhouse from LP to NG – Director Augustine said two bids had been received: Kettman Heating & Plumbing, Granville, IL (\$28,640.00) and A & J Service Corporation, Tiskilwa, IL (\$19,835.00). Director Augustine said the generator was purchased without a conversion kit in 2016 from Generac Inc. for use with natural gas or propane. *After extensive discussion, Bob Bittner made a motion to accept the bid not to exceed \$20,000.00 from A & J Complete Service Corporation to convert the clubhouse from propane to natural gas, second by Russ Hawkins. Roll Call: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Sherry Monday, Aye. Motion carried.*

AgView FS LP Contract – No action needed.

Lake Manager Job Posting & Job Description – President Monday directed the Board Members to read the job description and make suggestions on any changes needed and where to post for publication.

Full Size Fire Hydrant Installed at the Clubhouse - Director Bittner believes a study and research should be conducted to install a full-size hydrant at the clubhouse for fire protection and a refill station for fire trucks. He recommended contacting Joe Glenn of TEST Inc. for suggestions and guidance.

Lot 434 – Health Dept Zoning Variance for Septic – President Monday explained the property was divided by Putnam County without conforming to Lake Thunderbird Association regulations in 2011. Parcel 2 of Lot 434 is requesting a septic variance from Putnam County to be able to build. Other issues to be determined: conforming to sewage ordinance, boundary lines, septic system, steep slope of property. After discussion, Directors suggests an engineer approve of the plans and a new plat survey be made. President Monday will contact Jason Bland, Putnam County Director of

Environmental Health approving the variance. When and If building plans are submitted to Lake Thunderbird Association Architectural Control Commission (ACC), the concerns will be re-examined.

2024 Budget – President Monday said the Board of Directors is considering a 10% or 15% increase in Assessments. Increases in all other fees would be less. A Budget Meeting will be scheduled for early to mid September.

Announcements:

The next regular LTA meeting will be Saturday, September 16, at 9:00 A.M.

Comments by Members: (3 minutes per member) *Please remember, as is written in our Rules of Order, you have 3 minutes to make your comments. We ask that you come up to the microphone, give us your name and address or lot #.*

Tom Dwyer, Birch Drive – Status of internet

Susan Jennings, Barbados Dr. – Communications with rental owners. Attorney recommendations?

Joan Jacobs, Barbados Dr. - Pool benefits and thank you.

Gerri Chaplin, Barbados Dr. - New sound system status.

Collette Corriveau, Lake Shore Dr. – Rental properties

Jeff Purtell, Lake Shore Dr.- Campground, court case, unlicensed vehicles ticketed, rental properties, attendance at Commission meetings, buffalo box repair responsibility.

Bruce Wolfe, Security vehicle status.

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 11:08a.m., second by Russ Hawkins. Rich Cashman asked for a Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, No, Tim Flynn, No, Russ Hawkins, Aye. Shery Monday, Aye. Motion carried.

Respectfully submitted,

Audrey Kelly

Recording Secretary

