

# Lake Thunderbird Association

## Board Meeting Minutes

Saturday, March 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; Karen Scheid, Secretary; and Rodger Vogel, Director attended via telephone. A quorum was established.

**Approval of agenda:** Amend the agenda to include item “13 n. Approve transfer or \$42,000 from operating to payroll”. *Karen Scheid moved to amend the posted agenda. Mary Crook 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. February 21 Board Meeting
- b. February 21 Closed Session

*Diana Hale moved to approve the February 21st open and closed session meeting minutes. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

**Correspondence by Secretary – Karen Scheid:** A member who is a member of the Daughters of the American Revolution requested that the Board consider a waiver for yard signs to be permitted for the 250<sup>th</sup> Anniversary of America celebrations. Following discussion, it was determined that such signs should not need a waiver or approval from LTA, and are allowed.

### Financial report – Chris Pope

#### February 2026 financial reports

##### Profit & Loss Statement

- Revenues collected in February were \$87,275. Annual assessments fees as well as boat slip and campground leases were among the largest categories.
- Operating Expenses in February totaled \$86,340. Largest expense included employee insurance as well as the \$8,000 deposit for the July 3<sup>rd</sup> fireworks.
- Revenue less operating expenses totaled \$935.
- Capital projects \$10,158 including the continued clubhouse lower-level renovation.
- Net loss \$10,723

##### Cash & Investments Report

- Operating Funds were \$318,593.
- Reserve Funds were \$767,414.
- Commission Funds were \$18,505.
- Total Cash & Investments were \$1,105,512.

*Bob Bittner moved to approve the Profit & Loss Statement and the Cash & Investments Report for February 2026. Diana Hale seconded. A roll call vote was taken. All ayes, motion passed.*

### Bills to Approve

- This report looks a little different now since it is provided directly from QuickBooks. It includes all the same information but is formatted a little differently.

- Total to be approved was \$24,819.00.

*Mary Crook moved to approve the Bills to Pay for March 2026. Karen Scheid seconded. A roll call vote was taken. All ayes, motion passed.*

#### **President's report – Paul Byrd:**

- I am disappointed to report that our former Lake Manager, TJ Tieman, resigned from his position three weeks ago on Tuesday, February 24<sup>th</sup>. He attributed his departure to a mismatch with his career goals. The Board met soon thereafter and discussed how it is that we didn't see this mismatch in our interview process and the Board is instituting changes in that process.
- The following day, Angie Nicoli resigned from her position in the LTA office. This was a disappointment to the Board, and further highlighted changes that need to be implemented in our pattern of interactions between Board and staff.
- As we did last fall following Russ' departure, I as President moved into the role of acting Lake Manager. I am aware that some feel that this gives one individual too much power, and I am doing my best to avoid making unilateral decisions. The Board can attest to the flood of emails coming from me as I keep them all apprised of everything I am doing as I request their advice and support.
- These two departures and my assuming the Lake Manager role all occurred just four days after last month's Board meeting. But since I am also LTA President, I have one item at the Presidential level that I need to share with the Board and membership, to seek guidance on how to proceed.
- I requested advice of our attorney regarding lifeguards at the pool and the beach. The State of Illinois does not require that pools or beaches be staffed by lifeguards. Those locations must have clearly visible signage talking about swimming at your own risk, and that only people 16 years of age, or younger people accompanied by a person over 16 years of age may use the facility without a lifeguard present. So that is good; we have those signs and will ensure they are worded correctly. I talked with the director of the Metro Center in Princeton who also oversees the Alexander Park outdoor pool. He assures me that our difficulty in hiring lifeguards is a universal problem, made worse by Covid when pools closed and both lifeguards and water safety instructors could no longer keep up their certifications. That situation has not recovered in the five years since, and there are very few lifeguards compared to years past. Therefore, hiring a "full load" of lifeguards for our pool and beach will be impossible. So again, it is good that we can open both the pool and beach as "swim at your own risk".
- From Karen Scheid – Without sufficient staffing of lifeguards, it is difficult to create a sense of safety for swimming at the pool, beach, and on the slides. LTA has a duty to protect the safety of all its members, and it was discussed amongst the Board closing the slides when there isn't a lifeguard on duty based on LTA's liability and concerns. It is not a state law requirement with regard to our slides to remain open or closed. It is about discretion and responsibility of the Board. We all as community must remain vigilant and look out for each other. If you see something, say something. The Board will review what needs to be done for the safety of the pool and beach as the summer moves forward.
- Please encourage friends and family to apply for the lifeguard positions. The Board will consider ways to make the position appealing to applicants.
- As a closing note to the President's Report, let me point out that petitions to run for the LTA Board are due June 15, which is three months from now. Last November, Diana, Karen and Rodger were voted in for two year terms. This November, Bob, Paul, Mary and Chris will have their terms end, so we will need to run again. It is healthy for any volunteer organization to have turn over in its leadership, so the Board encourages you all to consider joining us. Petitions can be picked up at the office.

