

**Lake Thunderbird Association
Board of Directors Meeting Minutes
February 15, 2025**

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 15th day of February 2025.

Pledge of Allegiance/Call to Order: The meeting was called to order at 9:05 a.m.

Roll Call/Establishment of Quorum: Board Members present - Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Eva Falzone, Secretary (via teleconference); Diana Hale, Vice President (via teleconference); Chris Pope, Treasurer; and Rodger Vogel, Director. A quorum was established.

Approval of Agenda: *Mary Crook moved to approve the agenda. Rodger Vogel seconded. A voice vote was taken. All ayes, motion carried.*

Comments by the members regarding agenda items: None

Approval of Prior Board Minutes:

- a. January 18, 2025 – *Bob Bittner moved to approve the minutes of the January 18, 2025 open session meeting. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.*
- b. January 18, 2025, closed session – *Bob Bittner requested that the January 18, 2025 closed session minutes be held for discussion during the closed session today.*

Correspondence by Secretary – Eva Falzone: None

Financial Report – Chris Pope:

a. January 2024 Financial Reports

Profit & Loss Statement

Revenue in January was primarily from annual boat slip and campground leases for a total revenue of \$48,219. Expenses totaled \$73,424. As a percent of annual expense, anything over 10% is monitored such as repairs & maintenance, telephone and vehicle expense, which fluctuate monthly. Revenue less operating expenses generated a loss of \$25,205. A capital expenditure of \$370 reflects drawings for the bathrooms. Net loss for the month was \$25,575. Capital projects listed will be discussed throughout the year to determine if those funds should be allocated differently. Accounts receivable reflects lease invoices sent out in January.

Cash & Investments

In January, \$95,000 was approved to be moved out of Hometown Money Market to fund operations and payroll. Operating funds totaled \$280,342. Reserve funds invested in CDs and money markets totaled \$587,071. Designated committee funds totaled \$27,393. In order to avoid tax, LTA commissions should strive to match collections to expenditures each year. All cash and investment accounts totaled \$894,805.

Chris Pope moved to approve the Profit & Loss Statement and Cash & Investments report for January 2025. Bob Bittner seconded. A roll call vote was taken. All ayes, motion carried.

b. Bills to Approve

- Bank Debits are routine expenses totaling \$14,137. The employee health insurance charge from Health Care Service Corp is the largest expense.
- The “To Be Paid” category totaled \$33,293. Larger items included the backhoe repair for \$14,946, which was necessary since the backhoe was not working. Legal fees are \$3,599 and stickers for the 2025 season are \$3,830.
- Under General Administrative, expenses include signage and upcoming conference registration.

Chris Pope moved to approve the February 2025 bills to be paid and approved in the amount of \$53,690.65. Mary Crook seconded. A roll call vote was taken. Six ayes and one abstention, motion carried.

- c. **Other financial updates** – A meeting was scheduled with the auditor last Wednesday to go over standard questions; however, he was in an accident and hospitalized. Therefore, the meeting needs to be rescheduled. Fieldwork is complete and we are looking for the audit to be completed within the next month or so.

President's Report – Paul Byrd: Nothing to report beyond what we will talk about later in the agenda.

Lake Manager's Report – Russ Hawkins:

- LTA hosted the February 5 Illinois Association of Lake Communities (IALC) meeting which is comprised of 25 lake communities. Other members that had not been here in many years were pleased with the clubhouse renovations. IALC lobbies for HOAs and is currently pressing open upstream waterway access rights to prevent nonmembers from coming in to use LTA amenities.
- The annual Illinois Lake Management Association (ILMA) conference is coming up and many LTA members are attending.
- Leases paid currently (February 15 deadline): 83% of storage spots; 79% of campsites; 90% of pontoon slips; and, 75% of speedboat slips. Four boat slips are opening and five campsites. For campsites, LTA will allow existing campers to change sites this year with a seven-day deadline.
- Assessments will be mailed February 24.
- Looking at July 12 for fireworks as we do not get scheduling priority from the fireworks display companies given we have a small display.
- Corn boil is on track for August 2. Working on booking food trucks but have conflicts with two other local events that day.
- Easter egg hunt may not be held, only had three or four participants last year. A family celebration held in May is an alternative option.
- Campspot, an online campsite reservation system, is on track to launch March 1 for booking temporary campsites.
- Raquel has now collected over \$125,000 in past due assessments. Nine liens will be placed on lots with no payment.
- Lots have been gifted back to LTA. We have approximately 16 lots that will be put up for sale to recoup funds for past due assessments.
- As follow-up to last month's discussion regarding the stop signs on Bureau County roads not being in compliance (size and positioning), there is conflicting information on requirements. However, LTA will purchase four new signs at \$200 each.
- Reached out to Sunshine Tree Service regarding the tree in Chairtree Park but have not heard back. Also contacted someone that is an amateur arborist and retired botany/biology professor. He will come out when the weather improves to give some recommendations.
- Roll offs have been placed at the maintenance building for trash while the roads are posted. An aluminum can recycling area has been built and signage installed for a cardboard recycling dumpster.
- Complaints have been received that a message regarding the posting of roads was not sent out via TENS; however, that system is for emergency notifications only. We are setting up a new messaging system that will be ready by the end of next week called CAN to send notifications more general in nature to participants that will sign up.
- Facilities shop has been cleaned up to make it more conducive to working inside. Facilities have also been working on equipment repairs and will have an active maintenance plan in place. The bathroom repairs are on schedule.
- Air compressor went down, not feasible to repair and would like to replace for approximately \$2,500. Chris Pope commented that the funds could be pulled from the capital items under \$5,000 budget.

