

Lake Thunderbird Association

Board Meeting Minutes

Saturday, February 21, 2026, 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; Chris Pope, Treasurer; Karen Scheid, Secretary; and Rodger Vogel, Director (attended via telephone). A quorum was established.

Approval of agenda: Amend the agenda to include item “j. Employee Reimbursement Policy”.

Mary Crook moved to amend the posted agenda. Karen Scheid seconded. A voice vote was taken. All ayes, motion passed.

Bob Bittner moved to approved agenda as amended. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.

Comments by members regarding agenda items: None.

Approval of prior Board minutes:

- a. January 17 Board Meeting
- b. January 17 Closed Session

Mary Crook moved to approve the January 17th open and closed session meeting minutes. Karen Scheid seconded. A voice vote was taken. All ayes, motion passed.

Correspondence by Secretary – Karen Scheid: None.

Financial report – Chris Pope

January 2026 financial reports

Profit & Loss Statement

- Revenues collected in January were \$57,052.
- Operating Expenses in January were high because employee benefits section was high, which is to be expected in January. Unemployment thresholds reset at the beginning of the year resulting in higher employee benefit costs typically through March.
- Operating Expenses totaled \$60,943.
- Operating Expenses loss in January was \$3,891.
- Capital project expenditures for January were \$1,700 for the continued lower-level clubhouse remodeling.
- Net Loss for January was \$5,592
- The Budget column should be renamed from “2025 Budget” to “2026 Budget”. The budget column needs some updating to 2026. For example, “Dump Truck” still appears in the Designated Reserve Funds but a truck was already purchased late 2025. Planning Committee will assist in directing the Lake Manager to find quotes to dictate the updating in the Reserve Fund designations.

Cash & Investments Report

- Operating Funds were \$332,244 .
- Reserve Funds were \$764,665.
- Commission Funds were \$20,334.
- Total Cash & Investments were \$1,117,242.
- The Midland payroll account reflects a negative amount but that actual account was never negative, this balance just reflects our internal balancing of carry over from the previous month.

Bob Bittner moved to approve the Profit & Loss Statement and the Cash & Investments Report for January 2026.

Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

Bills to Approve

- No unusual bills of note for this month's Bank Debits. The largest items were as expected, \$2,691 to Ameren and \$4,805 for employee health insurance.
- To Be Paid included pool chemicals to prepare for spring and fees to Test Inc for a Source Water Protection Plan.
- Nothing comes through the General Administrative Account anymore.
- Bills to be Approve included the 50% deposit for the fireworks on July 3rd and lower-lever clubhouse improvements.
- Total to be approved was \$48,920.04.

Karen Scheid moved to approve the Bills to Pay for February 2026. Mary Crook seconded. A roll call vote was taken.

All ayes, motion passed.

Other financial updates

- Tax filings for 2025 were completed on time.
- Chris Pope recommends that surplus funds from 2025 be designated as the initial funds for the Water System Reserve Fund.

President's report – Paul Byrd:

- The Architectural Control Committee is a committee, and as such it can make decisions on behalf of the Board. In most instances, this is great because there are people knowledgeable about construction on that committee, and they are in a better position to approve deck, dock and even house construction projects than the overall Board would be. But one area of subjective review seems like it should require input and understanding from the Board. That is the topic of "harmony of surroundings" and "curb appeal". ACC can approve or disallow the clearing of a lot based on how many trees a homeowner plans to remove. ACC can disapprove the installation of a metal boxy shed because it doesn't fit with the "harmony" of the neighborhood. Now, this is rarely a problem, but at times members complain about their unapproved projects, or other members complain about how their neighbor's project got approved. I am not proposing a solution here, just letting people know that I am aware of this problem, and am raising it for membership and Board feedback. Think about it and talk with a Board member if you have concerns.
- Six representatives of LTA attended the ILMA conference in Champaign this past Tuesday and Wednesday. Tom Dwyer will be collecting our thoughts and summarizing what we learned from the sessions we attended. One session that I alone attended was put on by the Illinois Environmental Commission, a group that advocates for environmental legislation and against legislation that could negatively impact the environment. This is often a partisan issue, but the presenter pointed out that there are times when certain businesses may support certain pro-environment legislation because it helps their business. But either way, it struck me that we all live (or at least own property near) a lake in Illinois. LTA should be on the mailing list of this organization so that we are aware of which Illinois House and Senate bills we should be supporting to protect our watershed. We should not be neutral. I will work to get connected to these mailings and will start to share what I learn via my monthly Chairtree articles, so hopefully members can write to our state representative and senator and request their support of these bills. It's your lake and your property values, so I imagine folks will support these measures.
- Some things in life just make you shake your head. The Illinois EPA's management of lead in our water is one of those things. With your assessments, you will all be getting another copy of the survey that half of you filled out back in 2024. Please fill it in again. Those of you who DIDN'T fill it in or marked lead or unknown for the type of water service line coming into your home in 2024, will get a second letter from me, pushing you harder to fill in the survey. This is all required by the EPA to get us to 100% compliance with their requirement that we know

