

# Lake Thunderbird Association

## Board Meeting Minutes

Saturday, September 20, 2025 at 9:00AM

**Pledge of Allegiance / Call to order:** The meeting was called to order at 9:02 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 (via teleconference) and Rodger Vogel, Director. Chris Pope, Treasurer, was not in attendance. A quorum was established.

**Approval of agenda:** *Rodger Vogel 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:** None

**Approval of prior Board minutes:**

- a. August 16, 2025
- b. August 16, 2025, closed session
- c. August 30, 2025
- d. August 30, 2025, closed session
- e. September 13, 2025
- f. September 13, 2025, closed session

*Eva Falzone moved to approve the August 16, August 30, and September 13 open and closed session minutes. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.*

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

**Financial report – Paul Byrd for Chris Pope:**

**a. August 2025 financial reports**

Profit and Loss Statement

- Collections from 2025 assessments continue to come in. Total revenue for August was \$49,447.
- Operating Expenses totaled \$126,127 for August, resulting in operating expenses in excess of revenues of \$76,719.
- Capital expenditures reflect minor additions to the Snack Shack renovation project of \$1,411. So, August had a total net loss of \$78,130.
- Year to date revenues were \$1,443,224, which is 92.1% of the total revenue budget for 2025, leaving approximately \$65,000 in 2025 assessments still outstanding.
- Year to date operating expenses were \$778,640. Line items likely to go over budget by the end of the year are employee benefits, partly because the health insurance costs came in higher than expected. However, we will be getting a \$14,000 refund from Illinois unemployment insurance, since we have now re-filed some quarterly returns that should have been filed monthly, which lowered our experience rating.
- Year-to-date revenues over operating expenses totaled \$664,584.
- Year to date capital project costs were \$87,823, and year to date we have returned the reserve funds borrowed in recent years, totaling \$151,541.
- Total year to date revenues less expenses and capital project and reserve funding is \$425,220. This number will decrease in the coming months and should be much closer to \$0 by year end.

Cash and Investments Report

- Operating funds remain high at \$708,203, as 2025 assessments continue to come in. These balances will decrease in the coming months but should be sufficient to fund operations throughout the rest of the year.

- Reserve funds are \$747,687 and reflect the 2 CD's that came due on September 1, that were rolled over at Community State Bank.
- Commission Funds total \$25,796.
- All funds combined total \$1,481,685.

**b. Bills to approve**

- Bank debits are routine expenses totaling \$34,844.57. Utilities and the health insurance plan were the largest items. The operating account "to be paid" totaled \$20,342.07. Larger items include the lift rental for trimming trees at \$2,020.00. The general administrative account totaled \$4,663.73. The Board, in conjunction with the LTA office and the accountant are working to decrease or eliminate need for this account. "Payments not on previous List of Bills" totaled \$2,457.96.
- Lakewood Landing - Funds collected at the Snack Shack were being deposited into the LTA GAA account and then checks were written back to Lakewood Landing for 95% of the collections, since he owed 5% of all sales to LTA. This practice has been discontinued, and an audit of these collections and disbursements will be conducted.

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

**c. Other financial updates: None.**

**President's report – Paul Byrd**

Paul Byrd will be out of town starting September 21st for two weeks, and Diana Hale will be the point of contact in his absence. Issues can be taken directly to Diana, or better yet – contact the office, since they are usually able to handle issues better.

**Lake Manager's report – Paul Byrd**

Getting to play the role of Lake Manager is an eye-opening experience. Even with only three office staff and two Facilities staff, there is a great deal that gets done each week. The following are notes I took at last Monday's staff meeting about what will be done by Facilities this past week.

- We will rent a lift the week of 9/22 to trim trees on the Bureau County roads that we maintain, and elsewhere on common property
- We will cut back the brush along the Bureau County roads to widen the right of way
- We will buy new blades for a mower
- We will drain the spillway and clean out the concrete pool at the bottom
- We will remove the ropes from the beach swimming area
- We will flush the hydrants of our water system around the lake
- We will close the pool September 15<sup>th</sup>.
- I received a half-dozen emails from or about residents that needed to be addressed
- Overall, no big surprises; but a lot of activity and small accomplishments.
- The Office Staff had a huge list of items to discuss during a meeting I attended with BC Tech about all our networking and security systems. Every administrative password needed to be reset, which gave us the opportunity to change the administrative login from the name of the lake manager (which would naturally have to change every time someone new came into the job) to a new generic "lakemanager" login. We created a lakemanager@lakethunderbird.us email ID and used that as the login for every system when we reset the passwords. That way, no changes will be needed when the job transitions from me to the new lake manager.
- The Office is also preparing for the massive mailing for the annual meeting, as well as supporting all the preparation for a monthly Board meeting.

## Advisory Committees and Commissions

- a. **Architectural Control (Bob Bittner):** ACC met on September 11<sup>th</sup> and approved a garage and a lot clearing. We discussed recent issues in which a Stop Work Order was ignored and another where a Stop Work Order was taken down. At the next ACC meeting we will establish fines for violations of ACC rules, which will also include proceeding with a project without ACC approval.
- b. **Campground (Steve Glynn):** Thank you everyone that attended the Labor Day party. Truck or Treat kicks off at 4pm at the clubhouse October 25. Thank you, Tom Krafft, for clearing lots of overgrowth around the campground.
- c. **Conservation (Steve Glynn):** Thank you Maintenance staff for your help in pumping and cleaning out the spillway. Over 100 large mouth bass were saved from the spillway. The 2025 Electrofishing survey is available for anyone to view in the office or online at [www.lakethunderbird.us/fishing-tournaments](http://www.lakethunderbird.us/fishing-tournaments).
- d. **Dog Park (Mary Dappen):** None.
- e. **Earth Day (Ann Annen):** Thank you for the volunteer dinner.
- f. **Events & Amenities (Chris Pope - not in attendance):** Coming up: Wine and Cheese (September 27<sup>th</sup>) and the LTA Craft Fair (November 1<sup>st</sup>). Spots are still open for vendors at the craft fair, please contact Jill Hammon to get involved.
- g. **Finance (Linda Brauer - not in attendance):** Next meeting is Monday September 29<sup>th</sup>.
- h. **Lake Water Management (Tom Dwyer):** This is the perfect time of the year to measure the phosphorus levels of the lake. This will inform next steps in total lake health moving forward, especially treatment of algae.
- i. **Newsletter (Diana Hale):** None.
- j. **Planning (Paul Byrd):** Work continues with the Reserve Study to the Board with recommendations based on that study.
- k. **Rules (Dave Augustine):** None.
- l. **Security (Tom Pope):** None.
- m. **Tree Huggers (Rob Hickox):** None. Pray for rain.
- n. **Water Safety (Bob Bittner):** This commission met on September 13<sup>th</sup> and discussed issues the members had with boaters this season. The commission is recommending that a sign be posted at the South boat launch saying that it is for vehicles displaying a current sticker or a pass. Also, the Water Safety boat has not been used for several years, and we are recommending that it be sold.

**Resolutions by Board members:** None.

## Unfinished business

- a. Administrative: Transition Plan Update  
Approximately one month ago, the BOD was made aware of 3 EPA filing delinquencies related to our water system. The required filings were as follows:
  - 1. A Water Use Report is due annually but has not been filed in several years. Notice of this delinquency was sent to LTA in March of 2025.
  - 2. A Source Water Protection Plan was due in July of 2024. Notice of the delinquency was sent to LTA in April of 2025
  - 3. A Water Line Service Inventory was originally due in July of 2024. This report had been filed but was incomplete. Notice of the filing delinquency was sent to LTA in December of 2024, and again in March of 2025.

The BOD was unaware of these filing delinquencies until the required notice of failure to file the Water Line Service Inventory was sent to LTA members in early August.

To date, none of these filings have been completed. However, Dave Augustine and Chris Pope met with Test, Inc., our water management company last week. This meeting resulted in action plans to complete all required IL EPA filings in the coming weeks.

To complete the Water Line Service Inventory, we need to identify what types of water lines exist in LTA homes and buildings. We have information for about 400 homes, but we will be identifying the homes that we still need information from, and will be contacting those members directly.

To comply with the Source Water Protection Plan requirements, LTA needs to establish a Water System Commission, to meet periodically and review compliance with all water system requirements. I will ask Dave Augustine to chair this commission, along with Chris Pope and Joe Glynn from Test, Inc.

This new commission will provide updates at least on a monthly basis, so that the BOD is kept informed about this most important responsibility of LTA, maintaining a compliant water system.

#### **New business**

**a. Administrative: Approve 2026 budget for publication**

- The Board of Directors started working on the budget in July of this year. A draft to discuss during the August monthly meeting. The Board met again to determine 2026 staff salaries. The Board met again to openly discuss the budget last weekend (September 13th). A 2026 budget was presented.
- Document should be titled "Proposed" not "Final".

*Eva Falzone moved to approve publication of the 2026 budget with the amended title: "2026 Budget Proposed 9.20.2025".*

*Bob Bittner moved to amend the movement to include in the approved document the "Capital Projects", "Reserve Funding", and the "bucket" designations in the 2026 budget.*

- There appeared to be inconsistency in this draft that did not reflect agreements made in the last budget meeting. A special meeting to be held within the week to sort issues in the draft so that a final draft can be sent to all members in their annual meeting mailing.

