

# Lake Thunderbird Association

## Board Meeting Minutes

Saturday, June 21, 2025 at 9:00AM

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

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

**Approval of agenda:** *Mary Crook moved to approve the agenda s posted. Eva Falzone seconded. A voice vote was taken. All ayes, motion passed.*

**Comments by members regarding agenda items:** None

**Approval of prior Board minutes:**

- a. May 17, 2025
- b. May 17, 2025, closed session

*Bob Bittner moved to approve the May 17, 2025 open and closed session minutes. Rodger Vogel seconded. A voice vote was taken. All ayes, Eva Falzone abstained, motion passed.*

**Correspondence by Secretary – Eva Falzone:** None.

**Financial report – Chris Pope**

**a. May 2025 Financial Reports**

Profit & Loss Statement ,

Revenue in May totaled \$668,918 which reflects the collection of annual assessment fees. Thank you to the office staff as May is a remarkably busy time for collection. “Other income” includes the collection of farm rent. Operating expenses’ unusual items include the three payrolls in May resulting in payroll and employee benefits being unusually higher. Operating expenses were \$107,876 in total. The revenue less operating expenses were \$561,043. Capital improvements expenditure in May included clubhouse bathroom project totaling \$11,633 as well as the Snack Shack improvements totaling \$7,184. Net profit for May was \$542,226.

Year to date LTA has collected about 75% to 80% of our fees, which is a good place to be at this time of the year. Total revenue was \$1,123,946 and operating expenses totaling \$440,760 resulting in a year to date revenue less operating expenses of \$679,187. Year to date capital projects total \$74,247. The year to date net profit was \$604,940.

Cash & Investments

Operating funds total \$915,894. The operating funds are large at this point due to assessment fees that have been received and designating those funds to various interest earning accounts is on the agenda for this meeting. Reserve funds invested in CDs and money markets total \$590,802. Designated committee funds total \$25,084. All cash and investments accounts totaled \$1,531,780.

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

## **b. Bills to Approve**

Bank debits are routine expenses totaling \$28,841.54. The insurance premium was the largest expense totaling \$14,465.25. Largest items out of the operating account “to be paid” included the pool furniture (\$4,131.01), the full lake audit by Herman Brothers Fisheries (\$1,400), and Bureau County property taxes for LTA owned properties (\$1,015.58). The operating account “to be paid” totaled \$16,987.33. The general administrative account totaled \$2,792.03. “Payments not on previous List of Bills” total \$6,332.33 for various capital projects. Expenditures to be approved total \$54,953.23.

*Eva Falzone moved to approve the Bills to Pay for May 2025. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.*

- c. Other financial updates:** It is time to start conversations about the 2026 budget to begin so a draft can be presented to the Board of Directors in August so the budget can be approved in September.

## **President’s report – Paul Byrd**

- I would first like to report that the submission of petitions to join the Board this coming November has closed, as of June 15. There are five people running for the three open Board positions: all three incumbents whose terms are up are running – that’s Eva Falzone, Diana Hale, and Rodger Vogel; in addition, Linda Demien and Karen Scheid are running for a position on the Board. Thank you to all five of you for your interest and effort!
- Chris Pope and I learned late this week that our auditor will not be completing our audit of 2023’s financials, for multiple reasons he has outlined to us. I will be sharing those reasons with the Board in closed session later today. I have already spoken to Eric Loos, who last month offered to review our books. He will perform the equivalent of his own audit, which of course will not be an official audit to be relied upon. But we want the membership to know that this Board welcomes members to review any information that they desire, with the exception of individual payroll data of our employees, as that is confidential information. We will support Eric’s effort in any way he requests. When he is done, he can share with the membership what he has learned in his review of the 2023 financial records.

## **Lake Manager’s report – Russ Hawkins**

- A camper fire at the campground on June 11 resulted in a total loss of the camper. The Henry Fire Department responded to the fire and did not call in the fire marshal as they concluded that it was an internal electrical fire. LTA will be working with the fire department as well as our insurance provider to handle the damage to the electrical at the campsite as well as some tree damage.
- The Board previously approved up to \$12,000 for weed control on the lake. Due to the success of last year’s treatment, the planned cost for this year will be lower. Russ accompanied Aquatic Control on a survey of the lake to assess short- and long-term needs of the lake. Curly weed was found near the clubhouse docks, the result of being carried in on a boat from another water source. Aquatic Control will be performing monthly maintenance on the lake, June through September, to treat filamentous algae and other invasive species. They will also be taking water samples from three locations to establish a baseline for lake treatment in the future. Cost for these services total \$9600. Russ will be seeking quotes for similar services for next year.
- Beach water testing continues to go well with the new processes in place. The highest test results were under 15 ppm of E. coli which is great.
- Guests must be accompanied by a member on common property.
- July 12<sup>th</sup> Snack Shack will be open in conjunction with the LTA fireworks display. Lakewood Landing will also be involved with providing the food for the August 2<sup>nd</sup> Corn Boil.

