

Lake Thunderbird Association
Board Meeting Minutes
March 16, 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 16th day of March, 2024.

Pledge of Allegiance:

Roll Call:

The meeting was called to order at 9:01 a.m. Board Members Present - Bob Bittner, President; Paul Byrd, Vice President; Chris Pope, Treasurer; Diana Hale, Secretary; Mary Crook, Director; Eva Falzone, Director; Donna Naborowski, Director. A quorum was established.

Approval of Agenda: Russ Hawkins proposed an amendment to the agenda under New Business - proposal to repair the road entrance (straight road) to the clubhouse. Mary Crook made a motion to approve the amended agenda by adding item K to New Business - proposal to repair the road entrance (straight road) to the clubhouse, seconded by Paul Byrd. All ayes, 0 opposed. Motion carried.

Comments by Members regarding Agenda Items (3 Minutes): None

President's Report: In order to bring our practices regarding publication of board minutes into line with the requirements and standards of applicable law, the Lake Thunderbird Association board will be publishing only approved minutes going forward (rather than draft or unapproved versions). However, to minimize any lag regarding when board minutes can be made available, the board is working on an updated procedure and schedule for expediting the required approval. Thank you for your understanding and patience.

Approve Minutes of Previous Meetings: *Eva Falzone made a motion to approve the February 17, 2024 regular meeting minutes, seconded by Paul Byrd. All ayes, 0 opposed. Motion carried. Eva Falzone made a motion to approve the February 17, 2024 executive session minutes, seconded by Paul Byrd. All ayes, 0 opposed. Motion carried.*

Correspondence by Secretary: Three emails were received from members regarding the poolside cafe.

Financial Report as of February 29, 2024: Chris Pope, Board Treasurer, reported on the financial condition as of February 29, 2024.

Profit and Loss Statement

February: Revenues were \$24,441. Operating expenses were \$72,165. Capital projects payments were \$95,719. Result was a net operating loss of \$143,443.

Year-to-date through February: Revenues were \$97,797. Operating expenses were \$148,957. Capital projects payments were \$130,568. Result was a net operating loss of \$181,728.

Cash and Investments - Preliminary

As of February 29, 2024: Monthly Operations Fund Accounts \$147,612. Reserve Funds \$467,207.

Designated Committee Funds \$50,801. Total All Accounts \$665,620.

Paul Byrd made a motion to approve the financial report, seconded by Eva Falzone. Roll-call vote: 7 ayes, 0 opposed. Motion carried.

Monthly Bills

Chris Pope made a motion to approve the monthly bills as of February 29, 2024 in the amount of \$110,475.33, seconded by Eva Falzone. Roll call vote: 7 ayes, 0 opposed. Motion carried.

Lake Manager's Report: Russ Hawkins commented.

Maintenance Report: Russ Hawkins commented.

Advisory Commission Reports:

- A. Amenities and Events (Chris Pope)
- B. Architectural Control (Paul Byrd/Bob Bittner)
- C. Campground (Steve Glynn/Eva Falzone, Liaison)
- D. Capital Improvement (Paul Byrd/Chris Pope)
- E. Conservation (Steve Glynn/Bob Bittner, Liaison)
- F. Deer Management Program (Rick Steele)
- G. Earth Day (Ann Annen/Diana Hale, Liaison)
- H. Emergency Medical Services (Russ Hawkins)
- I. Finance (Chris Pope)
- J. Human Resources (Donna Naborowski)
- K. Newsletter (Russ Hawkins)
- L. Rules (Mary Crook)
- M. Security (Tom Pope/TBD, Liaison)
- N. Technology (Paul Byrd)
- O. Tree Huggers (Rob Hickox/Diana Hale, Liaison)
- P. Water Safety (Bob Bittner)

Unfinished Business:

- A. Approve the 2024 Budget: This budget was mailed to the Membership on January 7 along with a cover letter. The President asked the Board if they had any questions about the budget. The board had no questions. *Paul Byrd made a motion to approve the 2024 budget, seconded by Eva Falzone. All ayes, 0 opposed. Motion carried.*
- B. Re-approve the revised Rules and Regulations' Fees as of March 16, 2024: The Fees approved in the 2024 Budget are in the revised Rules and Regulations; therefore, the revised Rules and Regulations need to be re-approved. There was also a change to the Community Garden Rules regarding the start and end time for the season and the Community Garden Lottery Form. *Paul Byrd made a motion to re-approve the revised rules, seconded by Chris Pope. Roll-call vote: All ayes, 0 opposed. Motion carried.*
- C. Re-approve the revised Architectural Control Committee Rules: The Board approved the ACC Rules at the February meeting; however, they did not include all the language that the attorney wanted in order to protect the Association. This version has gone back and forth with the attorney four times and now satisfies his concerns with the Association's liability. *Eva Falzone made a motion to re-approve the revised Architectural Control Committee rules, seconded by Paul Byrd. Roll-call vote: All ayes, 0 opposed. Motion carried.*

Petitions and Resolutions by Board members: None

New Business:

- A. Approve changes to leases, contracts and forms regarding no-cash policy: At the February meeting, the Board adopted a policy on no-cash payments. This required updates to contracts, leases, and schedule of fees. The list of documents changed includes contracts for Watercraft Slip Lease, Permanent Campground Lease Agreement, Clubhouse Lease Rules Agreement, and Storage Area Application. The 2024 Watercraft Sticker Request Form and the 2024 Vehicle Sticker & Chair Tree Subscription Request Form that go out with the Assessments were also updated to say "Payment by check or credit card or debit card only -- No Cash Over \$50 Accepted." *Paul made a motion to approve*

the changes to the leases, contracts and forms regarding the no-cash policy, seconded by Donna Naborowski. Roll-call vote: All ayes, 0 opposed. Motion carried.

