

Lake Thunderbird Association

Board Meeting Minutes

Saturday, May 17, 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; Diana Hale, Vice President (via teleconference); Chris Pope, Treasure and Rodger Vogel, Director. Eva Falzone, Secretary was not in attendance. A quorum was established.

Approval of agenda:

- a) *Rodger Vogel moved to amend the agenda to correct typos in items 5a and 5b and item 8A so that the Board of Directors will approve the April 19th minutes and review the April financial reports. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*
- b) *Mary Crook moved to add item 5c, the approval of the Special Board Meeting minutes held on May 4th. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.*

Bob Bittner moved to approve the agenda as amended. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.

Comments by members regarding agenda items: Erik Loos (Foothill Dr) – In the financial report, will the status of the 2023 and 2024 audit be addressed?

Approval of prior Board minutes:

- a. April 19, 2025
- b. April 19, 2025, closed session
- c. May 4, 2025, special meeting

Chris Pope moved to approve the April 19, 2025 open and closed session minutes and the May 4, 2025 special meeting minutes. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.

Correspondence by Secretary – Eva Falzone: None

SPECIAL – Dave Scott:

At a special meeting on Sunday afternoon two weeks ago, the Board approved Dave Scott, the owner of Stringtown BBQ in Washburn IL, to operate the Snack Shack. A two-year contract will be signed after the meeting with Dave Scott. Dave Scott was given the floor to address the membership and answer questions.

- Dave Scott also owns Lakewood Landing LLC which specializes in providing his services to lake communities like Lake Thunderbird Association.
- Dave will be providing an email address that he would like membership to use to contact him directly with any questions, concerns or suggestions.
- Implementation of wireless devices to make ordering and paying simple at the beach with capability to expand to home delivery and order pick up.
- The menu will be catered to the requests of the membership based on surveys to come.
- A dedicated website for LTA will be implemented and will include the ability to pre-order Saturday specials.
- Catering for clubhouse events will be available as well as resources for catering LTA's large events, i.e., Fourth of July or the Corn Boil.
- Days of operation will be Thursday through Sunday as well as holiday Mondays. An opening date has not been set and depends on the remodeling of the Snack Shack and health/fire department inspections. Dave Scott is assisting the Board through these steps as he has experience in this area.
- LTA will own the equipment within the Snack Shack with guidance from Dave Scott on purchasing.

The Board of Directors addressed financial questions of the contract. Lake Thunderbird Association will receive 5% of the Snack Shacks gross sales in lieu of charging rent.

Financial report – Chris Pope

a. April 2025 financial reports

Profit & Loss Statement

Revenue in April totaled \$155,796 which reflects the continued collection of annual assessment fees. Operating expenses were \$98,838 which includes the \$11,818 for LTA's 2024 tax deposit based on 2023's tax deposit. The capital project expenditure in April for the clubhouse bathroom project totaling \$28,108. Once the clubhouse project is

complete, those costs will be analyzed to make sure that clubhouse expenditure is separate from Snack Shack repair costs. Net profit for April was \$28,849.

Year to date revenues total \$454,102 with \$1,113,270 yet to come in based on the budget. Year to date operating expenses total \$336,884 and capital project expenses total \$46,433. The year-to-date net profit is \$70,785. The April expenses do not reflect the purchase of the water system pump approved at the April Board of Directors meeting.

Cash & Investments

Operating funds totaled \$355,572. Reserve funds invested in CDs and money markets totaled \$590,563. Designated committee funds totaled \$24,636. All cash and investment accounts totaled \$970,771. When the budgeted \$1,113,270 yet to come in is received, we will designate some investing.

Kathy Lange (16 Mallard Dr): Two accounts in the reserve funds need their renewal dates updated.

Bob Bittner moved to approve the Profit & Loss Statement and Cash & Investments report for April 2025. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

b. Bills to approve

Bank debits are routine expenses totaling \$15,082. The employee health insurance payment was the largest expense totaling \$7,436. The bills to be paid total \$15,347. This includes the property taxes on the 18 lots that Lake Thunderbird Association owns totaling \$4,618. Another large item was the \$3,485 for the printing of the May ChairTree which was delivered to all members. The general administrative account totaled \$2,534. "Payments not on previous List of Bills" total \$8,101.54. The largest item being the \$7,646.54 to Menards which includes materials for the clubhouse bathrooms (\$2,847), Snack Shack (\$4,330) and Facilities materials (\$470). Expenditures to be approved total \$41,065.05.

Rodger Vogel moved to approve the Bills to Pay for April 2025 totaling \$41,065.05. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

c. Other financial updates

2023 Audit: Now that the 2024 tax season is over, the auditor can return more attention to the LTA 2023 audit. They have reviewed all the numbers and are waiting on one bank to certify a correct balance. The auditor has sent the standard attorney's letter to our attorney. LTA's attorney as responded to that letter, so the auditor has everything he needs to complete the report.

