

Lake Thunderbird Association

Board Meeting Minutes

Saturday, July 19, 2025 at 9:00AM

Pledge of Allegiance / Call to order: The meeting was called to order at 9:01 a.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, Treasure and Rodger Vogel, Director. A quorum was established.

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

Comments by members regarding agenda items:

Craig Williamson (87 Indian Hills) – Thank you Russ Hawkins for the round table discussion. The 2026 fireworks display is on the agenda; could another date like the Corn Boil weekend be considered as an alternative to the 4th of July weekend?

Approval of prior Board minutes:

- a. June 21, 2025
- b. June 21, 2025, closed session

Mary Crook moved to approve the June 21, 2025 open and closed session minutes. Eva Falzone seconded. A voice vote was taken. All ayes, Eva Falzone abstained, motion passed.

Correspondence by Secretary – Eva Falzone: None.

Financial report – Chris Pope

a. June 2025 financial reports

Profit & Loss Statement

Revenue in June totaled \$209,397 as we are still bringing in significant funds through annual assessment payments. Total operating expenses totaled \$91,293. Capital projects funded in June were finishing the clubhouse bathroom totaling \$9,825 and Snack Shack improvements totaling \$9,734 for a total of \$19,559. The net profit for June was \$98,545. This year to date \$1,333,108 has been collected, which is 85.1% of the budget for the year. Total operating expenses for the year totaled \$536,052. The operating surplus year to date totaled \$797,056 and \$84,808 spent on capital improvements resulting in a net profit of \$712,247 this year to date.

Cash & Investments

The June Cash & Investments report reflects the investments that were approved at the May Board of Directors meeting. The First State Bank CD was funded by July 2 but as the report reflects everything up to June 30th, it was not captured in this report. Thank you, Bob Bittner, for making the in-person transactions with our various banks.

The operating funds totaled \$949,693. Reserve funds invested in CDs and money markets totaled \$643,141. Designated committee funds totaled \$23,678. All cash and investments accounts totaled \$1,616,511.

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

b. Bills to approve

Bank debits are routine expenses totaling \$19,386.19. Utilities and the health insurance plan were the largest items. The operating account “to be paid” totaled \$14,755.78. The general administrative account totaled \$4,001.71. “Payments not on previous List of Bills” was a payment to Menards for bathroom renovation, Snack Shack, and pool supplies. This totaled \$1,586.91 for these various capital projects. Expenditures to be approved total \$39,730.59.

Rodger Vogel moved to approve the Bills to Pay for July 2025. Eva Falzone seconded. A roll call vote was taken. All ayes, motion passed.

- c. Other financial updates:** Chris Pope suggested that the Board meet the weekend before the August meeting to begin 2026 budget discussions. Please bring research and thoughts on 2026 fees, staffing changes, and a list of capital expenditures. Chris Pope is recommended establishing and funding a water system fund.

President’s report – Paul Byrd

Paul Byrd answered what the Board expected were likely questions about the 2023 Audit. He concluded with the following: “Your Board has done everything we can to make sure the irregularities we discovered will not occur again. The Association’s new office and administrative staff is following completely updated bookkeeping and banking procedures. Our current finances are as stated in the documents we approve every month, and any financial impact to the Association up through 2023 is in the past. We are confident that the Association is on a solid footing, and we look forward to building a 2026 budget, earning the confidence of the membership, and assuring that we have appropriate reserves for the future.”

Paul also addressed the topic of golf carts at Lake Thunderbird as follows: “After noticing the conversation on NextDoor, on Monday, July 14, I spoke with the Senachwine Township Road Commissioner. He confirmed that his office has the final say over the type of vehicles that are allowed on public roads within his jurisdiction. He has checked with the insurance company that provides the Township’s municipal insurance in Illinois, and they will not insure the Township if the Township allows golf carts on normal roads; therefore, his answer to me was no, he cannot approve their use. He further pointed to the recommendation of the Putnam County Engineer who met with us last year and provided multiple reasons why golf carts are not a good fit for our hilly, curvy terrain. Therefore, the LTA Board will not be voting for or against the use of golf carts, because it is not our issue to decide.”

Bob Bittner moved to approve the restated 2023 Profit and Loss Statement, subject to the Board’s right to amend or restate the same if appropriate as a result of subsequent audit, investigation or examination. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.

Discussion:

Jay Scheid (Barbados Ct North): Can membership have an idea of the magnitude of the money that may be missing from 2023?

Andy Merek (14 ChaiTREE Ct) – The Board may have voted in the past to disallow golf carts.

