

**Lake Thunderbird Association
Board Meeting Minutes
December 16, 2023**

Pledge of Allegiance & Call to order: Board President Bob Bittner called the meeting to order with the Pledge of Allegiance at 9:05a.m. Approximately 80+ Members were in attendance.

Roll Call / Establishment of Quorum: Board Members present were Dave Augustine, Sarah Dewaele, Diana Hale, Russ Hawkins, Chris Pope and Lori Whalen.

Approval of Agenda: President Bittner asked for a motion to amend the agenda to include approval of CD transfer. *Dave Augustine made a motion to amend the agenda to include line 14E to read \$135,451.00 for the CD amount at Peru Federal, change the amount to be transferred from the Reserve Fund from \$148,553.00 to \$160,000.00 and invest the balance of \$29,038.00 in a 4.8% CD for 8 months at MidAmerica National Bank in Henry, IL, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried.*

Lori Whalen made a motion to amend the agenda to approve December 2, 2023 Special Meeting Minutes and Executive Session Minutes, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried.

Dave Augustine made a motion to approve the agenda as amended, second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.

Comments by Members regarding Agenda Items: Mary Lou Meyers, Tim Flynn and other Members questioned what was done with regard to the decayed wood discovered in the lower level. President Bittner replied it had been replaced by the contractor and discarded.

Approve minutes of Previous Meetings(s): Approve Minutes of Regular Meeting November 18, 2023. *Russ Hawkins made a motion to approve November 18, 2023 Board Meeting Minutes, second by Sarah Dewaele. All in favor, Aye. 0 opposed. Motion carried.*

Approve the minutes of the November 18, 2023 Executive Session. December 2, 2023 Special Meeting Minutes and Executive Session Minutes, *Lori Whalen made a motion to approve the minutes of the November 18, 2023 Executive Session. December 2, 2023 Special Meeting Minutes and Executive Session Minutes second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried.*

Secretary Report: Board Secretary Hale read a resignation letter from Director Lori Whalen. Ms. Whalen expressed she had learned so much and wished only the best for the Lake Thunderbird community.

Treasurer's Report:

A. Board Treasurer Chris Pope presented the monthly bills as of December 16, 2023. She highlighted the salt and chip bill for roads would last all winter and Ueco (replacement water parts). *Chris Pope made a motion to approve the Monthly Bills as of November 16, 2023 in the amount of \$33,239.88, second by Dave Augustine. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.*

B. Director Pope continued by stating she and Director Whalen spent time analyzing The financial details for October and November in the general ledger and made reclassifications within expenses in the appropriate months where necessary. This will

make managing funds in expenses easier for budgeting in the future. Adjustments in the Financial Report may be made in 2024.

October, 2023 amounts: Total Revenue, \$18,757.00, Operating Expenses, \$137,705.00, Capital Projects, \$31,858.00. As part of monthly operating expenses, Delinquent income taxes in the amount of \$56,159.00 were paid in October, 2023 which resulted in a Net Loss (deficit) of \$150,806.00.

November, 2023 amounts: Total Revenue, \$28,488.00, Operating Expense \$79,888.00, Capital Projects, \$29,467.00 which resulted in a Net Loss (deficit) of \$80,867.00. Director Pope stated this is not unusual when revenue is not coming in.

Director Pope explained budgeted amounts are deficits due to moving ahead with the clubhouse renovation project in 2023 instead of 2024. (New Business) -

Cash and Investments: Operations Fund amounts as of November 30, 2023 are Monthly Operations Fund, \$111,922.00, Reserve Fund, \$765,778.00 and Designated Committee Funds, \$34,083.00 with a Total all funds of \$911,783.00.

Director Pope continued by stating it has been determined the monies deducted for the employee's simple IRA Plan have not been remitted to the fund on a fixed schedule over the years. Monies are owed to the fund from the Association and the matter will be examined and resolved.

- C. Director Pope said with recent information disclosed, the 2024 budget will be reexamined.
- D. Directors Pope and Whalen have been tracking delinquent tax return filings status. There are taxes, and some interest and penalties due. Director Whalen has contacted the IRS to ask for forgiveness of interest and penalties. They replied there is still a 2017 quarterly tax due. The Association will ask for relief after the last tax due is remitted. She has also contacted the State of Illinois if there are monies owed. She will continue to request monetary relief of penalties and interest for the Association.