*Paul Byrd seconded Bob Bittners motion to amend the 2026 Budget. A voice vote was taken. 2 ayes, 1 nay. The motion to amend passed.*

*A voice vote was taken to approve the 2026 budget for publication. 1 aye, 4 nays. The motion did not pass.*

**b. Administrative: Establish LM Search Commission**

It falls upon the Board President to establish a Search Commission when looking for a new Lake Manager. Paul Byrd has contacted 4 people already and all of them have agreed to be on the commission.

*Eva Falzone moved to create an Ad hoc Lake Manager Search Commission, which will disband upon the hiring of a new Lake Manager. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

Andy Marek was appointed Chairperson. Also joining the commission are Donna Naborowski, Gerri Chaplin, and Jayme Devick. The commission will be updating the job description, advertising the job posting, sorting applicants and initiating interviews. The commission will bring their top candidate(s) to the Board. Diana Hale will be joining the commission as a Board representative while Paul is on vacation.

**c. Administrative: Establish Water System Commission**

As you heard during the Transition Report, we need to complete some activities and reports for the Illinois EPA. Chris Pope and Dave Augustine started working on this as soon as we became aware, but we can now see that compliance with these reporting requirements will be an annual responsibility. So we will establish a Water System Commission that we at least take responsibility for reviewing and updating any IL EPA reports necessary but may also expand to advise the Planning Commission regarding our water system, as well as advise on any procedural or technological upgrades that we should implement to modernize our system.

*Bob Bittner moved to create a Water System Commission. Mary Crook second. A voice vote was taken. All ayes, the motion passed.*

Dave Augustine was appointed by Paul Byrd as the commission chairperson.

**d. Conservation: Approve fall fish stocking**

Conservation has decided to spend the remainder of their 2025 budget on 2250 Hybrid Stripers for a total cost of \$9,860. This is not an addition to the budget, but the Board must approve anything over \$4,000.

*Mary Crook moved to spend up to \$11,000 for Herman Brothers to deliver 2250 Hybrid Stripers into our lake. Eva Falzone seconded. A roll call vote was taken. All ayes, motion passed.*

**e. Facilities: Approve campground ventilation upgrade**

LTA received three quotes to replace and improve the ventilation in the campground bathroom. Two were very close, and one was more than double the other two. LTA have chosen Town & Country based on our experience with them.

*Eva Falzone moved to spend up to \$1600 for Town & Country to install a new fan and air handling system in the Campground bathroom. Rodger Vogel second. A roll call vote was taken. All ayes, motion passed.*

**f. Facilities: Approve south boat launch seawall stabilization**

- Once the walkway from the parking lot to the pavilion walkway at the South Boat Launch was covered with asphalt, it became obvious that the seawall was continuing to move – not just lose gravel under the wall, but the wall was actually tilting outward. LTA already had Martin Marine weld the top of the wall sections together, and to weld the outer wall to the old inner wall to help stop the movement. We have a \$3800 quote from Martin Marine to install six posts on the outside of the outer wall, embedding them into the lake bottom and welding them to the wall, to keep the wall from moving further. The original asphalt company will come back and reseal the asphalt to the wall when this is complete.
- This \$3800 is within the \$4000 limit that is approvable by the LM and/or President, but Paul Byrd wanted to bring this topic to the Board for discussion and approval anyway.

*Eva Falzone moved to spend up to \$4000 for Martin Marine to install six posts on the outside of the seawall at the South Boat Launch. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.*

**g. Facilities: Approve installation of carpet tiles in fireplace room**

As a final step of the Clubhouse renovation, we have two quotes (Wyanet Carpet and Johnsons Carpet) for the installation of carpet tiles in the conference room downstairs (the main room with the fireplace).

**Discussion:** Should this be done before septic inspections and possible repairs are completed? The existing carpet is that last step of mold mitigation as it is the last place remaining that could contain mold. The new carpet is commercial tiles so it should be easily remove for future projects and place back or use supplied spare tiles to replace.

*Bob Bittner moved to approve up to \$5,000 for Johnson's Carpet to install carpet tiles in the lower-level clubhouse conference room. Rodger Vogel second. A roll call vote was taken. 5 ayes, 1 no. The motion passed.*

