

**Lake Thunderbird Association  
Board Meeting Minutes  
September 17, 2022**

**Pledge of Allegiance & Call to order:** President Rich Cashman called the September 17, 2022 Board of Directors meeting to order at 9:02a.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 and Lori Whelan. Byron Veech was absent. Also attending were Lake Manager Wendy Welch, Office Manager Wendy Flynn, Recording Secretary Audrey Kelly and 30 + 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:** None

**Approve minutes of Previous Meeting – August 20, 2022** *Tim Flynn made a motion to approve August 20, 2022 Board Meeting Minutes, Closed Session Minutes and Violation Hearing Minutes with Decisions/Recommendations reached, second by Sherry Monday. 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 August 31, 2022. The Year to Date Revenue received is 98.6% of the budgeted amount of \$1,109,879.00. Year to Date Operating Expenses are 69.6% or \$772,365.00 of budgeted amount of \$1,109,879.00. Cash Flow Statement shows Monthly Operations Fund Accounts Balance is \$459,091.00, Reserve Fund Total is \$819,977.00, Designated Committee Funds are \$16,679.00 and Total all Accounts is \$1,295,747.00. *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, Lori Whelan, Aye. Motion carried.*

**President's Report:** President Cashman appointed Steve Glenn as Chair of the Conservation Commission. He thanked Andy Merek for his long term commitment to the Conservation Commission. *Tim Flynn made a motion to approve Steve Glenn as Chair of the Conservation Commission, second by Lori Whelan. All in favor, Aye 0 opposed. Motion carried.*

President Cashman asked for a motion to create a **Tree Huggers Commission** and appoint Mary Dappen as Chair. *Dave Augustine made a motion to create a new Tree Huggers Commission and appoint Mary Dappen as Chair, second by Tim Flynn. All in favor, Aye. 0 opposed. Motion carried.*

President Cashman has been in discussion with a Member on improving the clubhouse sound system. A tentative system is being discussed but supply chain issues will be a concern. How to fund the \$15,000.00-\$20,000.00 project is being evaluated.

In other business, President Cashman stated a Long Term Disability "cost sharing" benefit package is being considered in 2023 for the staff and Attorney James Arrigo is reviewing the Associations rental policy.

**Lake Manager's Report:** Lake Manager Wendy Welch also stated the Building and Grounds Report.

**Monthly Bills:** Lake Manager Welch presented the monthly bills as of September 17, 2022 in the amount of \$36,060.08. *Tim Flynn made a motion to approve the monthly bills in the amount of \$36,060.08, second*

by Lori Whelan. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.

New Wave: President Cashman said even with the delay in fiber optic internet service connection there is not another provider available. There are no additional lines available from Frontier for a DSL line.

Back Hoe Tires: Lake Manager Welch said the backhoe tires purchase from Moore Tire, Annawan, IL approved at the August 20, 2022 Board Meeting has been completed in the amount of \$1601.44.

Lake Dredging Update: Superior Seawall has brought equipment to the lake and Lake Manager Welch will discuss with them what needs to be done.

**Building & Grounds Supervisors Report:** Previously discussed.

**Office Manager's Report:** Office Manager Wendy Flynn reported on upcoming events: Wine and Cheese Party, September 24<sup>th</sup>; Trunk or Treat, October 29<sup>th</sup>; Veteran's Donuts and Coffee, November 3<sup>rd</sup>, Craft Fair, November 5<sup>th</sup>; Adult Christmas Party, December 3<sup>rd</sup>.

Wrist bands and stickers have been ordered for 2023.

President Cashman commended the office staff on their efforts made to collect Association assessments.

**Advisory Commissions:**

a. Events (Chris Pope / Sherry Monday, Liaison) See above

b. Architectural Control (Andy Merek / Dave Augustine, Liaison) Lake Manager Welch said permit requests are slowing down. She will be scheduling a new "meet & greet" event with local contractors in early spring of 2023 for property owners to set up contacts for summer projects.

c. Conservation (Steve Glenn & Nick Ziano Co-Chairs) / Byron Veech, Liaison) Chair Steve Glenn said the upcoming crappie tournament may be cancelled but tournament dates for 2023 are being finalized.

d. Campground (Steve Glynn / Rich Cashman, Liaison) Chair Steve Glynn thanked Maintenance for repairing a water leak and resolving two electrical issues with adequate power. Labor Day celebration was a success with many prizes awarded. Party inside and outside for Trunk or Treat on October 29<sup>th</sup>.

e. Deer Management Program (Rick Steele / Rich Cashman, Liaison) President Cashman reminded Members bow & arrow deer hunting begins October 1<sup>st</sup>.

f. Earth Day (Ann Annen / Byron Veech, Liaison) She thanked Maggie & Rob Hickox and Judy Breck for watering plants 3 times a week all summer. A decorated watering can is in the clubhouse for donations for fall mums and decorations. .