#### **Lake Manager's report – acting Paul Byrd**

- Lot sales progress
  - Eight of LTA's 25 owned lots are sold. Fourteen more are in process. Only three remain.

- We have also started offering the service to members that if they want to get rid of their lots, instead of giving them to the association we are offering to connect them with people who may want their lot. We first ask if they would like us to offer their lot to their immediate neighbors. If the neighbor is interested, we tell each party about the other and let them work the transfer out. This has worked successfully once already. The second step hasn't been done yet, but it would involve listing the property on our website to see if there is interest and then pointing the interested party to the owner. LTA is not a realty business, and we don't want to own lots. But we can facilitate owners selling their lots.
- Assessment progress
  - Assessments are coming in. They are not our only income - we also get fees for boat slips, campground spots and storage spots and those other fees are due earlier than assessments. So far, out of the total amount billed to members for ALL these things, 7% has come in - \$99,576.
- Collections progress
  - One member has paid their assessment and late fees to the collections agency and we have received 70%. Next year, we will learn to gross-up the amount per member so that we get 100% of what we are owed, and the collections agency gets 30% on top of that. One overdue member called and wanted to gift their lot, so we have started the process with them to find an interested neighbor.
- Water Service Line Survey
  - We are collecting responses to the water service line survey that was sent to every homeowner with their assessment. Since the state's requirement is that we must have 100% compliance, we will be writing letters to every homeowner that did not fill out a survey by May 31 (when assessments are due) letting them know that if they do not get their survey in by the time, they will be getting a \$1000 bill for the cost we incur by digging up their yard by their buffalo box to find out what kind of water line they have. This warning will go out in next month's Chairtree.
- Miserable progress on lifeguards
  - We have received one resume of a young lady interested in being a lifeguard.
  - In discussion with the membership, two members offered to help out – one with determining signage and the other to help find lifeguards. The Lake Manager is very appreciative of the help!
- Other small items: We purchased a smaller bucket for our backhoe so we can do more precise digging, and we cleared brush on east side of LTD east of maintenance shed which will be seeded with grass and wildflowers. We are also starting to work on selling the old Water Safety boat and the two old facilities trucks. Lastly, we will be flushing fire hydrants the week of April 13, prior to having the inside of the water tank cleaned the following week.
- Dave Wealer should be installing the hood in the Snack Shack next week.

### Advisory Committees and Commissions

- a. **250<sup>th</sup> Celebration Commission (Karen Scheid):** April 10<sup>th</sup> will be the first official meeting. Please contact the office to join & volunteer. The Commission is gathering a list of veterans to honor, please contact Karen Scheid or Mary Crook. Stay tuned to the ChairTree for a full list of activities and ways to get involved.
- b. **Architectural Control (Bob Bittner):** Met with Putnam County Zoning about two problem lots. Mike Sprague would like to remind everyone that there are no overweight loads on Putnam roads until after April 15<sup>th</sup>. One new home and two reroofs were approved. The first application for a controlled burn was given conditional approval.
- c. **Campground (Steve Glynn)** Not in attendance.
- d. **Conservation (Steve Glynn):** Not in attendance.
- e. **Deer Management Program (Rick Steele):** None.
- f. **Dog Park (Mary Dappen):** None. Shelve this plan for now.