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

- Russ Hawkins shared with us the concept and some details about an LPR (License Plate Reader) system at a prior Board meeting. On Monday, Paul Byrd met via Zoom with Shelby Downs, the salesperson for Flock Safety. The system is fantastic, solar powered and cellular based. You just mount the cameras on poles, the sun powers it 24/7, and it connects to the internet to allow pictures to be sent to their server. Their system is installed in thousands of locations nationwide, so we don't need to worry about legality or privacy – others have worked through those issues. Every car triggers a license plate picture, and all pictures are deleted after 30 days. We would need to get approval from two nearby landowners to place a pole on the roadway right of way on their property. Our question is whether we need this.
- Pros: You don't feel you need something like this until you have a rash of break-ins or other illegality, then you wish you had installed it. We have members and non-members doing things on common property that is against our rules, and having the ability to go back and prove they did it would be helpful. This system would link seamlessly with both Bureau and Putnam County law enforcement, so any statewide alerts would also be caught on our cameras, were the vehicle to come on our property. We would have the ability to see if a non-member was regularly coming to the lake.
- Cons: \$20,000 per year. If we were already spending \$20,000 per year on someone's salary to monitor cars, this would clearly be a savings because this system does the job 24/7. But we are NOT currently spending ANY money on security. Should we be? Back to the comment that we will all think we should have had this system, when the first serial robberies happen.

Discussion: Diana Hale – Why pay for what our local law enforcement is employed by our tax dollars to do? The cost/benefit analysis for the membership at large does not seem worth it.

*No motion offered, does not pass.*

**i. Rules: Approve changes to Rules discussed last month**

Last month, we painstakingly went through a number of changes to the Rules. Those were then published in the ChairTree. We are now ready to approve those rules.

*Mary Crook moved to approve the set of Rules discussed last month and published in the September ChairTree. Eva Falzone second. A voice vote was taken. All ayes, the motion passed.*

**j. Rules: Discuss new Rules related to Reserve Study for approval next month**

The Rules Committee has authored a set of statements that will define and guide the establishment and use of Reserve Funds, based on the Reserve Study. The document was presented at the meeting and will be published in the October ChairTree and then put to approval at the October Board Meeting.

**k. Financial: Approve reinvestment of maturing CD**

We have a \$150,000 CD maturing during the next month, and the Board would like to have approval to reinvest that CD at the best available rate in one of the banks with which we regularly do business.

*Eva Falzone moved to approve the reinvestment of a \$150,000 CD at the best available rate. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.*

**Announcements**

- a. Next regular LTA Board meeting October 18, 2025**
- b. Announcements from Board members:** None.
- c. Announcements from membership:** None.

**Comments by membership**

- Tom Dwyer (58 Fair Oaks Dr) – In regard to seawall stabilization at the South boat launch, is it worth the cost and how much is the current seawall moving?
- Bob Hamann (18 Chairtree Ct) – In response to the cost and efficacy of seawall repair: Seasonal thawing and freezing damages the seawall as well as the fact that it is about 30 years old. Seawalls need upkeep.
- Eric Loos (29 Foothill Dr) – Expressed concern for the simplicity of the budget and discussion of specific fees ie: boat slips and campground. Finance committee made recommendations that it seems the Board disregarded.
- Joe Leyendecker (24 Lincoln Ct) – Why only assessments set at the 15% cap for increase? Increasing other fees by over 15% feels targeted at those that it effects.  
Putnam county roads were mowed but not well. Can LTA help rectify this?

**Adjournment:** The open session was concluded at 10:35a.m. *Eva Falzone moved to adjourn the open meeting. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

Respectfully submitted,

Alyssa Windell

Recording Secretary

### Summary of Motions from the BOD Meeting – Saturday, September 20 at 9:00AM

- Eva Falzone moved to approve publication of the 2026 budget with the amended title: “2026 Budget *Proposed* 9.20.2025”.  
Bob Bittner moved to amend the movement to include in the approved document the “Capital Projects”, “Reserve Funding”, and the “bucket” designations in the 2026 budget.  
Paul Byrd seconded Bob Bittners motion to amend the 2026 Budget. A voice vote was taken. 2 ayes, 1 nay. The motion to amend passed.  
A voice vote was taken to approve the 2026 budget for publication. 1 aye, 4 nays. The motion did not pass.
- Eva Falzone moved to create an Ad hoc Lake Manager Search Commission, which will disband upon the hiring of a new Lake Manager. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.
- Bob Bittner moved to create a Water System Commission. Mary Crook second. A voice vote was taken. All ayes, the motion passed.
- Mary Crook moved to spend up to \$11,000 for Herman Brothers to deliver 2250 Hybrid Stripers into our lake. Eva Falzone seconded. A roll call vote was taken. All ayes, motion passed.
- Eva Falzone moved to spend up to \$4000 for Martin Marine to install six posts on the outside of the seawall at the South Boat Launch. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.
- Bob Bittner moved to approve up to \$5,000 for Johnson’s Carpet to install carpet tiles in the lower-level clubhouse conference room. Rodger Vogel second. A roll call vote was taken. 5 ayes, 1 no. The motion passed.
- Mary Crook moved to approve the set of Rules discussed last month and published in the September ChairTree. Eva Falzone second. A voice vote was taken. All ayes, the motion passed.
- Eva Falzone moved to approve the reinvestment of a \$150,000 CD at the best available rate. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.