In preparation for the 2024 audit, Nyla Krabbenhoft has been assembled the information necessary for the 2024 audit while 2023 was underway. This preparation should return LTA to a normal completion cycle for future audits (August/September). As stated in previous meetings, these are not fraud audits, but this has been an extensive and complete audit of LTA's financial status. LTA's lawyer will instruct on how the audit can be distributed to membership.

President's report – Paul Byrd

I want to remind the membership that there are four weeks left to submit petitions to run for the LTA Board. We will have three openings, since Eva Falzone, Diana Hale and Rodger Vogel are completing their terms this November.

Lake Manager's report – Russ Hawkins

- The clubhouse bathroom renovation is wrapping up and the Snack Shack renovation is well underway in part thanks to volunteers stepping forward.
- The first beach water testing of the year was completed. These tests start in early May and continue throughout the summer. Since updating our testing procedures and sample delivery procedures, the beach has not tested over 15 ppm for E. coli.
- The beach will open for the season on Friday, May 23rd. The pool is tentatively scheduled to open on the 22nd, depending on the status of the bathroom renovation.
- Sixteen goose nests and 78 eggs have been treated to reduce the population this year. Work towards next year's goose egg handling permits has already begun. Various areas around the lake will be tested this summer to continue work towards managing the goose population. For example, certain grass plantings that deter geese.
- In early April and in May, the shoreline was inspected to check the status of Eurasian Watermilfoil. Happily, there appear to be very few signs of Eurasian Watermilfoil in the shallow portions of the lake. This means the treatments applied last year worked and carried over to this season. The next treatment will be for filamentous algae resulting in a much clearer lake this June.
- Last year, the pool capacity number seemed to be undefined. These numbers have been solidified as such: 90 people in the shallow end, 24 in the deep end and 40 people on the pool deck. The total pool capacity allowed through the gates at one time is 150 people.
- As stated in the By Laws, temporary guests are to be accompanied by a member. For a guest to be allowed in the pool, they must be accompanied by a member.

Advisory Committees and Commissions

- a. **Architectural Control (Bob Bittner): ACC** had 2 meetings since the last BOD meeting. New permit approvals included a new pier, a boat lift, two boat lift houses, an addition, a retaining wall, and a deck. A citation was issued to a member for building a shed on their vacant lot without previous approval from the association.
- b. **Bathroom Renovation (Rodger Vogel):** The clubhouse bathrooms are in good shape and should be operational by Thursday in time to open the pool for Memorial Day weekend.
- c. **Campground (Steve Glynn): Campground** has been preparing for the Campground Breakfast and Bake Sale Saturday May 24th 8a.m.-11a.m. Campground needs a cleaning service as soon as possible for their bathrooms. Tree trimming was completed by the Maintenance team and Steve Glynn at a fraction of the cost of hiring a service. Thank you to Ann Annen and Earth Day for beautification at the campground. \$150 to be donated to Earth Day as a thank you.
- d. **Conservation (Steve Glynn): Tournaments** have given us a peak into the health of the fish at Lake Thunderbird. Austin Bennett – fish survey needed as soon as possible for health and population, hopefully next week. The Conservation committee voted to use \$6,000 of their fish stocking budget biyearly to help with overall fish health beyond just the stocking of fish to include technology and other measures. Official vote to be added to the June BOD meeting agenda but the Board of Directors supports Conservation's intention with their funds.
- e. **Dog Park (Mary Dappen): June 7th** is the dog park benefit, tickets to be \$7.00. Hoping to secure a speaker from IVAR. It was questioned by the Board of Directors if the actual build of the dog park was voted on. The commission was voted into place but perhaps not the project itself. June 7th event maybe canceled as the project is pending Board approval.
- f. **Earth Day (Ann Annen):** The donation watering can is still in the LTA office. Beautiful flowers are starting to pop up! Wednesday May 21st all welcome to help with clean up at the cemetery in preparation for Memorial Day.
- g. **Events & Amenities (Chris Pope): June 21st – Family Pool Party.** Tickets are available for sale in the LTA office for \$10.00.
- h. **Finance (Linda Brauer – not in attendance): Presented by Chris Pope:** Committee is reviewing LTA's insurance policies. Awaiting the reserve study as well as reviewing past minutes for fund designations in the reserve fund.
- i. **Newsletter (Diana Hale): No** update.
- j. **Planning (Paul Byrd): No** update, still waiting on reserve study.
- k. **Rules (Dave Augustine): The** committee is working through the Rules of Orders which the Board of the Directors currently have a copy for their edits. When the edit is completed, it will be passed on to the LTA lawyer and then back to the Rules committee.
- l. **Security (Tom Pope): No** report. Question from membership: Who is on call for security? Answer: Call the out of hours number if the office is not open. The number is listed on the LTA website and in every issue or the ChairTree.
- m. **Tree Huggers (Rob Hickox – not in attendance): Presented by Mary Dappen:** Two trees were lost but otherwise in good health. Taylor's Way is on the schedule for an enrichment program.
- n. **Water Safety (Bob Bittner):** Starting June 8th, Water Safety will be looking for out-of-date watercraft stickers including on watercraft in docks and lifts on common property.