- g. **Earth Day (Ann Annen):** The Earth Day watering can will be returning to the office to receive donations!
- h. **Events & Amenities (Chris Pope):** April 11<sup>th</sup> – Brunch at the Lake. Tickets are available in the office, please RSVP by April 4<sup>th</sup>. Pool party June 20<sup>th</sup>
- i. **Finance (Linda Brauer):** None.
- j. **Lake Water Management (Tom Dwyer):** Quote has been gathered from Dredge Better for \$49,000. Committee is gathering more options and quotes so no recommendations for the Board currently. Committee has also been researching other treatment plans but waiting quotes.
- k. **Planning (Paul Byrd):** Last met March 16<sup>th</sup> and the results of that meeting were incorporated into this meeting's agenda. If any members would like to attend future meetings, contact the office to be added to the email list.
- l. **Rules (Dave Augustine):** Pool rules have been updated to include the new Dependent Guest policy. The Pool rules and E911 ACC rule updates are ready to be included in the May ChairTree which gets delivered to all members.
- m. **Security (Tom Pope):** None.
- n. **Tree Huggers (Rob Hickox):** None.
- o. **Water Safety (Bob Bittner):** None. First meeting of the year will be April 11<sup>th</sup> at 8:30am.
- p. **Water System (Dave Augustine):** The 3<sup>rd</sup> notice from EPA must be delivered by April 15<sup>th</sup>. Members –please return your water surveys!

**Resolutions by Board members:** None.

#### **Unfinished business**

**a. Tabled Rules: Approve wording for EMS sign procurement in ACC Rules**

*Diana Hale moved to remove this topic from the table. Karen Scheid seconded. A voice vote was taken. All ayes, the motion was removed from the table.*

*Mary Crook moved to approve the changes to the ACC Rules as noted regarding installation and moving of E911 signs. Karen Scheid seconded.*

The ACC packet has been updated regarding a new home builder's responsibility to acquire their official address and have their E911 sign installed near their new driveway. Also included, process for moving existing E911 signs.

*A voice vote was taken. All ayes, the motion passed.*

#### **New business**

**a. Rules: Highlight state rules regarding signs on private property**

Our Rules are believed to conflict with State law regarding yard signs. Rules will assess but there shouldn't be any existing rules that conflict with memberships right to put a yard sign on their property.

**b. Rules: Approve wording change regarding wristbands**

*Karen Scheid moved to update the Rules as they pertain to procuring and wearing wristbands. Mary Crook seconded.*

- **New Dependent Guest Wristband Policy:** Members can now submit (by June 1<sup>st</sup>) a list of family members to the office with a signed waiver (available in the office and on the website). Guests on this list can pick up their own guest wristbands and pay for temporary car passes without their member being present. Dependent guests can also access common property amenities without their member present.
- Regular Guest policies remain the same. All guests not eligible to be a Dependent Guest must have their member acquire their guest wristbands and the member must be with the guest to access common property amenities.
- The Pool Rules are the only update to Rules and Regulations currently. Guest policies as outlined in Rules and Regulations will need more editing.

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

**c. Financial: Approve employee reimbursement procedure**

*Chris Pope moved to approve the new employee reimbursement procedure. Mary Crook seconded.*

Reimbursement procedure standardizes mileage and cell phone usage reimbursement and shall be added to the Personnel Policy Manual.

*A voice vote was taken. All ayes, the motion passed.*

**d. Financial: Approve replacement of second water system pump**

*Karen Scheid moved to approve the replacement of the second water system pump by Albrecht Well Drilling in an amount not to exceed \$35,000, charged to Water System Reserves. Diana Hale seconded.*

One of our two water pumps was replaced about four years ago, and the second one is approaching the end of its useful life. The power controller on this pump has failed twice in the past month, which has raised the importance of moving with haste on this issue. This cost will be posted against the Capital Projects line titled "Water Pump Replacement".

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

**e. Facilities: Approve installation of concrete apron in front of salt shed at Maintenance**

*Diana Hale moved to approve the installation of a concrete apron in front of the salt shed by Miller's Custom Concrete in an amount not to exceed \$8,000. Bob Bittner seconded.*

The Board has requested more research and quotes on this project. Perhaps it can be held off until later in the fiscal year and the Board can assess what remains in the "To Be Determined" Capital Projects budget.

