

Lake Thunderbird Association
Board of Directors Meeting
Saturday, April 19, 2025 at 9:00AM

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

Roll call / Establishment of a quorum: Board Members present - Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Eva Falzone, Secretary; Diana Hale, Vice President; Chris Pope, Treasurer; Rodger Vogel, Director. A quorum was established.

Approval of agenda: Three new agenda items need to be added to the previously posted agenda.

1. The formation of an ad hoc commission on lake management to investigate and recommend action on all aspects of lake management.

Diana Hale moved to add this agenda as item (b) under New Business, Mary Crook seconded. A voice vote was taken. All ayes, motion carried.

2. Approval for Russ Hawkins to spend the \$12,000 that has been budgeted for invasive weed removal.

Bob Bittner moved to add this agenda as item (e) under New Business. Diana Hale seconded. A voice vote was taken. All ayes, motion carried.

3. Reinstate Employment practices liability insurance

Bob Bittner moved to add this agenda as item (f) under New Business. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.

Diana Hale moved to approve the agenda as amended with three new items. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.

Comments by members regarding agenda items: None

Approval of prior Board minutes:

- a. March 15, 2025

Diana Hale moved to approve the open session meeting minutes from March 15, 2025. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.

- b. March 15, 2025, closed session

Diana Hale moved to approve the closed session meeting minutes from March 15, 2025. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.

Correspondence by Secretary – Eva Falzone: None

Financial report – Chris Pope:

- a. **March 2025 financial reports**

Profit & Loss Statement

Revenue in March totaled \$171,138, the largest line item being the \$106,747 in membership fees paid to LTA. The only unusual expense was the down payment for the fireworks show. Total operating expenses for the month were \$58,766, meaning LTA made a surplus of \$112,372. The only capital expenditures in March were for the clubhouse bathroom totaling \$5,592. Year to date, LTA has collected 19% of the annual budgeted revenues. Operating expenses year to date are \$238,046 and are 18.3% of the annual budget, as to be expected. Capital projects year to date total \$18,325. Net profit for the month of March was \$106,779, which put LTA's net profit for the year at \$42,019 .

Cash & Investments

Operating funds totaled \$347,722. Reserved funds invested in CDs and money markets totaled \$590,324. Designated committee funds totaled \$25,387. All cash and investment accounts totaled \$963,387.

Chris Pope and Russ Hawkins have discussed moving excess operation funds to short term CDs when appropriate. The Planning commission will be reviewing the reserve funds to categorize their use and propose funding levels.

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

b. Bills to Approve

Bank Debits are routine expenses totaling \$15,348.14. The employee health insurance premium was the largest expense. The "To Be Paid" category totaled \$22,760.81. During discussion, it was questioned whether the security cameras at the maintenance shed had been previously approved; based on the closed session meeting minutes from January, the camera system was approved for purchase. The general administrative account totaled \$5,683.79. This total is higher than usual and includes the tile for the clubhouse bathroom walls totaling \$2,211.31. "Payments not on previous List of Bills" total \$22,135.75. Large items here include a \$9,185.42 payment to Menards for clubhouse bathroom materials as well as two payments made to Wealer Construction for the bathroom drywall totaling \$7,299.40. Also, under payments not previously approved is a \$6,696.33 payment to Peed's Auto Parts for the transmission repair of one for the facilities trucks which exceeds the \$5,500 approved budget for this repair.

Discussion: Chris Pope expressed a concern that the some of these payments were either not previously approved or exceeded the budget approved. A motion to approve these bills then approves the payment but does not approve the budget for the project. There will be a discussion in the closed session regarding the process for approving payments that exceed the initial approved budget.

Diana Hale moved to approve extending the truck repair not to exceed \$6,700. Rodger Vogel seconded.

Discussion: The estimate from Peed's Auto was \$5,500 based on the shop's experience with transmission repair but when they diagnosed our truck it was much worse than predicted.

A roll call vote was taken. All ayes, motion passes.

Discussion: The clubhouse bathroom renovation has now exceeded the originally approved \$35,000 budget by \$2,000. Rodger Vogel estimates that an additional \$13,000 added to the budget should safely get LTA to completion of the bathroom renovation. The sewer line repairs and changes in labor were cited as reasons that the cost of the renovation has grown.

Rodger Vogel moved to increase the "amount to not exceed" to \$48,000 for the clubhouse bathroom renovation. Chris Pope seconded. A roll call vote was taken. Five ayes, Bob Bittner and Mary Crook abstained, motion passes.

Discussion: Now that the Board of Directors has approved this extension of the bathroom renovation budget, funds need to be found to cover this increase. Discussion included pulling funds from other designated capital projects. Alternately suggested by membership in attendance, LTA should pull the funds from the reserve funds. Though pulling reserve funds has been discouraged in the past, membership in attendance supported it to finish the renovation.

Bob Bittner moved to borrow from the reserve fund the amount of \$23,000, to be repaid in the 2026 budget. Rodger Vogel seconded. A roll call vote was taken. Bob Bittner, Paul Byrd, Diana Hale and Rodger Vogel voted aye; Eva Falzone and Chris Pope voted no; Mary Crook abstained; the motion passed.

