

**Lake Thunderbird Association
Board of Directors Meeting Minutes
October 15, 2022**

Pledge of Allegiance & Call to order: President Rich Cashman called the October 15, 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, Bob Bittner, Tim Flynn, Sherry Monday, Byron Veech and Lori Whelan. Also attending were Lake Manager Wendy Welch, Office Manager Wendy Flynn, Recording Secretary Audrey Kelly and 50 + Members.

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

Comments by Members regarding Agenda Items: Mary Lou Meyers, (Caribbean) had many questions that pertained to agenda item Update on potential employee benefit – Disability Insurance. President Cashman said they would be addressed during Unfinished Business.

Approve minutes of Previous Meeting(s): *Tim Flynn made a motion to approve September 17, 2022 Board Meeting Minutes, Closed Session Minutes and Violation Hearing Minutes with Decisions/ Recommendations reached, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.*

Secretary Report: No report

Treasurer's Report: Board Treasurer Lori Whalen presented the Treasurer's Report as of period ending September 30, 2022. The Year to Date Revenue received is \$1,100,253.00. Capital Expenditures are \$861,118.00 or 77.6% of budgeted amount for the year. Cash Flow Statement shows Monthly Operations Fund Accounts Balance is \$427,632.00, Reserve Fund Total is \$819,998.00, Designated Committee Funds are \$19,769.00 and Total all Accounts is \$1,267,399.00. *Dave Augustine made a motion to approve the financial report, second by Tim Flynn. Roll Call Vote: Rich Cashman, Aye, Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*

President's Report: None

Lake Manager's Report:

Lake Manager Wendy Welch with nothing unusual to report presented the monthly bills as of October 15, 2022 in the amount of \$23,506.68. *Lori Whelan made a motion to approve the monthly bills in the amount of \$23,506.68, second by Tim Flynn. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.*

Lake Manager Welch also stated the Building and Grounds Report.

Lake Manager Welch said Superior Seawalls will be at the lake at the end of October and Ameren Illinois has said they are on target to complete the Lake Thunderbird natural gas project by the end of the year. There is not an update from New Wave.

Building & Grounds Supervisors Report: Maintenance employees John Schierra and Jeremy Cole gave a brief description of the Associations water distribution system. Because of New Wave and Ameren projects, maintenance has had to indicate where 259 buffalo boxes (main water line into home) are located. They are often difficult to find. The metal detector mistakes other objects for them or they are often covered by stone planter boxes tall grasses. If the Member knows where theirs is indicate it with a

flag, paint a circle around it, take a picture of it and send that to the office. Lake Manager Welch said there are not any maps of the side streets water system but anything being repaired or improved in the future will be mapped and recorded. The Association has also been stockpiling water system components.

Office Manager's Report: Office Manager Wendy Flynn reported 99.1% of anticipated revenue has been collected. Upcoming events: Trunk or Treat, October 29th; Craft Fair, November 5th; Veteran's Donuts and Coffee, November 11th, tickets are available now for the Adult Christmas Party, December 3rd.

Advisory Committee & Commissions:

- a. Events (Chris Pope / Sherry Monday, Liaison) See above
- b. Architectural Control Commission (Andy Merek / Dave Augustine, Liaison) Chair Andy Merek (Chairtree) reported 6 permits had been reviewed, approved or deferred.
- c. Conservation (Andy Merek & Steve Glynn Co-Chairs) / Byron Veech, Liaison) Co-chair Andy Merek said on October 9, 2022 Herman Bros. released 750 walleye into the lake as the last fish stocking for the year. There is \$1145.00 in the Mark Serio stocking fund for 2023. He thanked Hennepin Marine for their donation and said the last 2022 Conservation meeting will be November 12, 2022 with new Co-chair Steve Glynn.
- d. Campground (Steve Glynn / Rich Cashman, Liaison) Chair Steve Glynn said the last event of the year is Trunk or Treat.
- e. Deer Management Program (Rick Steele / Rich Cashman, Liaison) President Cashman reminded Members bow & arrow deer hunting began October 1st.
- f. Earth Day (Ann Annen / Byron Veech, Liaison) Ann Annen (Barbados Dr) said enough funds were collected in the decorated watering can to purchase fall mums and decorations. .
- g. Newsletter (Wendy Flynn / Lori Whalen, Liaison) No
- h. Security (Tim Flynn) Volunteers always needed!
- i. Water Safety (Eric Loos / Byron Veech, Liaison) Volunteers always needed!
- j. Rules (Dave Augustine) Director Augustine again thanked the Members of the Rules review commission that volunteered their time all summer. There will be additional revisions in November.
- k. Planning/Capital Improvement (Wendy Welch) Lake Manager Welch said preliminary Architectural drawings have been submitted and said it is estimated 50% of the clubhouse will need replacement due to water damage. There are two options. The first renovates the offices and the lower level, the alternate plan has the offices in a new building with a basement. A General Contractor will be hired to oversee the project. *Dave Augustine made a motion to continue with the plans as presented, second by Tim Flynn. Roll Call Vote: Rich Cashman, Aye, Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye. Motion carried.*
- l. Emergency Medical Services (Deb Serio) No update
- m. "Tree Huggers" Commission (Mary Dappen) Chair Mary Dappen has talked to arborists on ways to proceed in 2023. They recommended starting with 20 trees.