*A roll call vote was taken. 3 ayes, 4 no. The motion did not pass.*

**f. Facilities: Approve installation of fuel distribution system at South Boat Launch**

*Bob Bittner moved to approve the installation of a marine fuel distribution system at the South Boat Launch by Ag View FS and Darnall Concrete Products in an amount not to exceed \$8,000. Karen Scheid seconded.*

Darnall Concrete Products can deliver to us a concrete bathtub big enough to hold a 500-gallon gasoline tank, and 500 gallons of gasoline if the tank were to burst. These are EPA and DNR requirements and common sense. Ag View FS will provide us with the tank, a pump, and will be the gasoline provider during the year. LTA will charge by rounding up to an even dollar amount for high octane pure gasoline (no ethanol) which is preferred for high power marine engines. Facilities will man the pump for two hours each Saturday, help fill members' boats, and take down the boat number and number of gallons filled. The office will bill the appropriate amount to the member. This cost will be posted against the Capital Projects line titled "To Be Determined".

Discussion: Perhaps members could prepay for gasoline instead of being billed after the fact. This fuel station is only for boats; members cannot fill up a canister for their lawnmower or other gas-powered motors.

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

**g. Facilities: Approve epoxy coating of front walkway at the clubhouse**

*Diana Hale moved to approve the coating of the clubhouse entrance walkway with epoxy by Dixon Superior Painting for an amount not to exceed \$6,000. Karen Scheid seconded.*

Epoxy will not be damaged by salt and can be refreshed in a few years with a cost effective topcoat. This cost will be posted against the Capital Projects line titled "To Be Determined".

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

**h. Facilities: Approve repair of concrete and entire epoxy coating of pool deck**

*Diana Hale moved to approve the repair of select areas of concrete followed by epoxy coating to the entire pool deck area by both Miller's Custom Concrete and Dixon Superior Painting in an amount not to exceed \$35,000. Bob Bittner seconded.*

The Reserve Study evaluated the pool replacement to be fifteen years away with a new pool liner in a few years. However, the concrete surrounding the pool is failing – sinking and losing its top layer. Quote includes replacing damaged sections of concrete and covering entire deck in epoxy to be nonslip and safe to walk on.

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

**i. Financial: Approve replacement of tennis courts**

*Diana Hale moved to approve the replacement of the tennis courts with concrete covered by epoxy by Miller's Custom Concrete and Dixon Superior Painting in an amount not to exceed \$110,000. Karen Scheid seconded.*

More research is needed to move forward. At least one more quote is still coming. Hopefully, less costly option can be found.

*Bob Bittner moved to table this item. Mary Crook seconded. A voice vote was taken; the motion was tabled.*

**j. Financial: Discussion of whether and when to send overdue fines to collections**

*Karen Scheid moved to direct the office to send all fines that are over six months overdue to collections beginning July 1. Mary Crook seconded.*

All members with overdue fines will be informed via USPS letter to pay their fines or their overdue balance will be submitted to collections on July 1<sup>st</sup>. Members with overdue balances must pay or appeal by meeting with the Board by July 1<sup>st</sup>.

*A voice vote was taken. All ayes, the motion passed.*

**k. Facilities: Approve directing the Lake Manager to procure quotes for capital projects**

*Diana Hale moved to direct the acting Lake Manager to procure quotes for projects identified by the Planning Commission as being needed in 2026. Karen Scheid seconded.*

There is a risk that time and effort will be wasted on finding quotes for the 17 projects that Planning has identified to be completed within a year only to then not be completed within the year. This discussion may continue in closed session. Members interested in being involved with recommending these projects to the Board should inform the office they wish to be included in future Planning Commission meetings.

*A voice vote was taken. 1 aye, 5 no, the motion does not pass.*

**l. Financial: Approve the designation of \$79,126 2025 profit as Water System reserves**

*Chris Pope moved to approve the reallocation of 2025's operating profit of \$79,126 from the operating account to the Reserve account, designated to the Capital Projects line item titled "TBD based on revenue". Mary Crook seconded.*

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

**m. Financial: Approve InterFi proposal with MidAmerica Bank**

*Mary Crook moved to approve the Association enrolling in MidAmerica Bank's InterFi program. Diana Hale seconded.*

Three Board members and the Finance Commission have reviewed the presentation by MidAmerica Bank on their InterFi system. InterFi will allow all \$1M+ of LTA funds to be managed by and through MidAmerica bank, as MidAmerica distributes the funds to various local banks. This will ensure that no one bank has more than \$250,000 of LTA money, so that we remain FDIC insured. This will also decrease the need for Board time and effort to drive to surrounding areas and move funds themselves.