Discussion: Security cameras were installed in the maintenance area but no previous motion approving the expense was passed.

Eva Falzone moved to approve spending up to \$5000 on the enhancement of the security cameras system. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passes.

Eva Falzone moved to approve the bills to pay for April 2025 totaling \$67,928.49. Rodger Vogel seconded. A roll call vote was taken. All ayes, motion carried.

c. Other financial updates

Our CPA filed an extension for LTA's 2024 taxes thus extending the tax filing to October. Deposits were made towards LTA's 2024 taxes based on the 2023 taxes. The audit continues to be in its final steps between LTA, the auditor and LTA's lawyer.

President's report – Paul Byrd

- Paul thanked the eight members of the LTA community that attended the ILMA conference in mid-March.
- Paul reminded membership of the June 15th deadline for submission of petitions to join the Board of Directors in November.

Lake Manager's report – Russ Hawkins: Presented by Paul Byrd

- The LTA team has been busy preparing for the upcoming summer season in addition to working on the ongoing bathroom project. The Snack Shack is being refreshed to comply with the county & state health department requirements. We have multiple candidates for a snack shack operator and will have candidates vetted for board approval at the May meeting, if not before.
- As many are aware, the IL DNR had denied goose egg handling permits for the previous three years, resulting in a sharp increase in the population. This year, we were able to get approval for the 16 nests around Lake Thunderbird and treated 78 eggs to help curtail population for 2025. We will be continuing ongoing steps and tests to effect the control of the geese throughout the year.
- At the last meeting, I had announced that we were ordering a new merry-go-round for the park, but due to unplanned expenses on one of our maintenance trucks, it has been necessary to defer to next year. We have capital improvement projects previously budgeted such as the clubhouse, lower-level parking lot and sports courts that need immediate attention to prevent further degradation and more costly repairs in the future.
- Lake Thunderbird is now represented in NALMS, North American Lake Management Society, which is an organization for the protection of lake ecosystems. This will better enable us to achieve the goal to create and implement a comprehensive lake management plan for 2026 and onward. Several people have volunteered to assist with this project, and I thank each in advance for their assistance. We have the need for a few more volunteers, so please contact me if you would like to be included.
- Despite the signage identifying what cannot be included in the cardboard recycling and the presence of community dumpsters a handful of steps away, Styrofoam & plastic, along with household garbage continues to be dumped in the recycling bin. Republic has paused recycling collection at Lake Thunderbird and the future of recycling here is in jeopardy.

Advisory Committees and Commissions:

- Architectural Control (Bob Bittner):** At their last meeting ACC reviewed 14 applications for permits. ACC has returned to 2 meetings a month.
- Bathroom Renovation (Rodger Vogel):** Drywall is done and painted, and tiling has begun. Installing fixtures is next.
- Campground (Steve Glynn – not in attendance):** Campground events have now been scheduled through July.
- Conservation (Steve Glynn): Presented by Bob Bittner:** Met last Saturday, April 12th as well as hosted the Spring Bass tournament. Five members attended the ILMA conference and reported on that. 2,000 redear sunfish were stocked in the lake. Redear help in the event that zebra mussels are introduced to Lake Thunderbird. Shad Shocking program has been canceled. Conservation is donating \$250 to Earth

Day. \$23,000 was the quote for Ameren to run utilities to the dam for a sonic solution to fish loss over the dam. Conservation is looking at a different solution that would cost \$5,000.

- e. **Deer Management Program (Rick Steele):** Not in attendance.
- f. **Dog Park (Mary Dappen):** The June 7th fundraising event will now be an ice cream bar and hot dogs in the afternoon. Looking to get a K9 demonstration from area law enforcement and various kid's events.
- g. **Earth Day (Ann Annen):** The watering can is in the office for donations to Earth Day.
- h. **Events & Amenities (Chris Pope):** Upcoming events: Kentucky Derby party – May 3rd & Family Pool Party – June 21st.
- i. **Finance (Linda Brauer) Presented by Chris Pope:** No meeting this month, waiting for reserve study.
- j. **Human Resource (Donna Naborowski):** None
- k. **Newsletter (Diana Hale):** Thank you to those who have already contributed to the ChairTree. We are always looking for new writers, even for a one-off column.
- l. **Planning (Paul Byrd):** Planning held a meeting including the Finance commission to make plans for when they receive the reserve study.
- m. **Rules (Mary Crook):** Met April 18th to start working through the Rules of Order document.
- n. **Security (Tom Pope):** None.
- o. **Tree Huggers (Rob Hickox):** None.
- p. **Water Safety (Bob Bittner):** Met last Saturday April 12th. As the season for water activities quickly approaches, the Water Safety committee needs more volunteers.
- q. **Snack Shack (Bob Bittner):** The health department has instructed LTA on what documentation and fees are required but the exact requirements seemed to change daily. Bob Hale and Bob Bittner have been appointed by Paul Byrd to head the renovation. Target date for completion of renovation is May 15th. The committee is requesting to be presented with the prospective Snack Shack vendor before the May Board meeting as they would like the vendor's input on renovations. The Board would like to make the final decision on who will be renting the Snack Shack at a special meeting in two weeks.

