

**Lake Thunderbird Association
Board Meeting Minutes
October 29, 2023**

Pledge of Allegiance & Call to order: Board President Sherry Monday called the meeting to order at 1:32 p.m. Approximately 70+ Members were in attendance. She stated there was a sign-up sheet available for Members Comments regarding the Budget to be discussed later.

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

Approval of Agenda: Dave Augustine made a motion to approve the agenda. Director Bittner said the agenda did not include approving the contract with Rusty Nail LLC. Director Augustine withdrew his motion to approve. *Bob Bittner made a motion to approve the amended agenda to include approval of the Rusty Nail LLC contract, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.*

Comments by Members regarding Agenda Items: Ann Perna, P20080 has questions she would like answered during the Agenda Budget discussions.

Approve minutes of Previous Meetings(s): *Russ Hawkins made a motion to approve the September 16, 2023 Board of Directors Meeting Minutes, Closed Session Minutes, Violations Minutes and October 9, 2023 Remodel Meeting Minutes, second by Dave Augustine. All in favor, aye. 0 Opposed. Motion carried.*

Secretary Report: No report

Treasurer's Report: Director Whalen said the current financial statement is under review. Board Members and Office staff will have them ready for the Nov. 5, 2023 Annual Meeting.

President's Report: No

Lake Manager's Report:

Approve Bills - Director Whalen continued with the Monthly Bills as of September 16, 2023. Total of Monthly Bills is \$76,013.00. Of note is Maze Lumber for renovation expenses of \$23,50721. *Dave Augustine made a motion to approve the Monthly Bills in the amount of \$76,013.00, second by Bob Bittner. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Building & Grounds Supervisors Report: No report

Office Manager's Report: No report

Advisory Commissions and Committees:

- a. Events – Chair Chris Pope said Trunk or Treat was very successful and the Craft Fair is Nov., 4, 2023
- b. Architectural Control – Director Augustine said Members are working on several projects now and coming up in spring. The Commission needs volunteer Members.
- c. Campground – Chair Steve Glenn thanked all that participated in Trunk or Treat and camping season is just about over.
- d. Conservation – Chair Steve Glenns said the last fishing tournament of summer was held with the largest Bass caught was 5.22#. During the summer, 700 walleye and 700 stripers were stocked. He thanked all Members that participated in tournaments and volunteered.
- e. Deer Management Program – Dave Augustine said he was told by Chair Rick Steele, 23 deer have been harvested so far.
- f. Earth Day – Chair Ann Annen thanked Commission members for their efforts all summer. And she thanked Conservation and DMP for their financial contributions to Earth day. And Dave Augustine for always being there to help out.
- g. Emergency Medical Services (EMS) – Chair Deb Serio said the signs are being installed.
- h. Newsletter – No report
- i. Planning/Capital Improvements – Andy Merek said Andy Niedzwiedz, Rusty Nail LLC has ordered the windows adjacent to the fireplace and the siding. They will begin the renovation process the week of November 13, 2023.
- j. Rules – Chair Dave Augustine said the Commission Members had worked through the summer clarifying the Rules. There was at least one change on 32 pages of the Rules of Order and Rule and Regulations. He highlighted those changes. As an example, there were 8 different categories of a rule change that referred to dogs. The Directors suggested minor corrections. The changes made to the Rules will be replicated in all Association forms and documents. The Commission Members were Gerri Chaplin, Mary Crook, Linda Dimean, Steve Glenn and Andy Merek.
- k. Security – No report
- l. Tree Huggers – Chair Mary Dappen said 27 trees will be planted this fall. She thanked Maintenance, Bob Bittner and Rob Hickox for their assistance.
- m. Water Safety – Chair Ron Mika reminded boat owners there is a Rule to wash down your boats if you use them on a different boating site so invasive species are not brought into Lake Thunderbird.

Report of Special Committee(s): None

Unfinished (Old) Business:

Short Term Rentals – President Monday said there is nothing new to report but it will remain on the Agenda for the newly elected Board Members.

Capital Improvements/Clubhouse Updates – Windows and siding ordered - previously discussed.