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

**n. Financial: Approve \$42,000 transfer from operation to payroll**

*Diana Hale moved to approve the transfer of \$42,000 from the Operating account to the Payroll account to cover the next month of salaries. Karen Scheid seconded. A roll call vote was taken. All ayes, the motion passed.*

**Campground Splash Pad:** Bob Bittner suggests the drainage for the pad be assessed before any more progress is made on planning the rebuilding of the splash pad.

#### **Announcements**

- a. **Next regular LTA Board meeting Saturday, April 18, 2026**
- b. **Announcements from Board members:** Mary Crook – Save the date there will be Memorial Day services at the cemetery May 25<sup>th</sup>. DNR hunter education course April 11<sup>th</sup> and 12<sup>th</sup>.
- c. **Announcements from membership:** None.

#### **Comments by membership**

- Jon Brunschon – Why is the marine fuel station being proposed at the South Boat launch, not the Clubhouse Boat launch?  
Bob Bittner – The increased wake at the North Boat launch is a concern as well as the availability of electricity.

**Adjournment:** The open session concluded at 11:20 a.m.

*Mary Crook moved to adjourn the open session meeting. Diana Hale seconded. A voice vote was taken. All ayes, the motion carried.*

The Board moved to closed session to discuss any legal or personnel matters. The Board reconvened open session to approve any decision made during closed session.

#### **Reconvene Regular Board Meeting and Adjournment:**

Karen Scheid moved to adjourn the closed session at 12:17PM. Mary Crook seconded. Unanimously approved.

Mary Crook moved to reconvene the regular Board meeting at 12:17PM. Bob Bittner seconded. Unanimously approved.

No Board actions were taken during closed session.

Bob Bittner moved to adjourn the open session at 12:17PM. Karen Scheid seconded. Unanimously approved.

Respectfully submitted,  
Alyssa Windell  
Recording Secretary

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

- Diana Hale moved to remove this topic from the table. Karen Scheid seconded. A voice vote was taken. All ayes, the motion was removed from the table.  
Mary Crook moved to approve the changes to the ACC Rules as noted regarding installation and moving of E911 signs. Karen Scheid seconded.  
A voice vote was taken. All ayes, the motion passed.
- Karen Scheid moved to update the Rules as they pertain to procuring and wearing wristbands. Mary Crook seconded.  
A voice vote was taken. All ayes, the motion carried.
- Chris Pope moved to approve the new employee reimbursement procedure. Mary Crook seconded.  
A voice vote was taken. All ayes, the motion passed.
- Karen Scheid moved to approve the replacement of the second water system pup by Albrecht Well Drilling in an amount not to exceed \$35,000, charged to Water System Reserves. Diana Hale seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve the installation of a concrete apron in front of the slat shed by Miller’s Custom Concrete in an amount not to exceed \$8,000. Bob Bittner seconded.  
A roll call vote was taken. 3 ayes, 4 no. The motion did not pass.
- Bob Bittner moved to approve the installation of a marine fuel distribution system at the South Boat Launch by Ag View FS and Darnall Concrete Products in an amount not to exceed \$8,000. Karen Scheid seconded.  
A roll call vote taken. All ayes, the motion passed.
- Diana Hale moved to approve the coating of the clubhouse entrance walkway with epoxy by Dixon Superior Painting for an amount not to exceed \$6,000. Karen Scheid seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve the repair of select areas of concrete followed by epoxy coating to the entire pool deck area by both Miller’s Custom Concrete ad Dixon Superior Painting in an amount not to exceed \$35,000. Bob Bittner seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve the replacement of the tennis courts with concrete covered by epoxy by Miller’s Custom Concrete and Dixon Superior Painting in an amount not to exceed \$110,000. Karen Scheid seconded. Bob Bittner moved to table this item. Mary Crook seconded. A voice vote was taken; the motion was tabled.
- Karen Scheid moved to direct the office to send all fines that are over six months overdue to collections beginning July 1. Mary Crook seconded.  
A voice vote was taken. All ayes, the motion passed.
- Diana Hale moved to direct the acting Lake Manager to procure quotes for projects identified by the Planning Commission as being needed in 2026. Karen Scheid seconded.  
A voice vote was taken. 1 aye, 6 no, the motion does not pass.
- Mary Crook moved to approve the Association enrolling in MidAmerica Bank’s InterFi program. Diana Hale seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve the transfer of \$42,000 from the Operating account to the Payroll account to cover the next month of salaries. Karen Scheid seconded.  
A roll call vote was taken. All ayes, the motion passed.