Report of Special Committee(s): None

Unfinished (Old) Business:

Continue discussion regarding the Natural Gas vs Propane options for the Clubhouse and Maintenance Building, including generator. Director Augustine said Ameren Illinois is waiting for JULIE to mark lines before proceeding.

Review proposal for current definition of the "Beach Area". Director Bittner submitted a proposal for the phrasing of a new rule for the beach area. *Bob Bittner made a motion that the area from the parking lot on the south, the cove on the east, 10 feet north of the stationary raft in the lake*

and the cove on the west will be named Lake Thunderbird Park. The sand area and the roped in water area will be named Lake Thunderbird Park Beach. No glass, smoking, or dogs (except Service Dogs) will be allowed in Lake Thunderbird Park or on Lake Thunderbird Park Beach. Lake Thunderbird Park Beach will be open from sunrise to sunset. Director Monday questioned if the proposed rule would restrict Members parked at the beach area docks use of glass bottle, smoking or dogs on their watercraft. The rule will be amended to insert "not including the boat docks". Second by Sherry Monday as amended. All in favor, Aye. 0 opposed. Motion carried.

Discuss proposal regarding revision to the violation process. No update

Update on potential employee benefit – Disability Insurance Lake Manager Welch reported the proposal is being looked into. It will be an "all in" employees must participate in the cost sharing plan.

Update on potential Renters Policy - The Association is waiting for an Attorney Arrrigo update.

Clubhouse PA System Update - President Cashman said the Association has quotes for the speakers but the microphones are not available at this time for the 2023 project.

Water System Update: presentation of trials and tribulations of the water system – See above

Continue discussion regarding new 2023 rule: Requirement for 911 EMS Signs for "all" homes in Lake Thunderbird – Chair Deb Serio will be meeting with local EMS providers.

Continue discussion regarding and potentially approve the 2023 Rule and Regulations as presented by the Commission – Director Augustine is asking Board Members to study and approve the new Rules submitted to them.

Petitions and Resolutions by Board members: None

New Business:

Bids on for gutters on clubhouse – Lake Manager Welch said this is a small necessary repair. She contacted Illinois Valley Gutters, Hennepin, IL, Powell and Sons, Peru, IL and Miller Home Improvement, Henry, IL. Only Miller Home Improvement, Henry, IL would submit a bid for this minor repair. With an additional area described by Director Bittner, the amount required will not exceed \$250.00. *Tim Flynn made a motion to approve up to \$250.00 for gutter repair, second by Byron Veech. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Byron Veech, Aye, Lori Whelan, Aye, Motion carried.*

Announcements:

The next regular LTA meeting will be Saturday, November 19, 2022, at 9:00 A.M.

The Annual Membership Meeting will be held on Sunday, November 6, 2022, at 1:30 PM.

Comments by Members (3 minutes per member):

Director Bittner thanked Architect Ryan Keutzer for her assistance guiding the Planning/Capital Improvements Commission.

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 to the Member.

Comments were made by the following named Members and others during the meeting:

Diane Hale (Wheeler Court)

Colette Corriveau (LTD)

Mary Lou Meyers (Caribbean Dr)

Gerri Chaplin (Barbados Dr)

Jeff Purtell (LTD)

Linda Dineen (LTD)

Susan Tenczar

Andy Merek (Chair Tree)

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 10:53a.m., second by Sherry Monday. All in favor, Aye. 0 opposed. Motion carried.

Respectfully submitted,
Audrey Kelly
Recording Secretary