for sure that there are no lead pipes anywhere in the drinking water supply system sending water to anywhere in your house.

- All members with overdue assessments have been sent to a collections agency. We have not yet received any payments, but at least one individual called the office to ask if they could pay their bill – now, after receiving three letters asking for payment. So, the process is working. We will keep everyone posted.

Lake Manager's report – TJ Tieman

- Summer 2026 lifeguard positions have been posted in the ChairTree, on Indeed and the Lake Thunderbird Association website. TJ has also reached out to area High Schools.
- Burning this season it has been strongly discouraged as the dry weather continues. TJ Tieman spoke to Chief Quinn who stated that he doesn't release burn bans anymore but please alert the community that burning is discouraged in these dry and windy conditions.

Advisory Committees and Commissions

- Architectural Control (Bob Bittner):** Approved in the last meeting – a garage on North Cedar Ln and a gazebo on Timberlane. Also discussed the procedure for new EMS signs for new homes.
- Campground (Steve Glynn):** A few campers have started to return with the spring weather.
- Conservation (Steve Glynn):**
 - Thank you to LTA for sponsoring the attendance at ILMA. Steve Glynn's main take away from ILMA was the focus on invasive species, flora and fauna. ILMA supplied the committee with lots of information to share and execute at their next meeting. Diana Hale – Perhaps Conservation would be interested in hosting educational workshops for the community?
 - Other Conservation projects include the placement of bluebird and duck houses.
 - Sunshine Tree Service, weather and schedule permitting, will be coming out to Lake Thunderbird next week.
- Deer Management Program (Rick Steele):**
 - This winter, 2 turkeys, 58 deer and 9 bucks were taken, 4 more than last year. 75 deer is the DNR recommendation for culling.
 - Two minor violations were issued for signing in and out of stands but no safety violations. There were about 60 hunters in 48 hunting locations.
 - To get Lake Volunteer Hours, DMP will be organizing some clean up days
 - There is interest in adding teens and adults to the youth archery event this year
 - DMP would like to host a gear swap/sale in April or May at the clubhouse
 - April DMP meeting - finalize their monetary contributions to the fireworks and other donations
- Dog Park (Mary Dappen):** None.
- Earth Day (Ann Annen):** None.
- Events & Amenities (Chris Pope):** March 14th – St. Patrick's Day Bunko April 11th – Brunch at the Lake. Tickets are available in the office.
- Finance (Linda Brauer):** None.
- Lake Water Management (Tom Dwyer):** Not in attendance.
- Planning (Paul Byrd):** A meeting will be called for Planning in about two weeks.
- Rules (Dave Augustine):** None.
- Security (Tom Pope):** None.
- Tree Huggers (Rob Hickox):** None.
- Water Safety (Bob Bittner):** None. First meeting of the year will be April 11th.
- Water System (Dave Augustine):** None.

Resolutions by Board members: None.

Unfinished business

a. Tabled Rules: Approve modifications to the DMP portion of the Rules and Regulations

Bob Bittner moved to take from the table the motion to approve the modifications to the DMP portion of the Rules and Regulations that was tabled at the January Board of Directors meeting. Mary Crook seconded.

Karen Scheid moved to approve the revised DMP Rules as shown in the handout in the Board's packet. Mary Crook seconded.

These changes were almost ready for approval last month, but we needed to re-word them based on the new names of the eastern hiking trails. Those changes have now been incorporated, and the Rules are ready for approval.

A voice vote was taken. All ayes, the motion carried.

New business

a. Administrative: Approve renaming of two east nature trails

Diana Hale moved to rename the two hiking trails on the east side of our property to be the Catalina Nature Area and the Poplar Nature Trail. Karen Scheid seconded.

This came out of the conversation last month about deer hunting and non-closure of the West End and North Trails. We realized that we didn't really have official names for the two trails on the east side of our property, and there are no official signs either. Once we approve these names, TJ will order signs and they will be installed with notation of when the trails are open.

Diana Hale – What happened to the benches that were along the Poplar Nature Trail? No answers.

Bob Bittner – The trails need general clean up and refurbishment.

A voice vote was taken. All ayes, the motion carried.

b. Financial: Approve budget for 250th Celebration Commission

Mary Crook moved to approve up to \$7500 for the 250th Celebration Commission for the event on July 3. Diana Hale seconded.

Karen Scheid has an outline of expected expenses for the 250th Celebration on July 3rd. She detailed twelve different topics, and an extra \$1000 was added because the fireworks price came in at \$16,000, and the Board had only approved \$15,000 at a prior meeting. Karen has done a great job in laying out a plan and will execute against this plan, and report back to us on how she came out relative to this budget.

Stay tuned to the ChairTree and CAN emails for plans for the event and ways to get involved.

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

c. Rules: Approve wording for EMS sign procurement in ACC Rules

Diana Hale moved to approve wording changes to the ACC Rules that describe the process that members building a new home need to follow to obtain an EMS sign for their property. Karen Scheid seconded.

This item was tabled immediately until next month. Dave Augustine sent a copy of the instructions to both Putnam and Bureau County for their input, Putnam made some changes, and Bureau has not yet replied. Once we get Bureau County's comments and run this all past ACC, we will have something solid to review and approve next month.

Paul Byrd moved to table this item until the March Board of Directors meeting. Diana Hale seconded. A voice vote was taken. All ayes, the motion was tabled.

d. Financial: Approve contract with Aquatic Control for invasive weeds

Mary Crook moved to approve a contract with Aquatic Control in an amount not to exceed \$12,500 for weed and algae control of our lake for 2026. Karen Scheid seconded.

This approval is for our annual weed and algae control by Aquatic Control. The lake will cost about \$9800 to treat and four feeder ponds will cost about \$2300.

A roll call vote was taken. 6 ayes, 1 abstained, the motion carried.

e. Financial: Approve repairs to Maintenance Building

Karen Scheid moved to approve an amount not to exceed \$14,500 to have Hartman Statewide Buildings undertake repairs to our two maintenance buildings. Chris Pope seconded.

TJ has provided two quotes, both from Hartman Statewide Buildings, one for the main building and one for the small secondary building for repairs to door and roofs. Hartman built these buildings originally, and they have inspected them and provided these two quotes to give our buildings a longer lease on life.

The quote includes installing windows in the garage door and regular necessary maintenance to the rivets on the roof.

Discussion:

Chris Pope – Was this repair in the Reserve study? What prompted these quotes?

Paul Byrd – We can review the study.

T.J. Tieman – The quote was requested initially to replace and repair deteriorating door jams. T.J. asked them to evaluate the building during their assessment.

Bob Bittner – Are we looking for more bids?

T.J. Tieman – Another company was investigated but they did not return the call or email.

Chris Pope – Does this need to be addressed now, or can we delay to later in the year when we know what of the 2026 Capital budget was not used for 2026?

T.J. Tieman – The whole quote may include items that we could delay. There are necessary repairs of the door jams and weather stripping to maintain the building and retain heat that should be completed.

A roll call vote was taken. 6 ayes, 1 abstained, the motion carried.

f. Administrative: Approve Phase 2 of LTA-owned lot sales process

Diana Hale moved to approve the selling of our remaining 17 LTA-owned lots to either members for \$200, or non-members for \$1000 for a non-buildable lot or \$2000 for a buildable lot. Chris Pope seconded.

- i. The office has done a spectacular job of selling lots since we approved the process only last month. Five lots have completed the sales process – three in Putnam County and two in Bureau. Three more lots are in process in Putnam. So eight of the 25 lots are already spoken for, and we know that at least three members are interested in some of the remaining 17 lots.
- ii. We propose that we continue to sell LTA-owned lots to LTA members for \$200, to cover our cost of handling the sale. The purchaser needs to pay all transfer and title fees. Any outsider will pay \$2000 for a buildable lot and \$1000 for a non-buildable lot, as determined by T.J. Tieman.
- iii. We will leave it for T.J. and the office staff to determine the details of how they will advertise the lots and whether they will allow bidding or just implement a first-come-first-served process. I'm not requesting a vote on an advertising budget, because I just don't believe that it will be that much, given how quickly these first lots have sold.