In response to Member questions: Director Pope said the 2021 and 2022 audits have been completed; President Bittner and Director Pope said the Board is looking to retain a professional to assist the office staff with financials on a part-time weekly basis, a forensic audit will be considered for 2023.

Director Whalen said the question remains what was the directive in the auditing firm's engagement letter stating the extent of the auditor's responsibility. *Dave Augustine made a motion to approve the financial report as presented, second by Sarah Dewaele. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.*

President's Report: a) President Bittner mentioned projects that have been completed that were not scheduled for Phase 1 of the clubhouse renovation: new water heaters installed; wiring repairs; Event Room window repairs; complete office refurbishment.

b) Lake Manager candidates will be interviewed following the 12-16-2023 Board Meeting

c) Special information to the Membership: Paid Security will be eliminated after the next pay period. Security will be voluntary in the future.

Office Manager's Report: Due to needed building repairs, the Office Staff is working out of the kitchen. Office Manager Flynn said the boat slip, storage and campground lease papers will be mailed out January 1, 2024. She asked if any Member knows how to do Quik Books "batch printing", please let the office know. It would make printing the annual assessments easier and quicker.

Maintenance Report: President Bittner has been meeting with the Maintenance staff daily and

Advisory Commissions:

- a. Amenities & Events – (Chris Pope) Chris Pope said the Super Bowl Party will not be held. Bunko get-together in January in the clubhouse.
- b. Architectural Control – (Dave Augustine) Dave Augustine said only one permit for clearing a lot to build a new home.
- c. Campground – (Steve Glynn / Sarah Dewaele, Liaison)
- d. Capital Improvements – (Paul Byrd / Chris Pope, Liaison) Chair Paul Byrd stated extensive repairs and replacements have been made to the windows, siding, walls and roofing in 19 days due to widespread water damage. All work will be paid for out of the \$160,000.00 approved for the Clubhouse renovation. Some additional work is routine budgeted Maintenance but there will be further renovations. Several Members urged a professional mold remediation company be retained to inspect the entire Clubhouse.
- e. Conservation – (Steve Glynn / Bob Bittner, Liaison) – Chair Steve Glynn said the Commission has submitted a packet to the Directors that outlines the Lake Management Program by Aquatic Control Williamsville, IL. previously suggested. A luncheon will be Friday, January 19, 2024 (10:00am -2:00pm) open to all Members to provide information.
- f. Deer Management – (Rick Steele / Russ Hawkins, Liaison) – Director Augustine said Rick Steele said 43 deer were harvested.
- g. Earth Day – (Ann Annen / Diana Hale, Liaison) Chair Ann Annen said back in the spring.
- h. Emergency Medical Services (EMS) – (Deb Serio / TBD, Liaison) Chair Deb Serio said she would like volunteers to assist so process would be complete by summer.
- i. Finance – (Chris Pope / TBD, Liaison) No report
- j. Human Resources (TBD / TBD, Liaison) No report
- k. Newsletter – (Wendy Flynn / Diana Hale, Liaison) No report
- l. Rules – (Dave Augustine) See New Business
- m. Security – (TBD / Russ Hawkins, Liaison) Volunteers needed
- n. Tree Huggers – (Mary Dappen / Diana Hale, Liaison) No report
- o. Water Safety – (Ron Mika / Bob Bittner) No report

Report of Special Committee(s): None

Unfinished (Old) Business: None

Petitions and Resolutions by Board members: None

New Business:

- A. Post Unapproved Annual Meeting Minutes – Director Pope said the Annual Meeting Minutes must be labeled “Unapproved”. *Russ Hawkins make a motion to post the Annual Meeting Minutes after the meeting is held yearly in November. Minutes must be labeled “Unapproved”, second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.*
Russ Hawkins made a motion to rescinded the previous motion to clarify posting instructions, second by Dave Augustine. All in favor, Aye. 0 opposed. Motion carried.
Dave Augustine made a motion to post the Annual Meeting Minutes after the meeting is held yearly in November in the Chair Tree Newsletter and on the Lake Thunderbird Association Official Web Site. Minutes must be labeled “Unapproved”, second by Diana Hale. All in favor, Aye. 0 opposed. Motion carried.
- B. Change of authorized check signers – *Dave Augustine made a motion that Bob Bittner and Chris Pope be added as signers to the Manager’s Account and the Tree Huggers’ Account and*

second by Sarah Dewaele. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.

