

**Lake Thunderbird Association
Board Meeting Minutes
October 19, 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 19th day of October, 2024.

Pledge of Allegiance/Call to Order: The meeting was called to order at 9:00 a.m.

Roll Call/Establishment of Quorum:

Board Members present - Bob Bittner, President; Diana Hale, Secretary; Mary Crook, Director; Eva Falzone, Director (via teleconference); Donna Naborowski, Director; and, Chris Pope, Treasurer. Board Members absent - Paul Byrd, Vice President. A quorum was established.

Approval of Agenda: No additions to the agenda.

Comments by Members regarding Agenda Items:

Shirley Nye (Maple Ct) – would like to start a committee for a dog park with Mary Dappen and get more people involved, more dogs are being walked and more cars on the road

Approval of Meeting Minutes as Outlined Below:

Regular Meeting September 21, 2024. *Mary Crook moved to approve the Regular Board Meeting minutes, seconded by Eva Falzone. A voice vote was taken. All ayes, motion carried.*

Closed Session Meetings August 17, 2024 and September 21, 2024. *Eva Falzone moved to approve the Closed Session Meeting minutes, seconded by Donna Naborowski. A voice vote was taken. All ayes, motion carried.*

Correspondence by Secretary - Diana Hale: None

Financial Report as of September 30, 2024:

Profit & Loss Statement

Collected \$32,657 in September, primarily fees from multiple years. Employee benefits is -\$12,784 due to a reclassification of previously unpaid IRA contributions, from the expense account to the liability account that was established for this purpose. Operating expenses were \$72,579 for an operating loss of \$39,922. Minor capital expenditures of \$11,793 were primarily for paving the clubhouse driveway. Overall net loss of \$51,715. YTD revenues collected are 96% of budget. Operating expenses are 70% of budget, slightly less than expected. Net operating gain is \$544,639. Capital projects of \$242,468 are primarily clubhouse improvements. YTD profit is \$302,170, which will decrease through the end of the year.

Cash & Investments

Operating funds total \$538,121. New collections were deposited to MidAmerica Operating Account. Will need to replenish the Midland Payroll Account periodically (separate agenda item under New Business). Reserve funds total \$586,096. Committee funds total \$30,472. All accounts total \$1,154,690.

Mary Crook moved to approve the financial report for September 30, 2024, seconded by Diana Hale. A roll call vote was taken. All ayes, motion carried.

Monthly Bills

Bank debits in the amount of \$15,881 are recurring items for utilities, health insurance, garbage pickup, etc. To be paid items of \$16,201.99 are routine, largest item is legal fees at \$3,661. From the General Administrative Account, largest items are for the volunteer appreciation dinner at approximately \$2,900. *Diana Hale moved to approve the monthly bills for October 2024 in the amount of \$36,828.77, seconded by Mary Crook. A roll call vote was taken. All ayes, motion carried.*

Other Financial Updates

Annual tax return filed this past week, due October 15th. The CPA firm completed the tax return and it was reviewed by Nyla Krabbenhoff, LTA accountant. The taxes due are \$8,754 in federal tax and, by December, \$3,064 in state tax will be due. LTA is an 1120-H filer for HOAs. The Annual audit is underway and should be completed by the end of October. Assessments determined to be uncollectable will need to be written off. Finance Commission will be engaged to review each write-off.

President's Report: None

Lake Manager's Report:

Alyssa Windell will take over board reporting responsibilities. Prior to 2024 assessments, \$250,000 remained uncollected. Raquel Brown has been actively working on past due assessments and has collected over \$82,000. New servers have been installed in the office as well as a safe added to the vault for cash deposits. A beach test (not water) has been completed, all requirements passed. Since the poor water test results in May/June, six tests have been completed and passed for shallow and deep water. The prior poor results stemmed from testing after rainfalls washed into the lake, which are not indicative of where the lake is at. Rocket Communications, which may provide Wi-Fi internet service from the water tower, may eventually be able to take over existing fiber optics installed by New Wave. Currently checking into legalities of existing lease with New Wave regarding the water tower. Recent roundtable elicited great feedback, appreciate the various perspectives and attendance. November 11 is a free Veterans Day cooked breakfast, please RSVP to office. Proxy votes received to date for the annual meeting total 80.

Facilities' Report:

Have been working on closing bathrooms at the beach and clubhouse pavilion, fixing water issues and maintaining Bureau and Putnam County roads. Senachwine Township has a new employee to assist with road maintenance. Dumpster enclosure was built at the campground and will build porta potty surrounds. A new roof over the salt piles is almost complete. Will track budget for each project and extra funds will be used for different projects. Bathroom renovation downstairs will begin next month, most construction will occur after January 1.