Advisory Committees and Commissions:

- Architectural Control (Bob Bittner):** ACC met February 13 but had little to review.
- Bathroom Renovation (Rodger Vogel):** Underground plumbing repairs have been completed. Working on framing the walls and partitions and cutting block walls to install new doors. Electrical, plumbing and drywall will begin next.
- Campground (Steve Glynn):** Have been working on Campspot preparation and inputting our information into their system, which is set to go to live March 1. Thanks to Facilities for extensive repairs on a shower issue.
- Conservation (Steve Glynn):** The 2025 fishing tournament schedule has been set, weigh-ins will be at the beach and everyone is welcome. Conservation will be well represented at the ILMA Conference. Bob Bittner and Curt Dukes are setting up our acoustical fish barrier and will come to the Board with a detailed plan on what is needed.
- Deer Management Program (Rick Steele):** Paul Byrd attended last meeting and stated 54 deer were harvested (versus 46 last year) and 1 turkey.
- Dog Park (Mary Dappen):** Not in attendance
- Earth Day (Ann Annen):** Frozen
- Events & Amenities (Chris Pope):** St. Patrick's Day Bunko will be held March 15; Brunch on April 12; and, Kentucky Derby Party on May 3. Tickets available in the office and additional information will be in the ChairTree and on the LTA Facebook page.
- Finance (Linda Brauer):** No meeting held this month
- Human Resource (Donna Naborowski):** No meeting held this month
- Newsletter (Diana Hale):** Have some ideas and need to discuss further.

- l. **Planning (Paul Byrd):** No meeting held this month, will schedule a meeting.
- m. **Security (Tom Pope):** No report
- n. **Technology (Paul Byrd):** Covered under New Business
- o. **Tree Huggers (Rob Hickox):** Frozen
- p. **Water Safety (Bob Bittner):** Need more people to volunteer for Water Safety.

Dave Augustine commented that there was nothing new from the Rules Committee, will be added back to the agenda next month.

Resolutions by Board members: None

Unfinished Business: None

New Business:

- a. Approval of contract(s) for completion of lower level clubhouse bathrooms

We don't have quotes on all future contracts and expenses necessary to complete the clubhouse bathroom renovations; however, \$25,000 has been budgeted. To date we've spent \$12,200, leaving \$12,800:

- \$8,350 on a plumber to replace the sewer pipes under the floor
- \$865 on concrete and pea gravel to backfill and cover those pipes, completing the underground work
- \$3,000 for doors and materials to build the walls

In the future, we will have drywall, electrical, plumbing, ceiling tiles and plumbing fixtures that will cost approximately \$10,000. This does not include tile or epoxy for the floors and walls. The recommendation of the Ad Hoc Bathroom Renovation Commission is to go with tile on the floors and walls. Dave Wealer (Wealer Construction) submitted a bid of \$8,692 to install tile on the floors, fully up the walls in the showers and halfway up the remaining walls for a total of 2,000 sq. ft. The cost is approximately \$4.35/sq. ft.

Rodger Vogel moved to approve a contract with Dave Wealer in the amount of \$8,692 for the labor only to install tile on the walls and floors of the lower level clubhouse bathrooms. Chris Pope seconded.

Rodger Vogel commented that a second bid was obtained for \$22,000, which included additional work he felt was unnecessary. The Commission also brought in a professional who worked with ServiceMaster and discussed tile, fiber-reinforced plastic (FRP) and epoxy materials. He indicated all would be maintained the same way. Two professional designers were consulted and both recommended tile.

