

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

Pledge of Allegiance & Call to order: Board President Sherry Monday called the meeting to order at 9:05a.m. and requested a moment of silence and prayer in remembrance of Lake Manager Wendy Welch. Approximately 85 + Members were in attendance.

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

Approval of Agenda: President Monday asked for a motion to approve an amendment to the agenda. *Dave Augustine made a motion to amend the agenda as follows: move Presidents Report to immediately follow Approval of Agenda and add Quick Books and Approval to Transfer Funds to New Business, second by Tim Flynn. All in favor, Aye. 0 opposed. Motion carried.*
Bob Bittner made a motion to approve the revised agenda, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.

President's Report: President Monday had prepared answers(A) to questions(Q) Members would have due to current circumstances. Among them: 1) Q chain of command intact A TENS notice will be sent; 2) Q next steps A Day-to-day business continues and Board discussions on next steps; 3) Q Who's in charge A Board Members are working with Office and Maintenance staff; 4) Q New Lake Manager A Forming a hiring Commission is being considered; 5) Who's enforcing Rules A Nothing has changed; 6) Q Board Meetings on Zoom A Current internet service unstable and unreliable.
Also at the same time, the Association email service became overloaded and some emails had to be deleted to correct the problem. If a Member has sent an email recently and have not received a reply, please resend it to Administrative Services Manager Wendy Flynn.
Director Cashman said there are four lake communities in need of Lake Managers. If anyone knows a person that could be interested let the Board know.

Comments by Members regarding Agenda Items: None

Approve minutes of Previous Meetings(s): *Dave Augustine made a motion to approve the June 17, 2023 Board of Directors Board Meeting Minutes, Closed Session Minutes and Violations Minutes, second by Tim Flynn. All in favor, aye. 0 Opposed. Motion carried.*

Secretary Report: No report

Treasurer's Report: Board Treasurer Lori Whalen reported due to current circumstances which include loss of email and Quick Books issues, there will not be a July Financial Report. It will be scheduled for the August Board of Directors Meeting.

Monthly Bills: Director Whalen presented the Monthly Bills as of July 15, 2023 in the amount of \$59,784.27. Large expenditures were the purchase of a new Security Vehicle and July 1, 2023 fireworks. *Bob Bittner made a motion to approve the bills in the amount of \$59,784.27, 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, Sherry Monday, Aye. Motion carried.*

Lake Manager's Report:

Building & Grounds Supervisors Report: Maintenance staff member John Schierra said they are playing “catch up” but are working to complete projects. Director Cashman commended the Maintenance staff for the July 1st week-end.

Administrative Service Manager’s Report: Wendy Flynn said preparing for the Corn Boil. Corn has been ordered and will need shucking that morning.

Advisory Commissions:

- a. Events – No report
- b. Architectural Control - Director Augustine said permits were issued for decks and a boat lift.
- c. Campground – Chair Steve Glenn said Christmas in July would be held that evening.
- d. Conservation – Chair Steve Glenn thanked the Jim Annen family for their help in the Annual Kids Fishing Tournament where there were 82 participants. The Commission will have a beer wagon at the Corn Boil.
- e. Deer Management Program – Director Cashman said DMP members gave a demonstration after the Kids Fishing Tournament.
- f. Earth Day – Chair Ann Annen said the new Welcome sign at the front door was made by Maintenance employee Jamie Cole. She also thanked the Association for having the Jim Annen Kids Fishing Tournament.
- g. Emergency Medical Services (EMS) – Chair Deb Serio said there has been a great response to the EMS sign program.
- h. Newsletter – No report
- i. Planning/Capital Improvements – Director Augustine said the Commission will be seeking contractors for Phase 1 of the clubhouse remodel.
- j. Rules – Director Augustine said Rules always need updating.
- k. Security – Chair Tim Flynn thanked Maintenance for the signage on the new Security Vehicle.
- l. Tree Huggers – Chair Mary Dappen said 27 trees will be planted on common property in September. JULIE will be contacted before after locations have been determined.
- m. Water Safety – Chair Ron Mika said if you see a reckless boating incident individual Members don’t have to write the violation just try to get information with a description of the watercraft and a sticker number. The Association will send the violation ticket.

Report of Special Committee(s): None

Unfinished (Old) Business:

Short Term Rentals – After discussions with the Putnam County Zoning Officer, President Monday was advised the Lake Thunderbird Association is zoned R2 (*Article VII Provisions governing the R2 & R3 Residence Districts/Section 7.02 A3*) where only a percentage (TBD) of homes are allowed to be leased/rented properties. The information will be submitted to Association Attorney James Arrigo for clarification.