- \$4131 or the approved \$4800 was spent on pool furniture to replace the white plastic furniture currently in place at the pool.
- Regarding recycling at the maintenance area – There are cameras patrolling that area and they are very clear, but they are not reading and searching license plates. Russ manually goes through the recordings and searches for information on offenders, which is a time-consuming process. Most offenders of misusing the recycling are new members. Major offenders include a contractor who dumped eight bags of garbage in the recycling dumpster. Upon reviewing footage, the license plate was hard to read, and they did not have an LTA contractor sticker on the vehicle. Republic is suggesting a larger dumpster. New rates being presented by Republic are lower than current rates. Russ contacted GFL for quotes on their services for LTA and for residential services as well.
- Thank you to the office team. Raquel has collected a total of \$134,000 of past due collections. Last year at this point, 74% of annual assessments had been collected, this year we collected 81%. This year, roughly 1200 assessments have been paid, 580 of them where in the last 2 weeks of May, which was quite a feat. Thank you to the Maintenance team for hustling to complete preparations for the summer season. A fresh coat of paint and new signage went up around the pool area. As well as the renovation of the main sign at the clubhouse which now has new lettering for announcements as well as a fresh paint job by Maintenance and Alyssa Windell.
- Fire suppression hood in Snack Shack to be installed – various department approvals almost done in preparation of a July 4<sup>th</sup> opening date. \$8000 needed for the fire suppression hood installation that was not previously budgeted.

*Eva Falzone moved to approve the spending of \$8,000 from the 2025 Capital Projects for the fire suppression hood installation in the Snack Shack. Chris Pope seconded. A roll call vote was taken. All ayes, motion passed.*

- Beach is being treated next week for weeds and will be closed for 12 – 24 hours.

#### **Advisory Committees and Commissions**

- Architectural Control (Bob Bittner):** ACC met twice since the last Board meeting. Approvals included two asphalt driveways, one reroof, one shed, one new addition, tow lot clearings, one boat house, and two decks.
- Bathroom Renovation (Rodger Vogel):** The clubhouse bathroom renovation was completed one week before the Memorial Day weekend. Thank you to Chris Pope, Denise Sandler, and Bob Hale for their help on completing this project.

*Rodger Vogel moved to disband the Bathroom Renovation ad hoc committee. Eva Falone seconded. A voice vote was taken. All ayes, motion passed.*

- Campground (Steve Glynn):** Thank you, the sewer smell is gone from the bathrooms! Thank you to Sarah for providing her cleaning services. Thank you, Tom Krafft, for the cleanup of the dumping area near the creek. The campground breakfast and bake sale at the clubhouse over the Memorial Day weekend was a great success. July 19<sup>th</sup> is the campground Christmas in July event.
- Conservation (Steve Glynn):** Some large mouth bass have been tagged and if one catches a fish that has been tagged and would like to report the tag number, weight, and length, please send info here: [steveglyn55@gmail.com](mailto:steveglyn55@gmail.com). The Jim Annen kids fishing tournament is on July 5<sup>th</sup>, 9a.m. -11a.m. and is open to the public. DMP will be at the tournament with an archery set up for the children. Can extra bathroom facilities be delivered for the event as well as a parking grid laid out by Maintenance? Volunteers always welcome!
- Dog Park (Mary Dappen):** The Board would like to get feedback from the lawyer based on the research the committee has already gathered. Paul Byrd to pass this to the lawyer.
- Earth Day (Ann Annen):** Ann Annen not in attendance – Clean up for Memorial Day was a success. Thank you to DMP for the donation.

- g. **Events & Amenities (Chris Pope):** Family Pool Party is canceled due to not enough tickets sold ahead of the event. Next event is Venetian Night August 30<sup>th</sup>.
- h. **Finance (Linda Brauer):** Linda Brauer not in attendance – Chris Pope: Next meeting is Monday June 23 at 5p.m. Research local property tax, review insurance policies and costs as well as 2026 fees for budget. The committee is always looking for more people to join.
- i. **Newsletter (Diana Hale):** Ann Annen brought a “meet you neighbor” article idea. Get involved!
- j. **Planning (Paul Byrd):** Committee is waiting for the reserve study.
- k. **Rules (Dave Augustine):** Currently working through the ballot procedure for the Teller committee.
- l. **Security (Tom Pope):** Not in attendance – No update. Always looking for volunteers!
- m. **Tree Huggers (Rob Hickox):** Taylor’s way tree enrichment was done for \$200 in a continued effort to support the thirty trees planted.
- n. **Water Safety (Bob Bittner):** Reminder to put 2025 watercraft stickers on your boats. Also remember to keep your Illinois registration up-to-day as well; renewals are on a 3-year cycle.

**Resolutions by Board members:** None.

**Unfinished business:** None.

#### **New business**

- a. Rules: Clarification of restrictions on types of boats

**Discussion:** There was ambiguity in the permissible boat types that need clarification in the rules. New rule reads as follows: “The following watercraft are not allowed on Lake Thunderbird: personal Watercraft such as Ski-Do’s and jet skis, mud boats, wave boats, jet boats and air boats. (Effective 6/21/2025)”.