Lake Manager's report – Russ Hawkins

- Aquatic Control – decline in filamentous algae and continued control
- Chlorine Pump installed
- Beach testing – very good results
- Fire suppression hood installation at the Snack Shack awaiting a contractor
- Thanks to volunteers that helped with the soft launch of the Snack Shack: Linda Demien, Jan Lohaus, Angie Nicoli and Leilani Hawkins
- Pool furniture delivered – 6 lounge and 6 chairs to continue replacing the white plastic furniture
- Pool capacity – Total 125 people in the pool area: 100 capacity in the pool with an additional 25 on the deck
- Addition of 25 additional spots to the storage area is complete
- Campground bathrooms – Gathering bids for bathroom improvements; new concrete at the splash pad after Labor Day.
- Reserve study – Should be ready for the August Board meeting, hopefully in time for the special meeting proceeding the regular Board meeting
- The Corn Boil is the first Saturday of August and we are still looking for volunteers
- An adult swim night as been suggested during the week; the pool would close at 6pm as usual, concluding family swim and reopen at 6:30 for adult swim.
- New pool procedure – check in name off a list of members in “good standing”
- Wristband procedures – Guests without a member accompanying them do not receive a violation but are not allowed to use the amenity they were attempting to use. Members may “check in” a guest and then leave them? Could a daily guest wristband procedure help?

Advisory Committees and Commissions

- Architectural Control (Bob Bittner):** Met twice since the last BOD meeting. On July 10, water installation, lot clearing, a new shed, and reroofing permits were approved. On July 26, a gravel driveway and a new home on Walnut were approved.
- Campground (Steve Glynn):** Thank you to the Lake Manager and the Board for the bathroom ventilation and plans for splash pad improvements. Next campground event is Christmas in July on July 19th.
- Conservation (Steve Glynn):** Thank you to Ann Annen and her family for the Jim Annen Kids fishing contest. Conservation is working with the carver of the chair tree to find solutions to save the carving.
- Dog Park (Mary Dappen):** None
- Earth Day (Ann Annen):** Thank you to Campground for their donations and thank you for their help with the kid's fishing contest.

- f. **Events & Amenities (Chris Pope):** Next event is August 30th for Venetian Night – Decorate your boat and meet at the dam at 6:30pm. The rain date for the event is August 31st.
- g. **Finance (Linda Brauer) – Chris Pope:** The committee would like to start work on the budget once the reserve study is completed.
- h. **Newsletter (Diana Hale):** Looking for pictures around the lake. Please send your submissions to the office or Diana Hale.
- i. **Planning (Paul Byrd):** Waiting for the reserve study.
- j. **Rules (Dave Augustine):** Working with the Teller committee to solidify the processes and documents needed for the upcoming election of Board members this fall.
- k. **Security (Tom Pope):** None.
- l. **Tree Huggers (Rob Hickox):** Not in attendance.
- m. **Water Safety (Bob Bittner):** During the LTA fireworks display, some violations were issued to those swimming too close to the dam as well as a citation for speeding after wake hours. Citations issued for paddleboarding with out lifejackets issued as well. Generally, everyone has been respectful and following the rules this summer.

Resolutions by Board members: None.

Unfinished business: None

New business

- a. Rules: Rescind motion approved in March 2025 to tax commissions
 - i. In March, this Board passed a motion that stated, “We require, beginning in 2025, that commissions pay the association 20% of any income that exceeds \$500 in a calendar year.”
 - ii. In the ensuing four months, the Rules committee has struggled to define exactly the wording of how to implement this new requirement.

Eva Falzone moved to rescind the motion from March 2025. Bob Bittner seconded. A voice vote was taken. All ayes, the motion passed.

- b. Facilities: Increase funding for electric upgrade at clubhouse pavilion

Discussion: The funding would come from Maintenance budget and would expand electric availability to the mini golf course and the circle drive.

Bob Bittner moved to increase funding for the electric upgrade at the clubhouse pavilion from the \$5000 approved in May to \$7500. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.

- c. Facilities: Increase funding for Snack Shack fire suppression hood installation

Discussion: Russ Hawkins stated that the original contractor for the hood installation backed out of the job. Finding new bids for the project is ongoing and includes one estimate well over the original estimate for the installation. The Board decided there would not be a vote on an increase in funding until more information and estimates are gathered.

d. Events: Approve 2026 Fireworks contractor

Discussion: Pyrotecnico is the company that has done our fireworks display in the past, including this year. The 2025 show cost \$8400 for a 13-minute show. Pyrotecnico has quoted us around \$25,000 for the 2026 4th of July weekend for the same display. Russ Hawkins found comparable quotes for that weekend from other companies since 2026 is the 250th birthday of America. Rodger Vogel referred Russ to Duane Rod, a provider out of Princeton, who has quoted us \$12,000 for a similar show to this year or \$19,000 for a 20-minute show. They may be a great fit for us if we can be included in their insurance policy as additionally insured. LTA's insurance will not add insurance for a fireworks display to our policy and they suggest that LTA is included as additionally insured before using this pyrotechnic company's services.

