

**Lake Thunderbird Association  
Board Meeting Minutes  
February 18, 2023**

**Pledge of Allegiance & Call to order:** Board President Sherry Monday called the February 18, 2023 Board of Directors Meeting to order at 9:00a.m.

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

**Approval of Agenda:** Agenda will be amended to include a New Business addition: A Consent Motion will be requested for Rule Changes. *Tim Flynn made a motion to approve the amended agenda, second by Lori Whelan. All in favor, Aye.*

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

**Approve minutes of Previous Meetings(s):** *Tim Flynn made a motion to approve the January 21, 2023 Board of Directors Board Meeting Minutes, second by Russ Hawkins. All in favor, aye.*

**Secretary Report:** No report

**Treasurer's Report:** Board Treasurer Lori Whelan stated the monthly Financial Report has been reformatted to resemble the Yearly Budget. Total Operating Expenses as of January 31, 2023 were \$53,694.00. Total Expenses as of January 31, 2023 were \$55,575.00. Minimal loss is to be expected at this time. Total Yearly Budget amount is \$1,190,672.00.

Cash Flow amounts as of January 31, 2023 are Monthly Operations Fund, \$163,808.00, Reserve Fund, \$782,802.00 and Designated Committee Funds, \$16,583.00 with a total all funds of \$963,193.00. *Dave Augustine made a motion to approve the Financial Report, second by Bob Bittner. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whelan, Aye, Sherry Monday, Aye. Motion carried.*

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

**Lake Manager's Report:** Lake Manager Welch presented the Monthly Bills as of February 16, 2023 in the amount of \$22,789.92. *Bob Bittner made a motion to approve, second by Lori Whelan. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whelan, Aye, Sherry Monday, Aye. Motion carried.*

Lake Manager Welch also stated a CD has come due with Community State Bank in the amount of \$65,339.00 and she has not received a response to her phone calls. After research into rates at other financial institutions, Director Whelan and Lake Manager Welch are recommending a replacement CD with Peru Federal Credit Union, Peru, IL. at an interest rate of 4.25% for 9 months. *Director Cashman made a motion to approve that Transfer and directed Lake Manager Welch to see if 2 additional CDs due in October, 2023 and December, 2023 with Community State Bank would be eligible for the same rate at Peru Federal Credit Union. If they are, an email vote should be taken for authorization, second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whelan, Aye, Sherry Monday, Aye. Motion carried.*

Dredging Update: Lake Manager Welch presented a bid from Superior Seawalls, Illinois City, IL to remove silt from Clearwater Cove and channel. Bid proposal included all equipment would be provided and silt removed from the site. *Tim Flynn made a motion to approve the bid from Superior Seawalls in the amount of \$52,000 and authorized an additional \$9,400.00 for an 8 hour day if necessary, second by Lori Whelan. Monies will be removed from the Reserve Fund for payment. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Nay, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whelan, Aye Sherry Monday, Aye. Motion carried.*

Storage Area: *Rich Cashman made a motion to approve the \$6,500.00 bid from Troy Eble to create five additional storage sites behind the Maintenance shop, second by Tim Flynn. Roll Call Vote: Dave Augustine, Nay, Bob Bittner, Nay, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Nay, Lori Whelan, Nay, Sherry Monday, Nay. Motion failed.*

**Building & Grounds Supervisors Report:** Jon Brunschon reported Maintenance has been trimming trees, working on the donated pontoon and construction of the three canoe and kayak racks is completed.

**Administrative Service Manager's Report:** Wendy Flynn reminded Property Owners everyone needs an identification card. If you don't have one, inform the office staff when you pay your yearly assessments and one will be provided to you. A Vendor's Fair with 15 participants will be held on March 4, 2023 in the clubhouse. Hours are 10:00am – 12:00pm. An Easter Egg Hunt will be April 1, 2023.

#### **Advisory Commissions:**

- a. Events – Chair Chris Pope reminded Members of upcoming events: March - St. Patrick's Dinner; April - Brunch; May - Kentucky Derby Party; June - Membership Talent Show.
- b. Architectural Control – Chair Dave Augustine said permits approved were for a driveway, roof repair, lot clearing, retaining wall.
- c. Campground – Chair Steve Glynn said a Pancake Breakfast is planned for Memorial Day Week-end. All Property Owners are welcome.
- d. Conservation – Chair Steve Glynn said hybrid strippers and wall eye are being considered for stocking. Red Ear bluegills will be stocked to control Eurasian mussels and clams if they are found in the lake. Fish cribs are being built and natural structures are being considered.
- e. Deer Management Program (DMP) No report
- f. Earth Day – Chair Ann Annen said the Commission is hibernating.
- g. Emergency Medical Services (EMS) No report
- h. Newsletter – No report
- i. Planning/Capital Improvements – Wendy Welch said the architect will need time to review the plans before they go out for bid.
- j. Rules – Chair Dave Augustine detailed changes to be made to Rules to be voted on in New Business.
- k. Security – Chair Tim Flynn said Volunteers are needed!
- l. Tree Huggers – An Arbor Day Event will be held on April 29<sup>th</sup> at 10:00am. with a presentation at the clubhouse.
- m. Water Safety – Volunteers are needed!

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

#### **Unfinished (Old) Business:**

Continue discussion on Short Term Rentals – The Association is waiting for rewrite from Association Attorney James Arrigo. President Monday is still checking on ordinances with local municipalities.

2023 Dredging Contract – Waiting for additional information: start date, cost and determining targeted areas.

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

**New Business:**

Official Motion/Vote for long reach dredge by Superior Seawalls, Illinois City, IL- President Monday explained that an item came up after the official Board meeting on January 21, 2023 that needed immediate action. An email vote was taken on January 25-26, 2023. *Dave Augustine made a motion to approve a bid from Superior Seawalls, Illinois City, IL. in the amount of \$6,000.00 for the west side of the retention pond before winter road closures, second by Rich Cashman. Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whelan, Aye Sherry Monday, Aye. Motion carried.*

Chair Dave Augustine requested a Consent Motion to approve the following Rule changes:

Rule Changes:

a) Watercraft:

(i) Requiring all Boat Owners to take the Boating Quiz.

(ii) Anytime a motorized boat is in operation someone on board must have taken and passed the Boating Quiz.

b) Rules of Order:

(i) Changing “Committee” to “Commission” (exception Architectural Control).

(ii) Adding procedure for email voting by the Board on matters that cannot wait for a Regular or Special Meeting of the Board.

(iii) Cosmetic Changes to the Agenda.

*Lori Whalen made a motion to approve the Consent Motion, second by Tim Flynn. All in favor, Aye. 0 opposed. Motion carried.*

**Announcement:** The next regular LTA meeting will be Saturday, March 18, 2023 at 9:00am.

**Comments by Members (3 minutes per member):** As a result of instructions from Association Attorney James Arrigo, Members Comments are allowed but not reported in Board Meeting Minutes. If further research is necessary, the Board will respond.

Bert Brooks (Elmwood Ct.) - New Wave internet

Colette Corriveau (LSD) – a) Short Term Rentals – b) Family Feud

Linda Dineen (LSD) – Short Term Rentals

Tom Pope (Magnolia Dr.) - Short Term Rentals

**Adjournment:** *Tim Flynn made a motion to adjourn at 10:30am, second by Bob Bittner. Motion carried.*

Respectfully submitted,

Audrey Kelly

Recording Secretary