*Rodger Vogel moved to approve the changes highlighted in red on page 45 of the Rules and Regulations related to types of watercrafts. Eva Falzone seconded. A voice vote was taken. All ayes, the motion passed.*

- b. Events: Set fireworks date as Friday, July 3, 2026

**Discussion:** As it will be the 250<sup>th</sup> celebration of America’s Independence next year, the Board would like to set a date as soon as possible for the LTA celebration in hopes of securing a fireworks display for the July 4<sup>th</sup> weekend. Russ stated that we may need to put down a 50% deposit to secure the preferred date. Other factors may come up in research of the preferred date and budget so this may be a continued conversation in future meetings.

*Eva Falzone moved to set the Fourth of July fireworks date for 2026 on Friday, July 3, 2026 and to increase the funding for the fireworks by 50% for 2026. Rodger Vogel seconded. All ayes, the motion passed.*

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

**Discussion:** LTA will be moving a total of \$481,000 from our Operating Account (excess funds from assessment payments) to five different banks in order to spread our funds around and stay under the \$250,000 FDIC insurance limit. Two of these transfers are into Money Market accounts, since we will need the funds later this year. The other three transfers will be to purchase CDs of varying lengths – two will be long term for our Reserves, and one shorter term for operating expenses early next year.

- i. *Eva Falzone moved to transfer \$170,000 from the MidAmerica Operating account ending in 9173 to Spring Valley City Bank CD account at 3.9% for 6 months. Diana Hale seconded. A roll call vote was taken. All ayes, the motion passed.*

- ii. *Mary Crook moved to transfer \$90,000 from MidAmerica Operating account ending in 9173 to Hometown Bank Money Market account ending in 3616. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.*
- iii. *Eva Falzone moved to transfer \$100,000 from MidAmerica Operating account ending in 9173 to Midland Bank to purchase an eighteen-month CD at 3.9%. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.*
- iv. *Eva Falzone moved to transfer \$70,000 from MidAmerica Operating account ending in 9173 to Heartland Bank to purchase a seven-month CD at 3.7%. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.*
- v. *Eva Falzone moved to transfer \$51,000 from MidAmerica Operating account ending in 9173 to Community Bank to purchase a twelve-month CD at 2.5%, Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.*

**Discussion:** Bob Bittner requested that the Board finalizes the information needed to get this process of money movement done in a timely manner as rates and due dates will change if the Board doesn't complete this process swiftly.

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

*Bob Bittner moved to transfer \$6000 from the MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492.*

#### **Announcements**

- a. **Next regular LTA Board meeting July 19, 2025**
- b. **Announcements from Board members:** None.
- c. **Announcements from membership:** None.

#### **Comments by membership:**

- Andy Merek (14 Chairtree Ct) – What is the status of the ChairTree carving? Russ Hawkins - The ChairTree carving in ChairTree park is not going to stand much longer unless membership has a new independent solution. Russ Hawkins has made efforts to talk to the carver and other professionals and has not found a solution that does not jeopardize the integrity of the carving.
- Carol Bernardi (41 Barbados) – What is the status of the Dog Park? More research is to be presented to the board before more fund-raising efforts are planned.
- Debbie Kaplar (lot 30277) – For the safety of shoreline anglers, please be courteous and adhere to the no wake zone which is fifty feet from shore.
- John – Per the Illinois Department of Public Health, since the clubhouse only has one shower in each gendered bathroom, the pool capacity should be 100 people, not the previously stated 150 people. Please forward this link to the Lake Manager, Russ Hawkins.

**Adjournment:** The open session was concluded at 10:40a.m. *Bob Bittner 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 passed.*

**Closed Session:** Closed session meeting was convened at ... A quorum was established. *Bob Bittner moved to adjourn the closed session at 1:01p.m. Rodger Vogel seconded. Unanimously approved.*

**Reconvene Regular Board Meeting and Adjournment:** *Chris Pope moved to reconvene the regular Board meeting at 1:02p.m. Diana Hale seconded. Unanimously approved.*

*Eva Falzone moved to accept or implement subject matters A through D from the closed session. Bob Bittner seconded. Unanimously approved.*

*Diana Hale moved to adjourn the open session at 1:05p.m. Rodger Vogel seconded. Unanimously approved.*

Respectfully submitted,  
Alyssa Windell  
Recording Secretary

### **Summary of motions from the BOD Meeting - Saturday, June 21, 2025 at 9:00AM**

- Eva Falzone moved to approve the spending of \$8,000 from the 2025 Capital Projects for the fire suppression hood installation in the Snack Shack. Chris Pope seconded. A roll call vote was taken. All ayes, motion passed.
- Rodger Vogel moved to disband the Bathroom Renovation ad hoc committee. Eva Falzone seconded. A voice vote was taken. All ayes, motion passed.
- Rodger Vogel moved to approve the changes highlighted in red on page 45 of the Rules and Regulations related to types of watercrafts. Eva Falzone seconded. A voice vote was taken. All ayes, the motion passed.
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