- B. Review mold mitigation recommendations from CIC: The Capital Improvement Commission met on March 7 to review the results of two mold tests. *Paul Byrd made a motion to approve the Healthy Homes estimate for \$1,000 sent on March 15, 2024, for further mitigation and testing, seconded by Chris Pope. Roll-call vote: All ayes, 0 opposed. Motion carried. Paul Byrd made a motion to approve a \$1,400 reimbursement to Tim Flynn that he paid to IndoorScience, seconded by Diana Hale. Roll-call vote: Donna Naborowski, Paul Byrd, Diana Hale and Mary Crook voted aye. Chris Pope, Eva Falzone and Bob Bittner voted nay. Ayes have it, motion carried.*
- C. Review the status of the Poolside Cafe: Russ Hawkins commented on the status.
- D. Review the status of the Snack Shack: Russ Hawkins commented on the status.
- E. Present the LTA Homeowner's Energy Policy Statement Act (765 ILCS 165/1): Over the last two years, a number of Members have added solar panels to their property. ACC has rules covering their placement but the Association does not have a policy on Energy in their rules. This is a State rule and not a CICAA rule that the attorney recommends that the Association adopt. The two-plus page statement will find a home in the Rules and Regulations and be presented as a revision at the April meeting.
- F. Discuss the revised Personnel Policy Manual: Donna Naborowski commented on the status.
- G. Discuss ways to approve Board meeting minutes in order to meet deadlines: Bob Bittner commented.
- H. Transfer \$3,000 to the Manager's Operating Account from the Operating Account: *Mary Crook made a motion to move \$3,000 from the Operating Account to the Manager's Account, seconded by Paul Byrd. Roll-call vote: All ayes, 0 opposed. Motion carried.*
- I. Discuss moving our Operating and Commission Funds to a different bank: Commission treasurers and our office personnel continue to have difficulties working with our current bank. Last December, they were asked at least four times why our Commissions were being charged a Remote Deposit Capture (RDC) on their accounts even when there was no activity that month. We have not had a response to the Remote Deposit Charge. In addition, it is a major hassle to get new check signers and access for our lake manager to get account information. MidAmerica Bank in Henry has prepared a comparison for the Board between our current bank and their bank. This information is available for the Board to consider. Finance Commission will review.
- J. Discuss the purchase of a 40' container for storage at Maintenance: We purchased a 40' container to hold the contents of the vault during the mold mitigation. A 20' container was also purchased and is located in the Firehouse to hold the vault records older than 2021. Before the next Board meeting, the 40' container will be emptied and ready to be located at the Maintenance area. Maintenance would like a second 40' container in order to get more equipment stored out of the weather and free up shop floor space. When the vendor brings the proposed 40' container the vendor would also relocate the original container to the Maintenance area. *Paul Byrd made a motion to approve the purchase of up to \$2,500 for another 40' container, seconded by Chris Pope. Roll-call vote: All ayes, 0 opposed. Motion carried.*
- K. Clubhouse entrance (straight drive) road repair: *Paul Byrd made a motion to approve a \$7,000 bid by Berchtold Asphalt Paving to clean the roadway and tar and chip, seconded by Diana Hale. Roll-call vote: Diana Hale, Bob Bittner, Mary Crook and Paul Byrd voted aye. Donna Naborowski, Chris Pope, and Eva Falzone voted nay. The ayes have it. Motion carried.*

Announcements: none

The next regular LTA Board of Directors Meeting will be Saturday, April 20, 2024 at 9:00 a.m.

Comments by Members:

Linda Demien, 495 LTD - liability insurance, roundtable list, forensic audit, Quickbooks consultant

Marilou Meyers, 21 Caribbean Drive - delinquent taxes, IRA administrator

Deb Serio, 79 Timberlane Drive - IRA contribution

Craig Williamson, 87 Indian Hills Drive - boats hitting metal corrugated front at marina

Jeff Purtell - 496 LTD - water outage communication, transparency, meetings

John Brunschion, 5 Pinetree Ct. - downpayment for deck replacement

Steve Glynn, lot C20675 - weed update

Adjournment:

Paul Byrd made a motion to adjourn at 11:12a.m., seconded by Mary Crook. All ayes, 0 opposed. Motion carried.

Executive Session: A closed session was convened at 11:45a.m. and adjourned at 1:11p.m. *A motion to adjourn the closed session was made by Mary Crook, seconded by Eva Falzone. All ayes, 0 opposed. Motion carried.*

Reconvene regular board meeting and adjournment: *Paul Byrd made a motion to reconvene the regular board 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 and C was made by Paul Byrd, seconded by Mary Crook. All ayes, 0 opposed. Motion carried. Paul Byrd made a motion to adjourn the regular board meeting at 1:15p.m., seconded by Mary Crook. All ayes, 0 opposed. Motion carried.*

Respectfully submitted,

Diana Hale

Secretary