

**Lake Thunderbird Association  
Board Meeting Minutes  
June 17, 2023**

**Pledge of Allegiance & Call to order:** Board President Sherry Monday called the June 17, 2023 Board of Directors Meeting to order at 9:15 a.m.

**Roll Call / Establishment of Quorum:** Board Members present were Dave Augustine, Bob Bittner, Rich Cashman, Tim Flynn. Directors absent were Lori Whalen and Russ Hawkins. 30+ Members in attendance.

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

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

**Approve minutes of Previous Meetings(s):** *Dave Augustine made a motion to approve the May 20, 2023 Board of Directors Meeting Minutes, Closed Session Minutes, Violation Hearing Minutes & Decisions/Recommendations Reached, second by Tim Flynn. All in favor, aye. 0 opposed. Motion carried.*

**Secretary Report:** No report

**Treasurer's Report:** Lake Manager Wendy Welch presented the Financial Report. She stated the Zero Turn should not be listed under Capital Projects. It will be removed and that total will be corrected. Total Income for May is \$518,915.00. Total Year to Date as of May 31, 2023 is \$903,326.00 which is 75.9% of budgeted amount. Net Profit (Loss) as of May 31, 2023 is \$404,459.00.

Cash Flow amounts as of May 31, 2023 are Monthly Operations Fund, \$464,540.00, Reserve Fund, \$687,883.00 and Designated Committee Funds, \$31,775.00 with a total all funds of \$1,184,199.00. The Designated Committee Funds include \$17,500.00 for EMS signs. Those funds will be repaid with donations from Putnam County and Senachwine Township. Bob Bittner *made a motion to approve the amended Financial Report as of May 31, 2023, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.*

**President's Report:** President Monday suggested due to the shortage of volunteers, Members don't have to write tickets but can help to keep everyone safe by reporting reckless activity on the water. Taking a picture of the offending watercraft would ensure follow thru.

**Lake Manager's Report:** Lake Manager Welch said Aquatic Control was the only company to respond to her request for an on-site evaluation of lake weed control. Lake Manager Welch learned that the milfoil weed has become resistant to the weed killer the Association has been using. When the proposed new weed killer is dispersed into the water swimming will be prohibited. Members will be notified and guidelines will be in place. The complete report from them was not ready for the June 17, 2023 Board Meeting.

Lake Manager Welch presented the Monthly Bills as of June 17, 2023 in the amount of \$32,861.43. Bob Bittner *made a motion to approve the Monthly bills in the amount of \$32,861.43, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.*

**Building & Grounds Supervisors Report:** Jon Brunschon reported Maintenance has trimmed trees, hauled sand to the beach, worked on the playground equipment and been raking the weeds out of the lake.

**Administrative Service Manager's Report:** Wendy Flynn said \$837,495.00 in assessments has been collected. Only seven Members have volunteered to help at the August 5<sup>th</sup> Corn Boil and many more are needed. JUST ONE HOUR!

**Advisory Commissions:**

- a. Events – No report.
- b. Architectural Control – Director Augustine said the many permits approved were for a home addition, walkways, retaining wall, roofs, sheds and a septic system.
- c. Campground – Chair Steve Glynn said the Pancake breakfast was a success. The next event is “Christmas in July” on Saturday, July 15, 2023. He encouraged all Members to come, drive through and vote for a winner. Prizes will be awarded. Hot dogs and a band will be there.
- d. Conservation – Chair Steve Glynn asked if the weed treatment proposed will affect the fish. Lake Manager Welch said it will not. The Commission will have medals and trophies for the “Kids Fishing Tournament” along with hot dogs and drinks on July 1, 2023. Worms will be provided.
- e. Deer Management Program (DMP) DMP members will have an archery demonstration after the Kids Fishing Tournament at the dam.
- f. Earth Day – Chair Ann Annen thanked new Members for helping with watering.
- g. Emergency Medical Services (EMS) – Lake Manager Welch said additional posts for the signs have been delivered.
- h. Newsletter – No report
- i. Planning/Capital Improvements – Lake Manager Welch said the Commission has provided a summary of their recommendations to the Board. Their proposal is to reject the only bid received due to incomplete cost estimates that would have increased the bid by \$500,000.00. Instead, the Association would proceed with a multi-year phased approach eliminating the need for a loan or a special assessment to the Membership. Phase One recommendations will begin with outside repairs. including stabilize the fireplace and replace adjacent windows, repair siding and framing, roof repairs, gutters, exterior electrical, mold remediation etc. The Commission will require Board of Directors approval to proceed.
- j. Rules – No action at this time
- k. Security – Chair Tim Flynn said the security vehicle is in need of repair.
- l. Tree Huggers – None
- m. Water Safety – Ron Mika has volunteered to Chair the Commission. He is asking Members to be water safety ambassadors. If they see a violation only report it without having to wrote a ticket.

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

**Unfinished (Old) Business: study evaluation**

Short Term Rentals – Director Cashman said an option would be to increase the minimum number of days required for a short-term rental. He has received reports from Members of irresponsible behavior by renters.

Capital Improvements/Clubhouse Updates – *Dave Augustine made a motion to reject the bid from Key Construction, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.*

*Bob Bittner made a motion to approve Phase One of Clubhouse Remodel with the exception of stabilizing the fireplace and replacing the roof. No second. Motion failed.*

*Dave Augustine made a motion to instruct the Capital Improvement Commission to continue with their evaluation and review of Phase One of the Clubhouse Remodel and begin by retaining a Construction Manager and sub-contractors, second by Tim Flynn. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Rich Cashman, Aye, Tim Flynn, Aye, Sherry Monday, Aye. Motion carried.*

Lake Mapping – Lake Manager Welch said Bob Bittner, Rich Cashman and Steve Glynn provided the Association with maps of lake depths that will be very beneficial in many future projects. Additional lake mapping is unnecessary.

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

**New Business:**

Announce new Board Candidates for 5 positions opening November 5, 2023 – Only 2 Members have submitted petitions. They are Sarah DeWaele and Diane Hale.

Security Vehicle – Lake Manager Welch reported the 2001 Toyota Rav 4 with 298,000 miles security vehicle is in need of \$4,092.64 in repairs. She has researched Auto Trader for examples and prices of used vehicles. All have 90,000+ miles. Options being considered are temporary use of a maintenance vehicle after work hours or leasing. The item will be on the July 15, 2023 Board of Directors Meeting agenda.

**Announcement:** The next regular LTA meeting will be Saturday, July 15, 2023

**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.

Andy Merek, Chair Tree Ct. – Caution needed when applying lake weed killer.

Kathy Lang, Mallard Ct. – Emergency Services (EMS) signs -short term rentals.

Collette Corriveau, Lake Shore – Short term rentals.

Jeff Purtell, Lake Thunderbird Dr. – Off road vehicles.

Tom Dwyer, - Back ground checks

Joan Mader - improvements

**Adjournment:** *Tim Flynn made a motion to adjourn at 10:42a.m., second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.*

Respectfully submitted,  
Audrey Kelly  
Recording Secretary