Unfinished business: None

New business

- a. Operations: Purchase of a new chlorine pump for water system

Rodger Vogel motioned to spend up to \$3500 from the maintenance budget to purchase a new chlorine pump to replace the failing pump that adds chlorine to our water system. (Actual quote \$3360.33). Mary Crook seconded.

Discussion: This pump is essential to the water system separate from the previously approved new water surveillance system, but it is also necessary to repair it before installation of that new system.

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

- b. Operations: Install new power service at clubhouse and storage areas

i. Rodger Vogel motioned to spend up to \$5000 from the maintenance budget to engage Ameren to install a new meter at the clubhouse and to purchase supplies for facilities to connect that meter to the pavilion. (Dave Augustine - estimate \$3558.05 + Ameren). Bob Bittner seconded.

Discussion: This motion, along with others in the agenda, propose using the maintenance budget, but the total exceeds what was budgeted for the 2025 maintenance budget.

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

- ii. Proposal to spend up to \$16,000 from the maintenance budget to engage Ameren to install a new meter at the maintenance shed and to purchase supplies for facilities to connect that meter to the storage shed. (*Dave Augustine - estimate \$13,720.02*).

Discussion: It is noted that the proposal is for the storage area, not a storage shed. Put this project on hold until next year.

- c. Operations: Approve resurfacing south boat launch walkway, Tiskilwa Blacktop, clubhouse lower parking lot and circle drive

- i. *Rodger Vogel moved to spend up to \$15,000 to be borrowed from reserves and repaid in 2026 to engage Berchtold Asphalt Paving or Potter & Sons to resurface the clubhouse circle drive. (\$14,000 quoted by each company). Paul Byrd seconded.*

Discussion: This project was not in the Capital budget and thus results in borrowing from next year's budget. This project can be put on hold until next year and not endanger the integrity of the driveway.

The motion was canceled.

- ii. *Bob Bittner moved to spend \$864 from the 2025 Road Repairs budget to engage Berchtold Asphalt Paving to patch the Tiskilwa Blacktop. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.*

- iii. *Bob Bittner moved to spend up to a total of \$6,632 from 2025 Capital Expenditures to engage Berchtold Asphalt Paving to asphalt the ramp from the South Boat Launch parking lot to the pier (\$5000 budgeted) as well as to patch, reseal and stripe the lower-level clubhouse parking lot (\$6000 budgeted). Diana Hale seconded. A roll call vote was taken. All ayes, the motion passed.*

- d. Finance: Transfer funds from Operating to investments to earn interest

Bob Bittner 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 ayes, the motion passes.

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

Chris Pope moved to transfer \$4000 from MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passes.

Announcements

- a. Next regular LTA Board meeting June 21, 2025
- b. Announcements from Board members: Mary Crook – There will be Memorial Day services at 9:30a.m. at the LTA cemetery and at 10a.m.
- c. Announcements from membership: None.

Comments by membership:

- Eric Loos (Foothill Dr)- Requesting a copy of the 2023 and 2024 audits to do his own analysis. Response from the Board of Directors: Upon completion, the lawyer will instruct us in best practices to distribute the audit results to membership.
- Jeff Purtell (Lake Thunderbird Dr)- How is the non-owner occupancy (aka: short-term rental ban) being reinforced? What has been spent on the Snack Shack to date?
- John - How is our water testing done? When was the water pump purchased, could it possibly be under warranty? Response from Russ Hawkins: Test Inc supplies our testing and supplies.
- Tom Pope (Magnolia Dr): Will there be a special meeting when the 2023 audit is released?

Adjournment: The open session was concluded at 11:18a.m. *Rodger Vogel moved to adjourn the open meeting and move to a closed session to discuss personnel and/or legal matters. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.*

Closed Session: Closed session meeting was convened at 11:52a.m. A quorum was established. *Bob Bittner moved to adjourn the closed session at 1:22 p.m. Mary Crook seconded. Unanimously approved.*

Reconvene Regular Board Meeting and Adjournment: *Mary Crook moved to reconvene the regular Board meeting at 1:23p.m. Rodger Vogel seconded. Unanimously approved.*
Bob Bittner moved to accept or implement subject matters A through H from the closed session. Rodger Vogel seconded. Unanimously approved.
Mary Crook moved to adjourn the open session at 1:24p.m. Rodger Vogel seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary