

Lake Thunderbird Association

Board Meeting Minutes

Saturday, August 16, 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:

Bob Bittner moved to add item H under New Business, stating “Vote to approve the purchase of a new CD with the funds made available by the maturing of an existing CD”. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.

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

Comments by members regarding agenda items:

Eric Loos (29 Foothill Dr) – Will there be discussion of a timeline for the 2026 budget?

Approval of prior Board minutes:

- a. July 19, 2025
- b. July 19, 2025, closed session
- c. August 9, 2025
- d. August 9, 2025, closed session

Bob Bittner moved to approve the July 19, 2025 and August 9, 2025 open and closed session minutes. Eva Falzone seconded. A voice vote was taken. All ayes, motion passed.

Correspondence by Secretary – Eva Falzone: None.

Financial report – Chris Pope:

a. July 2025 financial reports

Profit & Loss Statement

Revenue in July totaled \$59,978. Operating expenses totaled \$110,497. This included some large items like weed mitigation for the lake under “Repairs & Maintenance” totaling \$15,689 and “General Expense” totaling \$20,673. General Expense included a payment for the 2025 fireworks display and 2025 Corn Boil expenses. Operating expenses exceeded July revenue by \$50,519. Capital projects funded in July were the Clubhouse Pavillion (\$3,187) and Snack Shack improvements (\$623) totaling \$3,809. Net loss for July totaled \$54,328. This year to date \$1,393,050 has been collected, which is 88.9% of the budget for the year. Total operating expenses for the year totaled \$652,473, which is exactly 50% of the budgeted expenses. Year to date capital expenditures total \$86,411 with the largest items being the clubhouse bathroom renovation (\$57,234) and Snack Shack improvements (\$17,541). “Reserve Fund Designated” assigns \$151,000 from Capital Improvements to four categories. Total capital usage cost this year to date total \$237,411 which is 90% of the annual budget. Net profit year to date was \$503,166.

Cash & Investments

The operating funds totaled \$807,054. Reserve funds invested in CDs and money markets totaled \$743,179. Included in the report were the two CDs maturing on September 1st 2025 totaling \$57,200 and \$62,673 that are addressed later in the agenda. The labels of reserve fund accounts include inaccurate expiration dates that should be removed from the report. Designated committee funds totaled \$17,921. All cash and investments accounts totaled \$1,568,153.

Bob Bittner moved to approve the Profit & Loss Statements and the Cash & Investments report for July 2025.

Rodger Vogel seconded. A roll call vote was taken. All ayes, motion passed.

b. Bills to approve

Bank debits are routine expenses totaling \$22,300.16. Utilities and the health insurance plan were the largest items. The operating account “to be paid” totaled \$16,975.66. Larger items include legal fees and reimbursement to the Lake Manager. The general administrative account totaled \$8,596.90. “Payments not on previous List of Bills” totaled \$17,032.66 and included a payment for 2025 fireworks, Menards, and initial payment for the Reserve Study. Expenditures to be approved total \$64,905.38.

Bob Bittner moved to approve the Bills to Pay for August 2025. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

c. Other financial updates: None

President’s report – Paul Byrd

- The biggest news to report today is that we have finally received the Reserve Study that has been underway since earlier this year. It arrived Tuesday evening, and so with the Board meeting to prepare for I and others only had a little time to look it over. The Study describes what needs to be done, and when it should be done, in terms of maintenance and replacement of our eighty-eight largest assets. It also provides a detailed financial roadmap of how to prepare for and meet the expenses that will be incurred. I believe that this roadmap is reasonable, and with a concerted effort, we should be able to implement this plan for managing our major assets.
- One of the motions we will discuss and vote on today will help us to put structure into our existing finances to support the Reserve Study. The addition of this structure should also help to assure that future Boards remain committed to this plan.
- Lastly, the Reserve Study will be handed over to the Finance and Planning Commissions for their review and to create implementation plans to recommend to the Board at a future meeting for action. This Board will implement what is recommended to it by those Commissions. If you want to have input and influence over the future maintenance and replacement of our major assets, then participate in the upcoming Planning and Finance Commission meetings.

Lake Manager’s report – Russ Hawkins

- Last year, with the 2024 annual assessments, Test Incorporated had a water survey sent to all properties with water service. The purpose was to conduct a survey for the EPA on water service coming into homes. Less than 20% of surveys were completed and returned and no further work was completed by Test Inc. LTA and Test Inc have been notified by the EPA that the work must continue. The completion date is set near the end of 2025. In the coming weeks, the notice from the EPA will be sent via email to properties with water service. Many homes may need to be physically inspected in the near future.

- As of Tuesday August 19th, the guest wristband policy has been updated. For guests that will be accompanied by a member while on common property, white wristbands may be picked up in advance by the member. For members who wish to check in their guests for the day, members can pick up a color-coded wristband at the office on the day of their visit. These new wristbands are only valid for one day and give the guest access to the amenities without the member.
- The campground bathroom ventilation system replacement date is set for September 25th and should take two days to complete. Four bids were taken for the project, two of which were to just replace the existing fans. The new ventilation system will ventilate the whole building, which should be much more effective than the current fans.
- The Snack Shack passed its recent Health Department inspection. The fire suppression hood is unlikely to be installed before September.
- The dock walkway at the south boat launch has been completed making the area more accessible for those with disabilities as well as those with coolers and other supplies.
- Thank you to RJ Brown and Tom Krafft for refreshing the LTA logo hill and the south boat launch.
- The reseal of the lower-level clubhouse parking lot is almost complete and striping the parking spots are to be completed this weekend. Thank you, Bob Hamann, for all your work on these resurfacing projects.
- Thank you to all the Corn Boil volunteers for making another memorable and successful Corn Boil for the community. Despite roadblocks, the tenacity of the LTA team and key volunteers overcame these challenges. Thank you to Tom Krafft for adding grass and water management on top of all the other preparation for the event. Thank you to the hardworking and resilient office team, Angie Nicoli, Raquel Brown, and Alyssa Windell for adapting to setbacks and working to make the Corn Boil a success.
- Ameren is set to complete the electrical at the clubhouse pavilion next week. The pavilion will be completed with new energy-efficient lighting and ceiling fans. Thank you to Dave Augustine and Bill Bryan not only for your guidance ensuring we would have power for the Corn Boil but for making sure the project was done properly for our future. Thank you to the facilities team, John Schiera, Janko Lukac, and Tom Krafft, as they worked through some extremely hot days to ensure the project was done in time for the event.
- The LTA team has lost a key member with the resignation of John Schiera. On behalf of the Lake Thunderbird Association, thank you John for all your service to the association and best of luck in the future.

Advisory Committees and Commissions

- Architectural Control (Bob Bittner):** Two members doing construction without approved ACC permit. Reminder to membership: If you aren't sure if your project needs an ACC permit, please apply for a permit and the committee will let you know.
- Campground (Steve Glynn):** Thank you to all those who attended and helped with the Campground Christmas in July party and the Corn Boil. August 31 is the campground Labor Day party. Food will be served from 4p.m. to 6p.m. - \$12 for hamburger meals and \$5 for hot dog meals. Ice cream social, games and music as well. Thank you for update on the ventilation repairs at the campground bathroom. Campground requests bringing back an ice chest and sales at the campground. Russ Hawkins applied in June for an ice freezer from Home City Ice. Request for splash pad demolition in the fall with a plan and budget in place before beginning project. Campground requests a detailed expense report for the campground as we enter 2026 budget discussion.
- Conservation (Steve Glynn):** Thank you to the volunteers who helped with the Corn Boil. The 50/50 raffle at the Corn Boil brought in \$1,005 of donations for conservation. Next week, there will be a check of the spill way for fish. There have not been any returned calls or updates on the Chairtree carving preservation. Fall fishing tournaments are coming up. Everyone is always welcome at the weigh ins!
- Dog Park (Mary Dappen):** None.

- e. **Earth Day (Ann Annen):** All is well!
- f. **Events & Amenities (Chris Pope):** Venetian Night is August 30th – Meet at the dam at 6:30p.m. Events & Amenities is looking into getting a DJ for the beach for the evening. Wine & Cheese party is September 27th and 4:00pm at the clubhouse.
- g. **Finance (Linda Brauer):** Subcommissions to investigate investments and the Reserve study were suggested. A subcommission can be appointed by the commission and does not require Board approval to form or make suggestions to its commission. Finance would like to investigate better ways to invest the reserve funds to modernize and obtain greater returns. Finance would like to encourage the formation of subcommissions to investigate some larger fee items like campground fees. Feedback from membership gathered by the finance commission: Membership understands that our reserve funds are lower than they should be, but they want to know that funds are being spent prudently and responsibly. Membership would like more conversation and input before new projects.
- h. **Lake Water Management (Tom Dwyer – Not in Attendance) Andy Merek:** Lake Water Management took a tour of the lake to assess the lake and the status of the silt ponds. Maintenance is needed on the retention ponds, and some may not be fulfilling their purpose at all.
- i. **Newsletter (Diana Hale):** None.
- j. **Planning (Paul Byrd):** Now that the Reserve Study has been returned, a meeting will be scheduled soon.
- k. **Rules (Dave Augustine):** Thank you Rules for all the prep work you do.
- l. **Security (Tom Pope – Not in Attendance):** None
- m. **Tree Huggers (Rob Hickox):** Three trees to be replace and others to be inspected at the dam park for possible replacement.
- n. **Wages (Paul Byrd):** Committee to meet with three people to assess wages in the 2026 budget.
- o. **Water Safety (Bob Bittner):** None.

Resolutions by Board members: None.

Unfinished business

- a. Financial: Continue discussion of 2026 budget, for approval vote in September
 - i. This agenda item is discussion only, no vote. The budget will be approved for publication at the September meeting and a vote to approve the budget will take place at the November annual meeting.
 - ii. Chris Pope presented a proposed 2026 budget, a draft discussed by the Board August 9th. Chris Pope also attended the last finance committee meeting.
 - Membership has expressed that a large fee increase (within the 15% limitation in the covenants and bylaws) is appropriate. Required membership fees would increase 14.7%.
 - Discretionary fees (i.e., boat slips, stickers, rental, storage fees) see a 15% increase with two exceptions being boat slips and permanent camp sites at a 30% increase. These two items continue to be well under market rate based on research into comparable amenities in the area. Over the last 20 years, the campground fees only increased 7 years thus not keeping up with inflation nor allowing for revenue for capital projects to improve the amenity. Also in those 20 years, boat slip fees were increased only 6 years resulting in similar revenue issues.
 - Total revenue would increase 13.84%
 - Operation expenses would be held flat. This combined with increased revenue would leave opportunity to start funding the reserves appropriately at a level of \$485,940 for 2026.
 - Reserve repayment for 2023 and 2024 capital purchases have been completed so none of the 2026 budget needs to be allocated for repayment purposes.

- The Reserve study suggests \$680,000 be designated to the total reserve fund in 2026.

Russ Hawkins presented his proposed 2026 budget with some modifications to what Chris Pope presented. In the next two weeks, Paul Byrd, Chris Pope, Russ Hawkins and another Board member to meet and work out some details of these proposed drafts.

Membership discussion:

- Linda Demien – Designated reserve funds should have policies written into the rules & regulations to instruct how the funds can be spent in the future.
- Can the Reserve Study be made available to membership? Yes, on the LTA website under “Documents”.
- Brian Reed – Campground lease holders feel singled out by being charged for everything that happens with in what is supposed to be common property for the entire LTA community. Propose that revenue is designated from membership fees to support all common property and amenities, not only to support campground but the pool, shoreline, beach, etc.
- Eric Loos – Leased property should not be considered common property.
- Joan Mader – Concern about juggling money from various projects.
- Caroline - Please revisit the Bylaws and reconsider any decisions that single out certain groups of the membership

New business

a. Financial: Vote to close the books for 2023

- i. Based on discussion subsequent to the publishing of this agenda, the Board decided that they should wait to apply depreciation to the books before they close them. However, Paul Byrd as president would still like to have a vote from the Board that says that once this depreciation is applied, that we can close the books in QuickBooks, so that we can move forward with an analysis of the 2024 records. This “closing of the books” is normally done without a Board vote, because it is a necessary and standard practice to close the books at the end of a year. Due to the long delay in doing so for 2023, and the adverse findings by our former auditor, we held off closing the books for an additional year, and now we should explicitly vote to do so.

Diana Hale moved to allow the Treasurer and Accountant to close the books for 2023 once the depreciation records have been updated. Eva Falzone second. A voice vote was taken. All ayes, the motion passed.

b. Financial: Vote to define a mechanism to track subdivisions of the reserve funds

- i. LTA has received the long-awaited Reserve Study of our assets. These assets are maintained and sometimes replaced every year. Since the assets tracked in the Reserve Study are over \$10,000 in value, these replacements have a major impact on our financials. In order to have the money available to replace major assets, the Board places money in a Reserve Account, and separates that money in our monthly reporting. However, to date, all Reserve Funds have been collected and reported as a single number.
- ii. Going forward, the Board has been discussing, and recently the Finance Commission has also been discussing, identifying sub-categories of Reserves, so that it is more clear the purposes for which we are saving money.
- iii. Since this is a significant change to our practice, and since doing this would be obligating future Boards to continue this practice, Paul Byrd wants to have a specific vote to establish this new practice. This would also require future Boards to vote to undo this practice.

Push this item to next month’s Board meeting to allow collaboration of the Finance and Rules commissions, Russ Hawkins and Nyla Krabbenhoft to create the policies needed to achieve the clear designation of reserve sub-categories and the spending of those funds.

c. Rules: Present and discuss changes to Rules, prior to vote in September

- i. This agenda item is discussion only, no vote. The vote will be taken next month.
- ii. The Rules Committee has continued to review our Rules and Regulations and has proposed some changes. A few are trivial updates, like removing the actual fee amount from the Rules and instead referring readers to the Fee Schedule. Those will not be covered here, but are listed in the Board's packet.
- iii. First rule, on page 3 of the document. This rule will be split into three separate statements, instead of one long statement, since it addresses three topics.
 1. The first sentence has been left completely alone, stating that our roads are patrolled by Bureau and Putnam County Sheriffs, and have a 35mph speed limit.
 2. The modified second sentence changes the focus of the rule to be only our common property, since we have no jurisdiction as to whether a vehicle is properly licensed on a county road.
 3. The third sentence adds "drive or" to the restriction that you cannot drive or park on the grass unless told to do so.
- iv. Vehicle stickers
 1. The first change removes the requirement that vehicles be registered in the owner's name, since we do allow vehicle stickers for vehicles registered to the owners billing address (children or others living with the owners).
 2. The second change removes the listing of the fees, and refers the reader to the Fee Schedule. It also removes the "in the member's name" requirement, and generalizes the description of who can own other vehicles (not just children).
- v. LTA's ability to use water service as a means to compel members with overdue assessments to pay up.
 1. If a member has an overdue assessment, or overdue fines, the LTA reserves the right to turn off their water. Once the fines are paid there will be a \$100 fee to turn the water back on.
- vi. The safe boating quiz is now required every five years, not every three.
- vii. Rules Committee has completely rewritten the election procedures that are followed by the Teller Committee. No new procedures were established, just a more clear representation of what has been done in the past, and a new vote tally form.
- viii. These changes will be printed in the September Chairtree and then voted upon at next month's meeting.

d. Security: Present and discuss proposal to engage license plate reader contract services

Russ Hawkins proposes use of license plate readers at the entrances to the community to monitor unknown vehicles coming and going from the area. It would create a virtual gate system to help enforce violation of our rule as well as aid in collaboration with the sheriff's office. It is a subscription-based service that would cost \$22,000 for the first year and \$19,000 for subsequent years. No action was taken.

e. Financial: Discuss whether to pursue a second opinion on viability of performing a 2024 audit

- i. We were advised by our former Auditor, when they declined to complete our 2023 audit, that due to the adverse findings in 2023, we would not be able to find an auditor to perform an audit in 2024. In other words, an adverse finding means that you cannot audit results for that year and the following year. It has been proposed that we ask another auditing firm (or two) whether they believe this is also true.
- ii. The Board is in agreement that another auditor should be contacted to verify if this is true as performing a 2024 audit would be preferred.