g. Newsletter (Wendy Flynn / Lori Whalen, Liaison) No

h. Security (Tim Flynn) No

i. Water Safety (Eric Loos / Byron Veech, Liaison) Bob Bittner said the next meeting for the Commission will be April 8<sup>th</sup>, 2023 at 8:30a.m.

j. Rules (Dave Augustine) Director Augustine thanked the Members of the Rules review committee. Changes have been made but some matters remain for the Board to consider. President Cashman emphasized the review and any changes made were by impartial Members not Board Members. Questions from the Members present were answered.

k. Planning/Capital Improvement (Wendy Welch) Lake Manager Welch said two options are being considered for an initial Plan for the clubhouse remodel. The Commission recommends seeking bids for both options by April, 2023. Lake Manager Welch said \$100,000.00 is a line item in the proposed 2023 budget for clubhouse repair/remodel.

l. Emergency Medical Services (Deb Serio) Chair Deb Serio there are steps that need to be taken before proceeding. Questions on address signs and future actions were answered.

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

**Unfinished (Old) Business:**

Discuss the Natural Gas vs Propane options for the Clubhouse and Maintenance Building, including generator. Director Augustine reviewed the data received from Ameren Illinois on converting the Clubhouse and Maintenance building to natural gas. Facts and figures provided by Ameren detailed current costs but Director Augustine believes return on the investment would be within 10 years. Issues to consider: when could the project begin and how to fund it: if the changeover would impact the clubhouse remodel. *Bob Bittner made a motion to authorize Ameren Illinois to proceed with converting the Clubhouse and Maintenance buildings to natural gas, second by Tim Flynn. Roll call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.*

Review current definition of the "Beach Area". Lake Manager Welch said the question for the Board of Directors is to define the "beach". Two recommendations will be proposed for approval at the October 15, 2022 Board of Directors Meeting. One will specify the beach area and the other will specify the Special Use area with parameters and restrictions if any.

Discuss potential revision to the violation process. Board Members discussed several procedures and options to revise the process after a violation is written: after review, a courtesy phone call by office staff before the scheduled hearing; issuing warnings for first time violators; informing the Member of the decision reached by the Board before the scheduled hearing. Lake Manager Welch said a fine cannot be issued without a hearing in a Home Owners Association (HOA). President Cashman directed Lake Manager Welch to write up a proposal to be approved at the October 15, 2022 Board Meeting.

New Wave Net Corporation: ISP (Not on the agenda) Garth Nicholas attended the Board meeting to give a short update. Fiber cable is buried around the lake but only a few streets on either side of the clubhouse have lines to their homes. New Wave Corporation has had difficulty hiring qualified employees and commissioning sub-contractors for tasks New Wave is not qualified to do such as fiber cable splicing.

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

#### **New Business:**

Discuss conducting an updated Reserve Study in 2023. Lake Manager Welch said the proposals in the Reserve Study completed by the Association in 2014 were never followed. It is a projected estimated life of assets and each year a specific amount of monies should be set aside and then taken from the Reserve Fund for the cost of replacing or repair and does not come out of the budget. *Tim Flynn made a motion to allocate \$5000.00 to have an updated Reserve Study conducted in fiscal year 2023, second by Sherry Monday. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Nay, Tim Flynn, Aye, Sherry Monday, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.*

Discuss the "Third Draft" of the Fiscal Year 2023 Budget President Cashman said funds for employee Long Term Care Insurance should be designated in the 2023 budget from other line items. The new sound system monies will be taken from the Reserve Fund. *Bob Bittner made a motion to approve the 2023 Lake Thunderbird Association annual budget as discussed with adjustments and mailed to the Membership, second by Lori Whelan. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.*

Discuss new 2023 rule: Requirement for 911 EMS Signs for "all" homes in Lake Thunderbird. The Board will require all existing and new homes to display the Emergency Medical Services (EMS) address signs. Association Attorney Arrigo will be consulted on what and how funds will be used to pay for them. *Bob Bittner made a motion to table the decision to purchase EMS address signs until the October 15, 2022 Board Meeting and consult Attorney Arrigo on funding the purchase with an assessment or "special" assessment of home owner only Members, second by Lori Whelan. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Tim Flynn, Aye, Sherry Monday, Aye, Lori Whelan, Aye, Rich Cashman, Aye. Motion carried.*

Discuss and potentially approve the 2023 Rule and Regulations as presented by the Commission.  
Director Augustine presented the completed Rules to the Directors for review.

**Announcements:**

The next regular LTA meeting will be Saturday, October 15, 2022, at 9:00 A.M.

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

**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 to the Member.

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

Carol Bernardi (Barbados)

Colette Corriveau (LTD)

Linda Dineen (LTD)

Linda Fuerst (Barbados)

Judy Mika (LTD)

Bill Monday (Timberlane)

Jeff Purtell (LTD)

**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.) *Bob Bittner made a motion to adjourn at 11:42a.m., second by Tim Flynn. All in favor, Aye. 0 opposed. Motion carried.*

Respectfully submitted,  
Audrey Kelly  
Recording Secretary