Advisory Commission Reports:

- A. Amenities and Events (Chris Pope):** Today is Trunk or Treat at 4:00 p.m. and the Halloween Party, Campground Commission is providing food. Craft Fair is November 2, 9:00 a.m. – 4:00 p.m.
- B. Architectural Control (Bob Bittner):** 3 approvals completed during last meeting.
- C. Campground (Steve Glynn/Eva Falzone, Liaison):** Thanks to Facilities Team for building dumpster enclosures. Trunk or Treat tonight with food afterward and prizes for costumes.
- D. Capital Improvement (Paul Byrd):** None

E. Conservation (Steve Glynn/Bob Bittner, Liaison): Fish stocking – 750 stripers in September; two weeks ago 700 walleye and 100 muskie were delivered. Built 10 fish cribs and put in lake on Thursday, will be designated with GPS coordinates in the spring. Final bass tournament is today.

F. Deer Management Program (Rick Steele/TBD, Liaison): None

G. Earth Day (Ann Annen/Diana Hale, Liaison): Will be back next spring, thanks to all members.

H. Finance (Linda Brauer/Chris Pope, liaison): Next meeting is Monday.

I. Human Resources (Donna Naborowski): None

J. Newsletter (Russ Hawkins): Raising advertising rates for ChairTree, will share revised price list with Board. We have by far the lowest ad rates among other lakes. Changing billing to prepay to alleviate collection issues. Upcoming ChairTree will be sent to all members with updated rules and regulations.

K. Rules (Mary Crook): None

L. Security (Tom Pope/TBD, Liaison): None

M. Technology (Paul Byrd): None

N. Tree Huggers (Rob Hickox/Diana Hale, Liaison): Will continue watering until the ground freezes.

O. Water Safety (Bob Bittner): Update covered under New Business.

Unfinished Business: None

Resolutions by Board members: None

New Business:

A. Discuss revising the Watercraft safety rules to make the rule for children under 13 wearing PDFs when “underway” more clear. Due to an incident in July related to personal flotation devices for children under 13, the LTA attorney suggested clarification of the definition of “underway”. The current verbiage in the Rules and Regulations, ARTICLE XIV, PERSONAL FLOTATION DEVICES (PFDs), Item 4, states “Children under the age of thirteen (13) must wear an U.S. Coast Guard approved PFD of proper size and condition while the watercraft is underway.” The attorney recommends that Item 4 state “Children under the age of thirteen (13) on the deck of a watercraft or in an open watercraft must be wearing a U.S. Coast Guard approved PFD, as defined in Section 1, above, of proper size and condition while the watercraft is underway. For purposes of this Section 4, a boat shall be considered “underway” at all times it is on the Lake surface and not securely moored at a dock or pier, excepting only such time when the watercraft is both: (1) securely anchored; and (2) presently and actively in use by such children under the age of thirteen as a platform for swimming and/or diving.” This is from the Illinois DNR with the exception of the following portion which does not apply to watercraft on our lake: “The requirement for wearing a PFD also shall not apply to persons who are enclosed in a cabin, if any, or below the deck of a watercraft.” The Rules Commission will review the proposed change. Further discussion to occur in the November Board meeting.

B. Discuss an online reservation system for fee collection. There is currently no reservation system for overnight campsites, which is managed by the Campground Commission and the office. Various websites provide this service and campspot.com has been researched. The member will select the spot, reserve and pay for it through that site. LTA currently has 11 campsites with electric for \$25 per site. Overall fee is \$100 per month for the website service. This eliminates cash transactions, allows members to make reservations, provides better recordkeeping and management of members not in good standing with capability in the future to dynamically manage the rate based on peak weekends. *Donna Naborowski moved to contract with an online reservation system for handling overnight camping reservations and fees in 2025, seconded by Chris Pope. A voice vote was taken. All ayes, motion carried.*

