

Lake Thunderbird Association
Board Meeting Minutes
June 18, 2022

Pledge of Allegiance & Call to order: President Rich Cashman called the June 18, 2022 Board of Directors meeting to order at 9:00a.m. Members present said the Pledge of Allegiance.

Roll Call / Establishment of Quorum: Upon Roll Call the following Directors were present: Dave Augustine, Tim Flynn, Sherry Monday and Lori Whelan. Byron Veech was available by Zoom. Also attending were Lake Manager Wendy Welch, Office Manager Wendy Flynn, Recording Secretary Audrey Kelly and 30 + Members.

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: No

Approve minutes of Previous Meeting(s): *Tim Flynn made a motion to approve Regular Meeting Minutes of May 21, 2022, second by Dave Augustine. All in favor, aye. 0 opposed. Motion carried.*

Secretary Report: None

Treasurer's Report: Board Treasurer Lori Whelan presented the Treasurer's Report as of period ending May 31, 2022. Total Year to Date Revenue is \$813,775.00 which is 73.2% of the proposed budget of \$1,109, 89.00. Total Operating Expense through May 31, 2022 which is 36.0% of the proposed budget of \$1,109, 879 .00. Net Cash Flow Balance change increase of \$292,983.00. Total Balance is \$1,329,716.00. Cash Flow Statement shows Monthly Operations Fund Accounts Balance is \$496,618.00, Reserve Fund Total is \$819,917.00, Designated Committee Funds are \$13,181.00 and Total all Accounts is \$1,329,716.00. She continued saying the auditing firm is requesting documents for the 2021 audit. *Sherry Monday made a motion to approve the financial report, second by Tim Flynn. Roll call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Sherry Monday, Aye Lori Whelan, Aye. Communication link with Director Veech was temporarily interrupted. Motion carried.*

President's Report: President Cashman asked for a motion to appoint Bob Bittner to fill the vacancy on the Board of Directors. *Tim Flynn made a motion to appoint Bob Bittner to the Board of Directors, second by Lori Whelan. Roll call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Lori Whelan, Aye. Rich Cashman, Aye. Sherry Monday abstained. Communication link with Director Veech was temporarily interrupted. Motion carried.*

President Cashman said there will be three openings on the Board of Directors and only two candidates have submitted petitions so an additional position will be available for the Board of Directors in November, 2022 and Byron Veech will be re-appointed.

Lake Manager's Report: Lake Manager Wendy Welch began by presenting the monthly bills. Highlighted bills included final payment for clubhouse waterfront docks and restocking of water system supplies. *Lori Whelan made a motion to approve the monthly bills as of June 18, 2022 in the amount of \$71,609.26, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Sherry Monday, Aye, Tim Flynn, Aye, Lori Whelan, Aye. Motion carried. Communication link with Director Veech was temporarily interrupted.*

She continued saying the Maintenance staff removed an area of siding on the clubhouse in preparation for a visit on June 2nd, 2022 of an architect and engineer to begin to determine what percentage of the

building needs renovation and repair. Their report has not been received. The architect has recommended the entire project be assigned to a general contractor with bids by August 1, 2022. The Association water system is also in need of repair and data is being assembled by Mike Richetta, Chamlin Engineering and Joe Glynn, Test Inc. to determine where, when and how to proceed. They will attend the July 16, 2022 Board Meeting to present an initial report and answer questions. Lake Manager Welch said grant monies may be available.

Building & Grounds Supervisors Report: Lake Manager Welch gave a maintenance report; stairs at the dam are replaced, dump truck is being repaired again, Ameren Natural Gas is doing 2 installs a day only on Saturdays, New Wave Net Corporation is having an issue with connections.

Office Manager's Report: Office Manager Wendy Flynn gave an update on assessments collected as of May 20, 2022, Kids Fishing Tournament is July 2nd, volunteers for "Just One Hour" are needed for the Corn Boil and reminded Members that license plate numbers must be on file in the office and displayed on guest car passes.

Advisory Commissions:

- a. Events (Chris Pope / Sherry Monday, Liaison) None
- b. Architectural Control (Andy Merek / Dave Augustine, Liaison) Lake Manager Welch said 13 permits have been issued for sheds, driveways, seawalls and docks.
- c. Campground (Steve Glynn / Rich Cashman, Liaison) Chair Steve Glenn said the bake sale and pancake breakfast was a success, on July 15th & 16th Christmas in July will be celebrated in the campground with prizes and he invited Members to drive through.
- d. Conservation (Andy Merek & Nick Ziano Co-Chairs) / Bob Hamann, Liaison) Lake Manager Welch said plans are completed for the Kids Fishing Tournament and Beer Tent will be at the Corn Boil.
- e. Deer Management Program (Rick Steele / Rich Cashman, Liaison) President Cashman said DMP openings for hunting this year are closed and membership renewal must be postmarked by July 1, 2022
- f. Earth Day (Ann Annen & Nancy Meline / Byron Veech, Liaison) Co-chair Ann Annen said Commission Members are continuing to tend to the plantings.
- g. Newsletter (Wendy Flynn / Lori Whalen, Liaison) None
- h. Security (Tim Flynn) None
- i. Water Safety (Eric Loos / Byron Veech, Liaison) Director Bittner said the Association jon boat may be available for patrols.
- j. Rules (Dave Augustine) Director Augustine said the Commission is continue to review rules.
- k. Planning/Capital Improvement (Wendy Welch) Previously discussed by Lake Manager Welch.
- l. Emergency Medical Services (Deb Serio) Chair Deb Serio said she met with the Putnam County Sheriff, Sherry Monday is updating the EMS book and finding incorrect addresses and an informational town hall meeting with the fire and sheriff districts is being considered. Smart 911 requires a stable internet system to be effective.

Report of Special Committee(s): None

Unfinished (Old) Business: No update policy regarding Memorial Tree Planting at this time.

Petitions and Resolutions by Board members: No

Due to a prior commitment, Director Bittner left the meeting at 9:35a.m.

New Business: None

The next regular LTA meeting will be Saturday, July 16, 2022, at 9:00 A.M.

Comments by Members (3 minutes per member): As a result of the instructions from the Association Attorney James Arrigo, Members comments can be given at Board Meetings but not reported in the Monthly Minutes. The Board of Directors replied to the Members comments. If additional research is necessary the Board will respond.

The following Members had Comments:

Paula Mesarchik - Cedar Lane North

Ken Fisher - Clearwater Point

Denver Worker – Clearwater Point

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 9:53a.m., second by Dave Augustine. Roll call Vote: Dave Augustine, Aye, Tim Flynn, Aye, Sherry Monday, Aye Lori Whelan, Aye, Rich Cashman, Aye. Communication link with Director Veech was interrupted. Motion carried.

Respectfully submitted,
Audrey Kelly
Recording Secretary