- C. Payment of past due taxes, interest and penalties on delinquent tax filings – Sarah Dewaele made a motion to pay past due taxes, interest and penalties on delinquent tax filings totaling \$8,477.14, second by Lori Whalen. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.
- D. Rescind motion made at the November 18, 2023 Board of Directors Meeting to invest monies from CDs at Peru Federal Savings and Midland States Bank – President Bittner said CD rates quoted were no longer available. Dave Augustine made a motion to rescind motion made at the November 18, 2023 Board of Directors Meeting to invest CD monies at Peru Federal Savings and Midland States Bank, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried
- E. Clubhouse Renovation Funding – Mature Reserve Fund CDs Amounts Transfer - Chris Pope made a motion to transfer \$160,000.00 out of the Reserve Fund and into the Operating Account by cashing in CDs from Midland State Bank and Peru Federal Savings Bank and invest the balance of \$29,038.00 in a 4.8% CD for 8 months at MidAmerica National Bank In Henry, Il., second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.
- F. **Budget - Approval of 2024 List of Fees - Removed from Agenda** - Discussion by Members present questioned the accuracy and reliability of the 2024 budget. As a result, a motion was made to remove this item from the agenda. Chris Pope made a motion to remove Item F from the Agenda, second by Sarah Dewaele. All in favor, Aye. 0 opposed. Motion carried.
Budget Discussion: Director Pope suggested approving the 2024 Budget as presented so assessments with the list of fees can be mailed by January 1, 2024. Additional analysis and reclassify some budgeted funds in the expense category in order to have a more accurate budget for 2024. It won't change total revenue or total expenses. Balance will be zero. It is a guide and best estimate of the plan for 2024. President Bittner called for a motion to approve the 2024 budget. No motion made.
Motion: Dave Augustine made a motion to approve the 2024 List of Fees with the exception that campground, storage/boat slip and marina fees will remain at 2023 amounts and the Annual Assessment Amounts will be removed, second by Russ Hawkins. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.
- G. Proposal - Purchase Snow Plow – Ratify E-mail Vote – Russ Hawkins made a motion to purchase a Western Plow from Koenig Body & Equipment, Peoria, Il in the amount of \$8,769.38. Roll Call Vote: Dave Augustine, Aye, Sarah Dewaele, Aye, Diana Hale, Aye, Russ Hawkins, Aye, Chris Pope, Aye, Lori Whalen, Aye, Bob Bittner, Aye. 0 opposed. Motion carried.
- H. Approve Rule Changes – Director Augustine reviewed several changes made to the Rules and Rules of Order. – Director Pope asked how descriptive are the functions of the new Commissions and members will be encouraged to participate in the new commissions. Dave Augustine made a motion to approve the Rules and Rules of Order as presented, second by Russ Hawkins. All in favor, Aye. 0 opposed. Motion carried.
- I. Bluebird Houses Purchase – Original purchase in April by Conservation Commission were missing from Maintenance. Dave Augustine made a motion to approve the purchase of 10 bluebird houses for Conservation Commission in the amount of \$170.00, second by Lori Whalen. All in favor, Aye. 0 opposed. Motion carried.

Announcements from President Bittner

In response to a Member question, President Bittner said the cameras are working in the Maintenance building.

Maintenance will be building an 8X10 fire retardant storage room in the old fire house.

Members are needed for Voluntary Security.

The Conservation Commission is selling a boat donated by Gino Ciardullo with proceeds going to the Mark Serio Fish Stocking program.

The Human Resources Commission and Finance Commission are in need of volunteer Members.

Three Lake Manager candidates will be interviewed after this meeting.

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).

Gene Perna, Cedar Ln. So. -Report on the Open Forum Membership Meeting with 85 Members attending on December 15, 2023. Solving the communication gap between Members and the Board of Directors.

Mary Lou Meyers, Caribbean Dr. – Audit is needed -Transparency lacking – Airbnb fees

Gerri Chaplin, Barbados Dr. – Volunteers, including Board Members are not valued by Members – Property Management firm is not the answer.

Mike Kele, Lot 560 – Is budget submitted to state? – Mold and radon should be checked professionally.

Chris Dewaele – Line items (cost of DirecTV & Frontier phones).

Jon Brunschon, Pinetree Ct. – Repairing old vehicles

Joan Jacobs – Mistake using only volunteer Security

Adjournment:

Dave Augustine made a motion to adjourn at 11:52am, second by Diana Hale. All in favor, Aye 0 opposed. Motion carried

Respectfully submitted,

Audrey Kelly

Recording Secretary