Director Bittner said Andy Niedzwiedz has signed the contract for phase one of the renovation of the clubhouse. The contract has to be approved by the Board of Director. *Bob Bittner made a motion to approve the contract agreement between Rusty Nail LLC and the Lake Thunderbird Association for phase one of the clubhouse renovation, second by Dave Augustine. Roll Call Vote: Dave Augustine,*

Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

Petitions and Resolutions by Board members: None

New Business:

President Monday said in response to a notification received in July, 2023 from the IRS for past due forms 940 and 941, she contacted accounting firm Douglas Irwin & Co. LTD. They told her they had assumed the Association had hired a new accounting firm. An independent auditor will meet at once with the Association and determine how to proceed. Members present had suggestions and questions: a) why is the Association paying Douglas & Irwin & Co. LTD: b) will there be IRS penalties and who is responsible for this; is it time to hire an outside Management firm. It's not known if there will be penalties from the IRS. President Monday and Director Whalen said moving forward there will be changes and they will strive to achieve them. If a Member can be of assistance, please come forward. It was necessary for the Board of Directors to take an e-mail vote on 10/7/23 & 10/8/23 to pay the following:

a) Motion 1: Pay Douglas Irwin & Co \$12,000.00 for the 2021 & 2022 Audits

Bob Bittner made a motion to pay Douglas Irwin & Co \$12,000.00 for the 2021 & 2022 Audits, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

b) Motion 2: Pay taxes to the IRS \$6,958.00 for 2021 & \$4,807.00 for 2022

Bob Bittner made a motion to pay taxes to the IRS \$6,958.00 for 2021 and \$4,807.00 for 2022, second by Dave Augustine. Roll Call Vote: Bob Bittner, Aye, Dave Augustine, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

c) Motion 3: Pay the Illinois Dept of Revenue \$2,643.00 for 2021 & \$1,433.00 for 2022

Bob Bittner made a motion to pay the Illinois Dept of Revenue \$2,643.00 for 2021 & \$1,433.00 for 2022, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

d) Motion 4: Pay the Illinois Dept of Revenue estimated tax vouchers for 3rd quarter 2023 for \$1,212.00 and 4th quarter 2023 for \$1,212.00.

Bob Bittner made a motion to pay the Illinois Dept of Revenue estimated tax vouchers for 3rd quarter 2023 for \$1,212.00 and 4th quarter 2023 for \$1,212.00, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.

Replace Goodman Furnace – Email Vote not to exceed \$4,500.00 on 10/20/23

Director Augustine explained when the clubhouse electrical outage occurred, Ameren said it was Association faulty electrical wire equipment. Member Matt Mucha was called, he diagnosed the problem and estimated the cost and supervised the new electrical conduit installation by the Association Maintenance staff. The electrical power surge effected the lower-level furnace blower motor by creating

a crack in the heat exchanger and it was necessary to purchase a new furnace. An email vote was taken on 10/20/2023 to approve the purchase of a new furnace. *Dave Augustine made motion to purchase a new furnace not to exceed \$4,500.00, second by Sherry Monday. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Clubhouse Electrical Outage – Previously discussed.

Second reading of changes to Rules of Order – Previously discussed

Second reading of changes to Rules and Regulations-Previously discussed

Blue Cross Blue Shield Health Renewal for 2024 – *Dave Augustine made a motion to continue with Blue Cross-Blus Shield into fiscal year 2024, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried.*

Motion to pay Ragan Communications \$440.00 for 2024 annual Maintenance on two tornado sirens – *Dave Augustine made a motion to sign a contract with Ragan Communications in the amount of \$440.00 to service the Association radar siren for 2024, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motions carried.*

Hiring Commission - President Monday thanked the Members of the Commission searching for a new Lake Manager. To date there have been 23-25 submissions. The Commission members pre-screened 8 of those and recommend 3 for further discussion. The Hiring Commission will continue after the newly elected Association Board of Directors is seated at the Annual Meeting on November 5, 2023 until dismissed.

Wage Commission – President Monday thanked Commission Members Gerri Chaplin, Mary Lou Meyers and Chris Pope.

