

**Lake Thunderbird Association
Special Meeting Board Meeting Minutes
March 30,2024**

Minutes of the Board of Directors Meeting of the Lake Thunderbird Association, Putnam, IL held at the Clubhouse at 2 Lake Thunderbird Drive, Putnam, IL at 9:00 a.m. on the 30h day of March 2024.

Pledge of Allegiance:

Roll Call: The meeting was called to order at 9:00 a.m. Board Members Present – Bob Bittner, President; Paul Byrd, Vice President; Chris Pope, Treasurer; Mary Crook, Director; Donna Naborowski, Director. A quorum was established.

Approval of Agenda: Bob Bittner proposed two additions to the agenda under New Business – A proposal from Hartwig Trucking for fabric and rock under the east deck and a proposal from Hartwig Trucking to excavate the front and west side of the clubhouse so water will flow away from the building in addition install fabric and rock to this area. Motion made by Paul Byrd and seconded by Chris Pope. All ayes, 0 opposed. Motion carried.

Comments from Member regarding Agenda items (3 minutes): None

Approve minutes of Previous Meetings: Paul Byrd made a motion to approve the March 16, 2024, minutes, seconded by Chris Pope. All ayes, 0 opposed. Motion carried.

New Business:

- A. In compliance with Section 5 of the Homeowner's Energy Policy Statement Act, 765 IL Compiled Statutes 165/1 the Board of the Lake Thunderbird Association needs to adopt this Energy Policy Statement for protecting the public health, safety, and welfare of the Members of the Association in connection with permitting the use of solar energy systems. This statement has been added to the Rules and Regulations commencing on page 37. By approving the revised Rules and Regulations, the Board will be adopting the Energy Policy Statement. Mary Crook made a motion to approve the Rules and Regulation, seconded by Paul Byrd. Roll-call vote. All ayes, 0 opposed. Motion carried.
- B. At the March 16 meeting, the Board approved a proposal to tar and chip the main entrance from Thunderbird Drive to the circle. The Board did not act on a proposal by Berchtold Asphalt Paving to mill out and patch an area by sidewalk with hot mix asphalt. Paul Byrd out and patch the area by the sidewalk, seconded by Chris Pope. Roll-call vote. All ayes, 0 opposed. Motion carried.
- C. Hartwig Trucking & Excavating has provided a proposal to install fabric and rock under the Clubhouse east deck. Paul Byrd made a motion to move forward with Hartwig proposal for \$2,760.93 to install fabric and rock under the deck, seconded by Donna Naborowski. Roll-call vote. All ayes, 0 opposed. Motion carried.
- D. Getting the water to drain away from the building has been a recommendation of several contractors and the Capital Improvement Commission. The proposal from Hartwig Trucking will furnish the labor and material to complete this project for \$3,553.88. Paul Byrd made a motion to move forward with Hartwig proposal for \$3,553.88 to grade around the clubhouse to divert the water, seconded by Chris Pope. Roll-call vote. All ayes, 0 opposed. Motion carried.

The next regular LTA meeting will be on Saturday, April 20, 2024 at 9:00 a.m.

Comments from Members:

Matt Doljanin – The board needs to vote on what is right instead of voting based on personalities.

Adjournment: Motion was made to move by Paul Byrd and seconded by Mary Crook to adjourn the open meeting and move to a closed session for discussion of personnel. All ayes, 0 opposed. Motion carried.

Executive Session: A closed session was convened at 9:25 a.m. and adjourned at 10:01 a.m. A motion to adjourn the closed session was made by Paul Byrd, seconded by Mary Crook.

Reconvene regular board meeting and adjournment: Paul Byrd made a motion to reconvene the regular meeting, seconded by Mary Crook. All ayes, 0 opposed. Motion carried. A motion to approve the decisions reached in the closed session, subjects A, B, C and D were made by Paul Byrd, seconded by Mary Crook.

All ayes, 0 opposed. Motion carried. Mary Crook made a motion to adjourn the regular board meeting at 10:02 a.m., seconded by Paul Byrd. All ayes, 0 opposed. Motion carried.

Respectfully submitted,
Donna Naborowski, Director
Chris Pope, Treasurer