Chris Pope moved to approve Duane Rod as the contractor for our 2026 Fireworks, to be enjoyed on July 3, 2026, at a cost of up to \$15,000, also allowing that a deposit up to 75% of the full amount be paid now. Eva Falvone seconded. A roll call vote was taken. Six ayes, one no. The motion passed.

Bob Bittner moved to form the 250th Celebration Commission. Diana Hale seconded. A voice vote was taken. All ayes, the motion passed.

Discussion: This commission can address other events surrounding the 250th birthday of America and perhaps fundraising for the event and the more costly fireworks display.

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

Mary Crook moved to transfer \$5000 from MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Eva Falzone seconded. A roll call vote was taken. All ayes, the motion passed.

Announcements

- a. **Next regular LTA Board meeting August 16, 2025**
- b. **Announcements from Board members:** None.
- c. **Announcements from membership:** None.

Comments by membership

- **Jason Reid** (4 Lakeshore Dr) – Thank you to taking the information found in the audit to the police for next steps. Why is there no immediate legal action being filed against the presumed parties? Why is the auditor not completing the audit or being held responsible for the non-completion?
- **Linda Demien** (495 Lake Thunderbird Dr) – Where audits completed in 2021 & 2022? Were similar discrepancies found in those years? What would it take to investigate those years?
Paul Byrd: Yes, those audits were done based on the information and documentation turned over at that time. Based on that information provided, there did not appear to be any discrepancies. To return to the 2021 & 2022 audit could require more financial investment than would ever be returned to the Lake Thunderbird Association.

- **Eric Loos** (29 Foothill Dr) – Attesting to and officially completing the 2023 audit could have opened the auditor LTA contracted to liability and legal issues.
- **Gerri Chaplin** (61 Barbados Dr) – Now is the time to take a deep breath and reconvene to move forward together as a community as we leave this behind us.
- **Jeff Purtell** (496 Lake Thunderbird Dr) – Was the clubhouse bathroom project over budget and did those funds come from other projects that went unfinished?
Paul Byrd: The bathroom could not have been done to the standard membership now gets to enjoy if LTA had held to the original proposed budget. Money had to come from other places in LTA's funds, but it did not hinder the completion of other projects.
- **Kathy**: What was the intent of the visit with the police?
 Paul Byrd: Two board members delivered what information was learned from the audit to the police for them to open any investigation they believe is worth pursuing.
- **Diana Hale**: Dave Augustine and Diana Hale attending the CO2 sequestration meeting at Marquis. Diana and Dave have brought back literature if anyone would like to learn more about what Marquis is proposing.
- **Barb Reh** (23 Caribbean Dr) – Thank you to the Board of Directors for your commitment and decorum in these *volunteer* positions while straightening out all the discrepancies of the past.

Adjournment: The open session was concluded at 10:45a.m. *Paul Byrd moved to adjourn the open meeting and move to a closed session to discuss personnel and/or legal matters. Bob Bittner seconded. A voice vote was taken. All ayes, motion passed.*

Closed Session: Closed session meeting was convened at 11:07a.m. A quorum was established. *Mary Crook moved to adjourn the closed session at 12:19p.m. Diana Hale seconded. Unanimously approved.*

Reconvene Regular Board Meeting and Adjournment: *Eva Falzone moved to reconvene the regular Board meeting at 12:20p.m. Mary Crook seconded. Unanimously approved.*
Bob Bittner moved to accept or implement subject matters A & B from the closed session. Eva Falzone seconded. Unanimously approved.
Eva Falzone moved to adjourn the open session at 12:20p.m. Mary Crook seconded. Unanimously approved.

Respectfully submitted,
 Alyssa Windell
 Recording Secretary

Summary of Motions from the BOD Meeting – Saturday, July 19 at 9:00AM

- Bob Bittner to approve the restated 2023 Profit and Loss Statement, subject to the Board's right to amend or restate the same if appropriate as a result of subsequent audit, investigation or examination. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.
- Eva Falzone moved to rescind the motion from March 2025. Bob Bittner seconded. A voice vote was taken. All ayes, the motion passed. The motion reversed a decision to require a 20% payment from commissions that had more than \$500 in their accounts at year end.
- Bob Bittner moved to increase funding for the electric upgrade at the clubhouse pavilion from the \$5000 approved in May to \$7500. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.
- Chris Pope moved to approve Duane Rod as the contractor for our 2026 Fireworks, to be enjoyed on July 3, 2026, at a cost of up to \$15,000, also allowing that a deposit up to 75% of the full amount be paid now. Eva Falvone seconded. A roll call vote was taken. Six ayes, one no. The motion passed.
- Bob Bittner moved to form the 250th Celebration Commission. Diana Hale seconded. A voice vote was taken. All ayes, the motion passed.
- Mary Crook moved to transfer \$5000 from MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Eva Falzone seconded. A roll call vote was taken. All ayes, the motion passed.