Executive Session:

- a) Motion to enter Closed Executive Session - *Russ Hawkins made a motion at 3:30pm to enter closed session, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.*

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

- b) Reconvene October 29, 2023 Board of Directors Meeting – Board President Sherry Monday called for a motion to reconvene. *Bob Bittner made a motion to reconvene the October 29, 2023 Board of Directors Meeting at 4:11p.m., second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.*
- c) Motion to approve wages effective January 1, 2024 as discussed in Closed Executive Session – *Dave Augustine made a motion to approve wages as discussed in Closed Executive Session on October 29, 2023 effective January 1, 2024, second by Bob Bittner. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

2024 Budget – President Monday informed Members each person would have 4 minutes for a comment followed by further discussion by the Board of Directors.

Members Budget Comments:

- 1) Eric Loos - P20168 – Budget not fair, balanced, legal, transparent or understandable. Campground and boat docks are common property owned by the membership whose costs are subsidized by the Membership. He informed the Board per C.I.C.A.A., the Association can use Reserves in an emergency.
- 2) Kathy Lang -P10108 – If possible is the Board considering revision of any Budget items, when will the Membership be advised of it and when would revisions take effect. She is also requesting an audit.
- 3) Ann Perna –P20080 – Budget figures have been analyzed and reconstructed. Missing revenue amounts and many accounting discrepancies from several line items. What are true revenue figures? There should be an immediate independent audit of Association financial records. 2024 expenses should be locked at the 2023 budget level and use that budget until an independent audit is completed. The proposed 2024 budget is compromised and should not be passed at the October 29, 2023 Board of Directors Meeting.
- 4) Gene Perna – Cedar Ln So.- It is the Boards fiduciary responsibility to request an audit. Do not pass this budget.
- 5) Chris Dewaele - Apache Ct. – Requests payroll amounts not names.
- 6) Linda Dimean – LTDr – Does the Association use a healthcare broker to review the plan yearly and secure the best plan available. President Monday replied it is normally one of the tasks of a Lake Manager.
- 7) Rachel Gustafson – Wheeler Ct. – What is the income from VRBOs used for?

Board Budget Discussion: President Monday told the Members the Board will table the Budget approval. If after review of the current 2024 budget, any changes are necessary they will be made and copies will be sent to the Membership 45 days ahead of a meeting where approval will be voted on. Director Whalen will review individual line items in the 2021, 2022 and 2023 budgets to prepare the 2024 budget. If there are detailed line items Members believe should be included, let her know.

- 8) Andy Merek - Chair Tree Ct.- There should be a way to get the 1988 Property Owners to approve an increase of the \$26.00 yearly maintenance fee to fund the Association properties adequately.

Motion: Dave Augustine made a motion to table approval of the 2024 Lake Thunderbird Association Budget, second by Bob Bittner. Motion withdrawn. *Dave Augustine made a motion to table approval of the Lake Thunderbird Association 2024 Budget until all options are utilized locating errors, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Bob Bittner, Aye, Russ Hawkins, Aye, Lori Whalen, Aye, Sherry Monday, Aye. Motion carried.*

Announcements:

President Monday informed Members as of today only 166 proxies have been returned and 190 proxies or Membership attending is mandatory to hold the Annual Meeting. A sign-up sheet will be available for Comments.

The Annual Membership Meeting will be held Sunday, November 5, 2023 at 1:30p.m.

The next regular LTA meeting will be Saturday, November 18, 2023 at 9:00am.

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).

Jeff Purtell – LTDr – 1) Why aren't letters read to the Membership at Board Meetings. 2) How many paid employees are there? 3) How are addresses determined.

Kathy Lang – P10108 -1) Defective roofing shingle being replaced. Will a new clean up permit and fee be required? 2) Establish a dog park –

Eric Loos – P20168 -Increase in boat sticker fee.

Jon Brunschon - Pinetree Ct.- 1) Association mows township roads 2) Separate trenches for gas and electric 3) Environmental mat to absorb spillage is stored outside uncovered.

Adjournment:

Bob Bittner *made a motion to adjourn at 5:30pm., second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.*

Respectfully submitted,

Audrey Kelly

Recording Secretary