- f. Financial: Vote to transfer funds from Operating to General Administrative to support monthly Lake Manager approved expenditures

Mary Crook moved to transfer \$6,000 from MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.

- g. Financial: Vote to transfer funds from Operating to Payroll

Eva Falzone moved to move \$50,000 from MidAmerica Operating account ending in 9173 to Midland Payroll account ending in 8718. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.

- h. Financial: Vote to approve the purchase of new CD with the funds made available by the maturing of two existing CD

Eva Falzone moved to authorize our Treasurer to determine the best rate and term for a new CD that would be purchased primarily with the \$62,673 and \$57,200 that will become available on September 1 due to the maturing of two existing CDs. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.

Announcements

- a. **Next regular LTA Board meeting September 20, 2025**
Special Meeting for budget publication approval - September 13, 2025
- b. **Announcements from Board members**
- c. **Announcements from membership:** Linda Demien (495 Lake Thunderbird Dr) - Tuesday September 2nd 6:00pm at the clubhouse there is to be an open meeting with PCCAT (Putnam County CO2 Action Team). This is a public community meeting to learn more about Marquis Energy's proposed Carbon Capture and Sequestration (CCS) initiative. To learn more: www.pccatcommunity.org

Comments by membership

- **Jolynn Garcia** (Lot 40133)
 - Can the waiting lists be made public on the website? Answer: Privacy could be a concern posting that information, but members are welcome to contact the office anytime to inquire where they are on any waiting list.
 - Concerning the implementation and enforcement of online temporary campsite reservations – What are the policies and procedures to deal with miscommunication between campers as well as communication with the office when issues arise.
- **Jon Brunschon** (5 Pinetree Ct) – Set an appropriate budget and keep to it.
- **Gerald Devert** (Lot 10049) – Concern that LTA has been mowing in Putnam County along township roads. Answer: LTA staff have not been instructed to mow these roads, this is a township responsibility.
Can the campground electrical bill be reviewed in detail for any excess fees? Answer: Dave Augustine did not see any additional charges on the campground electrical bill that imply a “lease” or unusual fee of any kind.
- **Joe Speropoulos** (12 Cherokee Ct) – Is there a lease in place for the Snack Shack tenants? Answer: The Snack Shack renter (Lakewood Landing LLC) gives LTA a 5% of their revenue.
- **Eric Loos** (29 Foothill Dr) – Thank you Bob Bittner for suggesting an extra budget meetings. Are the 2022 books closed even though previously the “closing of the books” has not been a Board issue in the past?
- **Linda Brauer** (22 Magnolia) – August 25th 5:00pm will be the next finance meeting. Please contact her if you would like be included in future meetings.

Adjournment: The open session was concluded at 11:36a.m. *Bob Bittner 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 passed.*

Closed Session: Closed session meeting was convened at 11:48a.m. A quorum was established. *Eva Falzone moved to adjourn the closed session at 2:39p.m. Diana Hale seconded. Unanimously approved.*

Reconvene Regular Board Meeting and Adjournment: *Mary Crook moved to reconvene the regular Board meeting at 2:39p.m. Eva Falzone seconded. Unanimously approved.*

Bob Bittner moved to accept or implement subject matters A, B & C from the closed session. Eva Falzone seconded. Unanimously approved.

Bob Bittner moved to adjourn the open session at 2:42p.m. Mary Crook seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BOD Meeting – Saturday, August 16 at 9:00AM

- Diana Hale moved to allow the Treasurer and Accountant to close the books for 2023 once the depreciation records have been updated. Eva Falzone second. A voice vote was taken. All ayes, the motion passed.
- Mary Crook moved to transfer \$6000 from MidAmerica Operating account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.
- Eva Falzone moved to move \$50,000 from MidAmerica Operating account ending in 9173 to Midland Payroll account ending in 8718. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.
- Eva Falzone moved to authorize our Treasurer to determine the best rate and term for a new CD that would be purchased primarily with the \$62,673 and \$57,200 that will become available on September 1 due to the maturing of two existing CDs. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.