Discussion: The \$200 sale price seems low to some. It was the price offered to the neighboring members so let's extend that discount to other LTA members.

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

- iv. Since these first eight lots have sold so quickly, Paul Byrd would like the Board to revisit the moratorium on accepting gifted lots. We have only three lots pending being given to us – two from one member and one from another. I believe we should accept those lots and put them into the 2026 sales process. We can do this all again next year, depending on how many extra lots we have. We are clearly money ahead by selling lots to new assessment-paying members!

Diana Hale moved to approve accepting the three lots offered by members at this time. Paul Byrd seconded.

Discussion: The intent is not to reopen the ability to gift lots back to LTA for all. The intent is just to accept the three lots that have been left pending with their current owners while the Board decides on a new lot gifting and selling process.

There has been previous discussion on capping the number of lots in LTA's ownership. Such a cap or process has not been agreed upon.

A voice vote was taken. 1 aye, 4 no, the motion is lost.

g. Administrative: Approve frequent visitor wristband process

Karen Scheid moved to approve a new process to allow members to designate specific family members as guests that can use common property without an accompanying member. Bob Bittner seconded.

Karen has investigated this process that has been used successfully at Lake Wildwood and talked it over with the office staff. It would allow any member to come to the office by a certain date, like June 1, and provide a list of named family members that would be added to a list. This list would be printed and made available at the pool and the beach for monitors to use. When someone on the list shows up at the pool or beach, they identify themselves (maybe even with a Driver's License or ID) and be validated as being on the list. If so, they can use the pool or beach without a member being present.

Discussion: Concern was expressed that this process disregards the Lake Thunderbird clear Bylaw that all guests must be accompanied by a member. There is no shortage of vacant lots for sale that one could purchase and become a paying LTA member in lieu of being a frequent free guest of a current member. Are we creating policy and rules to solve for every small and specific situation?

A roll call vote was taken. 4 ayes, 3 no, the motion carried.

h. Facilities: Approve installation of sonic fish barrier at spillway

Bob Bittner moved to approve a project paid for by funds normally allocated to the Conservation Commission for fish stocking that would install a sonic barrier in front of the dam spillway to stop fish from washing over the spillway in heavy rain events (contingent on approval by DNR and insurance). Karen Scheid seconded.

This project is outlined in the handouts emailed to the Board. The money that would be used for this project is not "above and beyond" what we normally spend in any given year. The Board allocates money for fish stocking each year, around \$12,000. Conservation uses that money to purchase baby fish. Conservation has agreed that since we are washing adult fish over the dam during a big rain, if we were able to stop that, we would be saving at least the money necessary to purchase those fish, as well as keeping larger fish in the lake. Therefore, they will reduce their stocking purchases for this year, or for multiple years, and use the excess to pay for this project. So, no "new" funds are being used for this project.

Discussion:

- Does the insurance company need to approve this project as well as the Illinois DNR approval that is already in motion?
- At the ILMA conference it was brought to T.J.'s attention that this is an experimental deterrent, and not much data has been collected on the long-term effectiveness of an acoustic deterrent. Conservation Commission is willing to be a pioneer of this technology and implement it in hopes of spending less on fish stocking in future years.

A roll call vote was taken. 6 ayes, 1 no, the motion carried.

i. Financial: Approve inter-bank funds transfers for operations and payroll

Diana Hale moved to go on record that the Board will no longer approve the specific transfers of funds from one account to another. Paul Byrd seconded.

Paul Byrd - It is the Board's responsibility to approve the expenditure of LTA funds, any time more than \$4000 is being spent. We do that as a matter of course in every meeting. The movement of money from one bank to another or one account to another does not meet the criteria of "spending money". It was proposed that the Board should allow the Lake Manager to make sure that enough money is in the Operating Account and in the Payroll Account to keep things running smoothly. We can monitor their ability to do that via the many reports we get each month. If we see they are leaving large sums of money in checking, instead of investing that in a money market or CD, we will point that out and expect them to do better. Why does the Board need to be responsible for finding the best CD rates and approving every single funds transfer between accounts? In most cases, two Board members will be required to sign for new CDs, or to sign checks implementing these transfers, so it's not like these actions could be hidden from the Board.