- C. Discuss new boat slips to be installed at the south boat launch. Currently, we have over 60 members on the waiting list for pontoon slips. This proposal involves a plan to add 24 pontoon boat slips at the south boat launch that could be installed in time for the 2025 boating season. These slips would be an extension on the north side of the pavilion. Proposals have been received from Martin's Waterfront Marine for \$106,000 and Central Illinois Marine and Fabrication for \$89,750. The plan for financing the project would be to offer a five-year lease at the 2025 rate of \$510, which would bring in \$61,200. Current slip renters at the clubhouse would get first choice to move to the new slips in the no-wake area then the offer would be made to members on the pontoon waiting list. Any remaining amount needed would be raised by asking other pontoon slip renters if they would be interested in locking in the \$510 rate on a three-year lease (approximately 20 renters needed). The only additional expense would be to add security lights and cameras on the north side of the pavilion. Questions and concerns were raised surrounding parking, congestion at the boat launch, structural design and location of new docks, lost revenue from locking in fees and type of boats allowed. Review by the Capital Improvement Commission will be requested. Further discussion to occur in the November Board meeting.
- D. Discuss collecting information on members that may need help in case of bad weather or a power outage. Putnam County Sheriff keeps a record of residents that need special services, but no one takes advantage of this service. Office staff could start keeping information for use during a power outage or bad winter storm such as members needing a garage door opened, those using a walker, wheelchair or needing oxygen, etc. The Facilities Team could assist as well as security or volunteers. Concerns raised around liability, HIPAA Rules, recordkeeping and office responsibility. Will contact the LTA attorney regarding liability. Further discussion to occur in the November Board meeting.
- E. Discuss plans for a dog park. The Board considered a dog park about six years ago but did not move forward with it. A dog park gives opportunity for safety and to alleviate the expense of installing a dog run at your home. The park would be locked, lighted and have security cameras. Want advisory council to brainstorm ideas for raising funds without adding cost to the LTA budget (i.e. sell naming rights, fundraising bricks), establishing rules for the park and determining liability.
Chris Pope made a motion to create a commission to review the possibility of creating a dog park, seconded by Donna Naborowski. A voice vote was taken. All ayes, motion carried.
- F. Discuss transferring \$100,000 from the MidAmerica Operating Account to the Midland Payroll Account. Earlier this year, the main operating account was opened at MidAmerica. The Midland account was retained for payroll. Recommend keeping a balance of \$100,000 in the Midland account to start and replenish when it gets down to \$60,000. Until last month, all bills had been paid out of the Midland account.
Chris Pope made a motion to approve transferring \$100,000 to the Midland Payroll Account from the MidAmerica Operating Account, seconded by Mary Crook. A roll call vote was taken. All ayes, motion carried.
- G. Discuss transferring \$3,000 to the General Administrative Account from the Operating Account. The expenses paid from the General Administrative Account are shown on the Monthly Bills to be Approved report. A transfer is needed to replenish funds to cover expenses until the next Board meeting, including a deposit for the Christmas party.
Chris Pope made a motion to approve transferring \$3,000 to the General Administrative Account from the Operating Account, seconded by Eva Falzone. A roll call vote was taken. All ayes, motion carried.

Announcements:

- A. The next regular LTA meeting will be Saturday November 16, 2024 at 9:00 A.M.
B. The Annual Membership meeting will be November 3, 2024 at 1:30 P.M. CST.
C. A Special Board meeting will be held immediately following the Annual Meeting.

D. Announcements from Board members: Mary Crook reminded members to vote on November 5. Bob Bittner stated that proxies from 10% of lots, or 198, are required to hold the annual meeting and LTA-owned lots can be voted.

E. Announcements from the membership: None

Comments by Members:

1. Gerri Chaplin (Barbados Dr) – neighborhood volunteer groups could watch out for neighbors
2. Bob Hamann (Chairtree Ct) – thanks for new microphones, DMP updates during Board meetings, tree in Chairtree Park in poor condition, number of boats out on the weekend versus adding 24 new slips, clarify discuss versus vote/approve on agenda, reaction to short term rental vote
3. Mike Keele (Juniper Ct) – vacancies and candidates for upcoming election
4. States Mead (Pinetree Ct) – placing liens for collections, credit members for not using a credit card, monthly telephone costs, campground fees and new service reservation cost, congestion of boats in no wake zone, emergency notification system

Adjournment: The open meeting concluded at 11:03 a.m. and an announcement was made that there would be a closed session. *Mary Crook moved to adjourn the open meeting, seconded by Chris Pope. A voice vote was taken. All ayes, motion carried.*

Closed Session: A closed session was convened at 11:25 a.m. A quorum was established. *Eva Falzone moved to adjourn the closed session at 1:07 p.m., seconded by Mary Crook. All ayes, motion carried.*

Reconvene Regular Board Meeting and Adjournment: *Eva Falzone moved to reconvene the regular board meeting, seconded by Mary Crook. A vote was taken to approve subject matters A through F from the closed session. All ayes, motion carried. Eva Falzone moved to adjourn the regular board meeting at 1:10 p.m., seconded by Mary Crook. All ayes, motion carried.*

Respectfully submitted,
Angela Nicoli
Interim Recording Secretary