Bob Bittner stated that the bid was only the labor, not a turnkey solution. The Planning Commission originally proposed epoxy and FRP, which is cheaper than tile. Bob questioned whether the difference in price between the materials is justifiable. Rodger Vogel indicated that the tile and grout would be approximately \$4-5/sq. ft. In reviewing all costs, it was determined that the difference is under \$10,000 for tile versus epoxy and FRP.

Mary Crook questioned safety of the tile. Rodger Vogel noted that the tile has nonslip grit, is for outdoor use and the grout joints also provide texture. Tile would go halfway up the walls (outside the showers) for ease of cleaning and the walls on up to the ceiling would be painted.

Russ Hawkins stressed the importance of making a decision today in order to meet the Memorial Day deadline, as there is little room in the schedule for delays.

A roll call vote was taken. Bob Bittner, nay. Paul Byrd, aye. Mary Crook, nay. Eva Falzone, aye. Diana Hale, aye. Chris Pope, aye. Rodger Vogel, aye. Motion carried.

Further discussion occurred to increase the overall approval limit for the bathroom from \$25,000 to \$35,000. This would allow for pre-ordering necessary materials. Regarding the budget, capital project funding can be allocated differently among the projects listed in the budget for the year without formal revision to the budget as long as the overall amount of \$111,800 is not exceeded.

Rodger Vogel moved to increase the line item for Clubhouse Bathrooms to \$35,000 on the Profit & Loss Statement. Chris Pope restated the motion as follows:

Chris Pope moved to approve the bathroom renovation project to a total not to exceed \$35,000. Rodger Vogel seconded. A roll call vote was taken. Bob Bittner, nay. Paul Byrd, aye. Mary Crook, aye. Eva Falzone, aye. Diana Hale, aye. Chris Pope, aye. Rodger Vogel, aye. Motion carried.

b. Revision of fees for non-motorized watercraft

At the September 2024 meeting, a member pointed out that the annual sticker fee for non-motorized watercraft of \$32 (\$27 for seniors) is a significant percentage of the cost of some of those watercraft. He mentioned buying his kayak for \$200, and so in six years he will have paid for it again in boat sticker fees.

Rodger Vogel moved to change the renewal of non-motorized watercraft boat stickers from annually to every five years. No second.

c. Finance: Transfer funds from interest bearing to Operating to support monthly operations

Monthly transfer to Operating accounts to cover payroll and pay bills:

- i. *Bob Bittner moved to approve transferring \$75,000 from the Heartland Money Market account ending in 3771 to the MidAmerica Operating account ending in 9173. Mary Crook seconded. A roll call vote was taken. All ayes, motion carried.*
- ii. *Mary Crook moved to approve transferring \$60,000 from the MidAmerica Operating account ending in 9173 to the Midland Payroll account ending in 8718. Rodger Vogel seconded. A roll call vote was taken. All ayes, motion carried.*

d. Finance: Transfer funds from Operating to General Administrative to support monthly Lake Manager approved expenditures

Bob Bittner moved to approve transferring \$4,000 from the MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Chris Pope seconded. A roll call vote was taken. All ayes, motion carried.

Announcements:

- a. Next regular LTA Board meeting March 15, 2025
- b. Announcements from Board members: None
- c. Announcements from membership: None

Comments by membership:

1. Denise Sattler (Spruce Ct) – is Rodger Vogel doing tile work, is Dave Wealer local, where is bid from for epoxy and FRP, funds for bathroom, stop signs
2. Bob Hamann (Chairtree Ct) – thanks to Russ for looking into the tree in Chairtree Park, thanks to Chris for analyzing the finances
3. Jon Brunschon (Pinetree Ct) – update on goose problem, sewer pipe issue in bathroom

Adjournment: The open session was concluded at 10:34 a.m. *Bob Bittner moved to adjourn the open meeting and move to a closed session. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.*

Closed Session: A closed session meeting was convened at 10:55 a.m. A quorum was established. *Bob Bittner moved to adjourn the closed session at 12:46 p.m. Rodger Vogel seconded. Unanimously approved.*

Reconvene Regular Board Meeting and Adjournment:

Mary Crook moved to reconvene the regular Board meeting at 12:47 p.m. Bob Bittner seconded. Unanimously approved.

Bob Bittner moved to accept and implement subject matters A through E from the closed session. Mary Crook seconded. Unanimously approved.

Diana Hale moved to adjourn the open session at 12:47 p.m. Rodger Vogel seconded. Unanimously approved.

Respectfully submitted,
Angela Nicoli
Interim Recording Secretary