Discussion:

- Bob Bittner – Financial decisions are fundamental to the Board's responsibilities, including movement of funds from one account to another.
- Chris Pope – The Board should not be relinquishing any of its financial responsibilities. Hopefully moving all funds to MidAmerica IntraFi will decrease the need for cumbersome in person banking transactions.
- The Board is looking to the Finance Commission to review the IntraFi proposal before the March Board meeting.

Paul Byrd rescinded the motion.

Paul Byrd moved to approve the transfer of \$82,000 from MidAmerica Operating account ending in 9172 to Midland Payroll account ending in 8718. Bob Bittner seconded. A roll call vote was taken. All ayes, the motion carried.

Announcements

- Next regular LTA Board meeting Saturday, March 21, 2026**
- Announcements from Board members:** None.
- Announcements from membership:** None.

Comments by membership

- Jon Brunshon – Does Aquatic Control assess the weeds (at the appropriate time and temp) before treating the weeds in the lake?
Steve Glynn – Yes, they will assess the lake in April during algae treatment.
John Brunshon – Are we permitted for goose egg shaking again this year?
T.J. Tieman – Yes.
- Barb Reh – Though the motion was passed by a slim majority, thankful that the new guest procedure is being implemented. Will this just be at the pool for 2026 or all common properties?
Paul Byrd – Lets begin the trial of this procedure at the pool and perhaps expand from there.
- Cathy Lange – How do we address issues with the degrading infrastructure supplying Frontier services?
Paul Byrd – Continue contacting your service provider and State Representative and maybe consider a satellite-based internet service as an alternative.

Adjournment: The open session concluded at 11:21 a.m. The Board did not move to closed session.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BoD Meeting – Saturday, February 21 2026 at 9:00 a.m.

- Bob Bittner moved to take from the table the motion to approve the modifications to the DMP portion of the Rules and Regulations that was tabled at the January Board of Directors meeting. Mary Crook seconded.
Karen Scheid moved to approve the revised DMP Rules as shown in the handout in the Board’s packet. Mary Crook seconded.
A voice vote was taken. All ayes, the motion carried.
- Diana Hale moved to rename the two hiking trails on the east side of our property to be the Catalina Nature Area and the Poplar Nature Trail. Karen Scheid seconded.
A voice vote was taken. All ayes, the motion carried.
- Mary Crook moved to approve up to \$7500 for the 250th Celebration Commission for the event on July 3. Diana Hale second.
A roll call vote was taken. All ayes, the motion carried.
- Diana Hale moved to approve wording changes to the ACC Rules that describe the process that members building a new home need to follow to obtain an EMS sign for their property. Karen Scheid seconded.
Paul Byrd moved to table this item until the March Board of Directors meeting. Diana Hale seconded. A voice vote was taken. All ayes, the motion was tabled.
- Mary Crook moved to approve a contract with Aquatic Control in an amount not to exceed \$12,500 for weed and algae control of our lake for 2026. Karen Scheid seconded.
A roll call vote was taken. 6 ayes, 1 abstained, the motion carried.
- Karen Scheid moved to approve an amount not to exceed \$14,500 to have Hartman Statewide Buildings undertake repairs to our two maintenance buildings. Chris Pope seconded.
A roll call vote was taken. 6 ayes, 1 abstained, the motion carried.
- Diana Hale moved to approve the selling of our remaining 17 LTA-owned lots to either members for \$200, or non-members for \$1000 for a non-buildable lot or \$2000 for a buildable lot. Chris Pope seconded.
A roll call vote was taken. All ayes, the motion carried.
- Diana Hale moved to approve accepting the three lots offered by members at this time. Paul Byrd seconded.
A voice vote was taken. 1 aye, 4 no, the motion is lost.
- Karen Scheid moved to approve a new process to allow members to designate specific family members as guests that can use common property without an accompanying member. Bob Bittner seconded.
A roll call vote was taken. 4 ayes, 3 no, the motion carried.
- Bob Bittner moved to approve a project paid for by funds normally allocated to the Conservation Commission for fish stocking that would install a sonic barrier in front of the dam spillway to stop fish from washing over the spillway in heavy rain events (contingent on approval by DNR and insurance). Karen Scheid seconded.
A roll call vote was taken. 6 aye, 1 no, the motion carried.
- Diana Hale moved to go on record that the Board will no longer approve the specific transfers of funds from one account to another. Paul Byrd seconded.
Paul Byrd rescinded the motion.
- Paul Byrd moved to approve the transfer of \$82,000 from MidAmerica Operating account ending in 9172 to Midland Payroll account ending in 8718. Bob Bittner seconded.

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