Capital Improvements – Director Cashman had further information about repair or remove the clubhouse fireplace. There are three options: mitigate the risk of the fireplace collapsing by repair, accept the risk and take no action, eliminate the risk by removing. Discussion will continue.

Petitions and Resolutions by Board members: None

New Business:

Security Vehicle – President Monday reminded Members of the proposal at the June 17, 2023 Board Meeting to purchase a new Security vehicle if one became available and formally approve it at the July 15, 2023 Board Meeting. A vehicle became available and was purchased on June 22, 2023. An email motion

was made, seconded and approved. Maintenance employee Kim Krowlek put the lettering on the vehicle. *Bob Bittner made a motion to authorize the Lake Manager to purchase an all-wheel drive vehicle for Security in an amount not to exceed \$25,000.00 that includes taxes and doc fees with the money to be taken from the Reserve Fund, seconded by Dave Augustine. Motion amended to include the final cost of \$22,069.80 (tax, title and fees included). Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Health Department Inspection – Pool Side Café (Class 3) President Monday said there was a surprise inspection of the pool side café on June 28, 2023 by the Putnam County Health Department. As a result of that inspection, all future food sold must be individually wrapped. Additionally, as a result of the inspection the following have been approved: zoning, plumbing, septic, pest control, staff food handlers trained and certified, screen doors installed, refrigerator and freezer thermometers and a three-tub water station installed. Putnam County Health Department returned and certified the Poolside Café.

Replenish Needed for Water Supplies Inventory – President Monday said the Maintenance Department is preparing a list of water supplies as back up for future needs. She asked for a motion to authorize funds to acquire those supplies as future needs inventory. *Rich Cashman made a motion to authorize up to \$5,000.00 to be used to replenish water supplies for future needs inventory, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Update Spring Valley City Bank Signers - President Monday said this is one of two accounts which needs new signer cards submitted. *Dave Augustine made a motion to add and/or remove signer to the Spring Valley City Bank Account, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Update Midland Bank Managers Account Signers: President Monday said this is the second account which needs new signer cards submitted. *Rich Cashman made a motion to add and/or remove signer to the Midland Bank Manager's Account, 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, Sherry Monday, Aye. Motion carried.*

Quick Books: Three Members will be authorized administrators to contact Quick Books. At this time, they will be Wendy Flynn, Deb Serio and the current Board Treasurer Lori Whalen. *Lori Whalen made a motion to authorize Wendy Flynn, Deb Serio and the Board Treasurer to be administrators for Quick Books, 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, Sherry Monday, Aye. Motion carried.*

Approval to Transfer Funds: This is usually the Lake Manager's responsibility but due to current circumstances, Wendy Flynn will temporarily have the authority to transfer funds between accounts with approval by email of at least four (4) Board Members. *Bob Bittner made a motion to authorize Wendy Flynn to transfer funds between accounts, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

New Emergency After Hours Numbers: President Monday compiled a list for Members itemizing phone numbers for local emergency and non-emergency utilities and governmental offices (examples: Animal Control, Health Department, DNR, Road Commissioner). Lake Thunderbird after hours emergency phone number is 815-878-8752. The list is "KNOW WHO TO CALL". It is available at the office.

Announcement: The next regular Board meeting is Saturday, August 19, 2023 at 9:00a.m. Director Cashman said there are three openings on the 2024 Board of Directors and encouraged Members to volunteer to be appointed to serve a one-year term as a Board Member. Current Board Members have volunteered to serve temporarily.

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

Linda Demien, Lake Thunderbird Dr. – Rental/Leasing properties business? Maintenance Manager.

Andy Merek, Chair Tree – Begin Clubhouse Remodel

Paul Byrd, Lake Thunderbird Dr. – Clubhouse Remodel Contractors and Costs

Gerri Chaplin, Barbados Dr. – Internet, Appreciate volunteers, Member solidarity

Drew Schlumpf, Wheeler Ct. – Internet, Short Term Rentals

Mary Lou Meyers, Caribbean Dr. – Comments, Board President approval.

Craig Williamson, Indian Hills – Weed Control

Denver Worker – Dredging

Collette Corriveau, Lake Shore Dr., - Short term rentals

Diane Hale, Wheeler Ct. – Wheeler Ct. traffic, HR experience, Fire place removal

Cleo Gunsul, Wheeler Ct. – Short Term and Long-Term Rentals

Adjournment: *Tim Flynn made a motion to adjourn at 10:55 a.m., second by Bob Bittner. All in favor, motion carried.*

Respectfully submitted,

Audrey Kelly

Recording Secretary