Resolutions by Board members: None.

Unfinished business: None.

New business

- a. Operations: Proposal to not staff lifeguards at the pool, only at the beach

Discussion: If LTA cannot hire enough lifeguards to staff both the beach and the pool, which should be staffed first? Russ Hawkins, in his absence, submitted the following:

- "I believe that we should continue staffing as much as possible despite our declarations of swimming at your own risk. We have Lindley Johnston returning for a 4th year as a lifeguard and 2 applicants (above 16) that are yet to be interviewed. We are also looking into holding certification at the LTA for candidates to staff us in the future."
- "In the email thread with the Board, it was suggested that the lake receive lifeguarding priority over the pool, for which I respectfully disagree. My observations last year noticed that parents were far more engaged and watchful over their children at the beach versus the pool. For way too many, it appeared that once within the pool fence, there was a tendency to be engaged with personal tanning or conversations with others while being oblivious to the actions or whereabouts of their children."

General concern from membership and the Board of Directors was that the beach poses more risks and is a larger area. Membership in attendance and the Board prefer prioritizing the beach lifeguard staffing. How does liability insurance guide us on this issue? The Board encourages anyone concerned with the pool decorum to apply to be a pool monitor this summer.

b. Ad Hoc Commission:

Discussion: It has been requested of the President to form an ad hoc commission to recommend actions in support of the managements of the water, plant life and fish in our lake. This commission would be composed of Tom Dwyer as the chairperson, with Dave Augustine, Jim Chaplin, Diana Hale, Russ Hawkins, and Andy Marek as initial commission members. Other LTA members could contact Tom Dwyer to join.

- “We will investigate and recommend a plan gleaned in part from NALMS of which Russ is now a member. Their lake management plan includes lake information (depth, size, watershed, development), aquatic species management, aquatic invasive species management control, wildlife/fishery management, nutrient budgeting, shore protection, water quality protection recreational management, and watershed management. We will also include in the plan items gleaned from the ILMA conference which includes dredging sediment from designated lake inlet streams, ravines and coves that impede lakefront owners’ water depth access to the lake, lake shore issues and a formal water quality inspection testing program with samples being sent to appropriate IDNR departments.”

Diana Hale moved to form the ad hoc commission to investigate and recommend actions in support of the management of our lake. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.

c. Finance: Transfer funds from Operating to investments to earn interest

Discussion: With assessment payments rolling in, we are in the mode of moving money from the operating account back into the interest earning money market account, and then eventually we will buy CDs at higher rates.

Eva Falzone moved to transfer \$75,000 from MidAmerica Operating Account ending in 9173 to the Heartland Money Market account ending in 3771. Mary Crook seconded. A roll call vote was taken. All aye, the motion carried.

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

Eva Falzone moved to transfer \$5,000 from 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 aye, the motion passed.

e. Finance: Approve the expenditure of funds budgeted for weed mitigation

Chris Pope moved to spend the \$12,000 that has already been budgeted for the removal of invasive weeds. Mary Crook seconded. A roll call vote was taken. All aye, the motion carried.

f. Insurance: Employment practices liability insurance

Discussion: This is a protection for LTA in the event of claims made by employees alleging various employment related issues including discrimination, wrongful termination, or harassment claims.

Eva Falzone moved to approve the employment practices liability insurance policy and reinstatement with a payment of up to \$3,000. Diana Hale seconded. A roll call vote was taken. All aye, the motion carried.

Announcements

- a. Next regular LTA Board meeting May 17, 2025
- b. Announcements from Board members: None
- c. Announcements from membership: None

Comments by membership:

- Jeffrey Purtell – Informed LTA Board and membership present regarding banks' obligations when seeking FDIC protection during a bank failure. What is the purpose of closed session? Paul Byrd answered – personnel related issues, or topics related to an individual member.
- Lynn Forrest – What is the status of the installation of handicap docks that were discussed three years ago?
- John Brunschon – At the south boat launch, when replacing the gravel, does the seawall need to be addressed? Stop signs in Bureau County possibly attached to poles backwards? What lake weed spraying is LTA doing this year? Answer – There was weed mitigation last year and this year's treatment is for a different species.

Adjournment: The open session was concluded at 10:49AM.

Mary Crook moved to adjourn the open meeting and move to a closed session to discuss personnel and/or legal matters. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.

Closed Session: Closed session meeting was convened at 11:10AM. A quorum was established.

Diana Hale moved to adjourn the closed session at 12:55PM. Eva Falzone seconded. Unanimously approved.

Reconvene Regular Board Meeting and Adjournment:

Diana Hale moved to reconvene the regular Board meeting at 12:56PM. Eva Falzone seconded. Unanimously approved.

Eva Falzone moved to accept or implement subject matters A through I from the closed session. Diana Hale seconded. Unanimously approved.

Chris Pope moved to adjourn the open session at 12:57PM. Eva Falzone seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary