

Lake Thunderbird Association

Board Meeting Minutes

Saturday, April 18, 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; Karen Scheid, Secretary; Rodger Vogel, Director; and Diana Hale, Vice President attended via telephone. 22 members in attendance. A quorum was established.

Approval of agenda: *Karen Scheid moved to approve the agenda as posted. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.*

Comments by members regarding agenda items: None.

Approval of prior Board minutes:

- a. March 2 Special Board Meeting
- b. March 2 Closed Session
- c. March 21 Board Meeting
- d. March 21 Closed Session
- e. April 13 Special Board Meeting
- f. April 13 Closed Session

Mary Crook moved to approve the March 2, March 21, and April 13 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

March 2026 financial reports

Profit & Loss Statement

- Revenue totaled \$173,800.
- Operating expenses totaled \$66,746.
- Revenue less operating expenses totaled \$107,069.
- Capital Projects totaled \$14,695 including \$10,750 downpayment for the pool deck resurfacing project.
- Year to date net profit totaled \$76,059.
- Year to date 18% of total assessment fees have been collected.
- Year to date operating expenses were \$214,798.
- Year to date capital improvements totaled \$27,285.
- Year to date net profit totaled \$76,059.

Cash & Investments Report

- Operating Funds were \$342,795.
- Reserve Funds were \$767,673. These funds are now titled “undesigned” until the Board appoints their designation, e.g., the money market account that is now designated “Water System Reserve Fund”.

- Commission Funds were \$17,386.
- Total Cash & Investments were \$1,198,947.

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

Diana Hale seconded. A roll call vote was taken. All ayes, motion passed.

Bills to Approve

Larger items include a payment for the Marine Fuel project (\$2,968), Aquatic Control for spring water treatment (\$9,443.62 and \$2,232.13), half payment of Clubhouse front ramp resurfacing (\$2,425), downpayment for pool deck resurfacing (\$10,750), and the return of deposits for Campground annual leases for members not renewing their lease in 2026.

Total to be approved \$53,603.93.

Mary Crook moved to approve the Bills to Pay for April 2026. Rodger Vogel seconded. A roll call vote was taken.

All ayes, motion passed.

Other Financial Updates

The Association's CPA has filed our tax filing extension to be completed by October 15th.

Lake Manager's Report – Paul Byrd

- a. As I reported last month, I assumed the role of Interim Lake Manager following TJ Tieman's departure February 24th. Since then, I've worked full time, except for a week when my grandkids were with us. I'm expecting that this will give me the background to bring the next Lake Manager up to speed much more effectively. We'll see.
- b. With that said, let me give a detailed Lake Manager's report.
 - i. We have a total of 1493 members who will pay assessments. So far we have received full payments from 232, which 15.5%.
 - ii. We have a total of \$1,413,679 that will come in from campground leases, boat slip leases, storage leases, boat and car stickers and assessments. So far we have received \$272,094, which is 19.2%.
 1. 81 Campsites still have 2 open, but all others are paid.
 2. Storage has 62 spots, with 44 leased. All but one are paid.
 3. 66 Boat slips are all assigned, all but one are paid.
 - iii. As you can imagine, this will become the majority of the daily activity of the office staff in the weeks ahead as we approach the May 31 deadline for payment of assessments.
 - iv. Speaking of office staff, we are very pleased to introduce the newest member of the office staff, Tanya Ratliff! Tanya and her husband Al moved to the lake last summer, and she will offer her long career in customer service and office management to us as the third member of the office team!
 - v. Speaking of new staff, we have hired four pool and beach monitors, and three lifeguards. See that? Here I was whining about closing the slides and the pool, and then Linda Demien stepped up and plastered posters around the local high schools, collected resumes, interviewed candidates with Alyssa, and we wrote them offer letters, registered them into lifeguard training classes, and just like that, we have lifeguards! Thank you so much Linda! And then Anna Lukac helped Raquel advertise and interview beach and pool monitors, and Anna will mentor them as they begin their work. This is the sort of member involvement that lets the staff and Board know we are supported and keeps things running smoothly for everyone. We also have rehired RJ Brown, the seasonal groundskeeper from last year, who will work with Janko to keep the beach clean, grass mowed, trash emptied – all

the daily activities to keep our environment pleasant. This will leave Tom to continue handling all exceptional activities like water installations, facilities repairs, tree trimming, all the big jobs. Since I've listed every member of our staff, let me also acknowledge our exceptional Accountant, Nyla Krabbenhoft. Nyla has gone beyond just accounting and assured that our office procedures adhere to all employment laws – and this is no small issue. Businesses like ours can be audited by the State or sued by mishandled employees, and the penalties are significant. So thank you Nyla!

- vi. Other administrative accomplishments include such mundane tasks as approving, processing and paying over 76 invoices for approval at this meeting. The office is very proud to have sales commitments for all 25 lots that LTA owned earlier this year! And as other members have called the office asking to give us their lot, we have been connecting those members with their adjacent neighbors and sometimes other members and even non-members so they can give or sell their property themselves, taking us out of the realty business forevermore. For the overdue members that we sent to collections, we have only received three payments. However, very soon these folks will be placed on the bad debt list for the three credit reporting agencies and that should generate some payments. We continue to approve credit memos that write off unrecoverable assessments from deceased members or properties that have sold. Overall, we continue to clean up our accounts payable and get a firmer grasp on our finances.
- vii. We have contracted with outside firms and used our Facilities staff to prepare for summer! Projects completed and underway include installing a new wireless bridge between the clubhouse and the south boat launch, as well as installing a wireless access point at the boat launch. This means that any member that has joined their phone to the open LTA guest WiFi network here at the Clubhouse will automatically join that same network when they float past the boat launch. So now your phone will work on the water. Isn't technology great! We also added two cameras at the boat launch, so the boat slips are monitored. We are partially completed with the installation of a boat fueling station at the boat launch. More on that when it is completed. We have started the replacement of concrete around the pool deck, then it will be painted, all hopefully in time to open May 22nd. Work continues on the front walkway to the clubhouse. The great room downstairs in the clubhouse has been refurbished. The project to replace the second water pump is moving along. The community garden will be tilled and ready for gardeners by May first. JULIE water markings and water repair projects and new water installations for new homes are completed as requested. It takes a lot to keep this city running.
- c. As I close out the Lake Manager's report, I want to let everyone know that I will be on vacation for two weeks starting this afternoon, when Carol and I leave for a tour of Poland. I have asked Bob Bittner to handle any emergencies that come up during that time. I know only a fraction of the membership is present here, but if you could hold off on any normal Lake Manager interaction until I return, that would be great.

President's Report – Paul Byrd

- a. Let me change name tags and move on to the President's report. As I just noted, the President also will be gone for two weeks, along with Diana, our Vice-President. This shouldn't impact the membership very much, but the office knows to go to other Directors for any signatures necessary during that time.

- b. Now it is my honor to share the best news of the day! We have hired a new Lake Manager, who will start in three weeks on May 11, one week after I return from Poland. I was going to tell you her name, but then decided to wait until she arrives, given how stinky NextDoor can be sometimes. She has worked as a commercial property manager, and so she has dealt with contracts, projects, customers, vendors – all of the background tasks that bury a Lake Manager. You will see that she is wonderfully personable! I plan to phase out of my role as Lake Manager by working with her full time, then part time, then finally not at all as she takes over the job. You will all meet her at next month’s meeting.
- c. The other two topics I want to address are both on the agenda and will be discussed as necessary as we prepare to vote on them. They are both contracts for services.
 - i. First is Surf Internet. You may have seen advertisements on TV or elsewhere. They are a large internet provider that is working its way west from Granville. They approached us with the question, “Would you be interested in having high speed fiber internet offered at your lake?” The answer of course is yes, because our experience so far with New Wave has not been great. I told them that many residents have moved to Starlink, since Frontier seems unable to provide reliable or fast internet. I told them about New Wave’s aborted effort to do the same thing. They did their legal and governmental homework and determined that they are allowed to provide service in parallel with New Wave’s effort. All they need from us is the permission to bury cable alongside the roads that we own in Bureau County. (They have permission from Putnam County to lay cable along all those roads.) So that is what the Board will be discussing and hopefully approving today. There is no financial obligation on LTA’s part. When Surf is ready to hook up homes, they will be contacting homeowners for their permission to do so – LTA is not part of that, any more than we were when Ameren came in and provided natural gas.
 - ii. The second contract is our garbage service. We have had Republic for five years, and that contract renews this fall, with a May deadline for stopping the automatic renewal. So if we do nothing, then we have Republic for another five years. As the Board will see on the paperwork before them, GFL beats Republic’s prices for all the types of dumpsters that we currently contract with Republic. The monthly prices to homeowners are also less – over 25% less! The last Republic contract, I’ve been told, froze the LTA’s prices for five years, but not the homeowner’s. This GFL contract does not freeze any prices, but it caps any increases to no more than 5% in any year. In addition, GFL will offer curbside recycling for \$10 per month. So instead of paying \$26/month for garbage only with Republic, homeowners can pay \$29/month and get both garbage and recycling, or pay \$19/month for garbage only. I’ll repeat all this as we discuss and vote on this contract.
- d. Lastly, I want to steal Dave Augustine’s thunder and talk a minute about the Water System, because I think that is a big enough issue that it should be mentioned in the President’s report, not only in the Water System Commission’s report. Dave, Chris Pope and I have been meeting with Chamlin & Associates, the engineering firm LTA has used in the past for water system design proposals. We have requested and been provided an updated proposal for replacing the main water line around the lake that follows Lake Thunderbird Drive. This does NOT include all the smaller lines that cover all the side streets at the lake. As you may recall, the main pipe is concrete with embedded asbestos, whereas all the side lines are plastic or something other than this concrete. Our initial focus needs to be on this concrete main line. This sort of concrete has a 50-year life, and we are past that. This doesn’t mean the concrete pipe is failing – it’s not. But we are rolling dice as we continue to use it with no plan for

replacement. This proposal represents that replacement plan. I don't want to go further, because we are not prepared to discuss the details of what, when or how much this project would be. But I want membership to know that we are not talking about some thirty million dollar project that requires special assessments or anything like that. Meetings with Planning and Finance will be held shortly, and then the fine tuned proposal will be brought to the Board and discussed in a future meeting like this one. But rest assured that our water system replacement is being planned and not kicked down the road.

Advisory Committees and Commissions

- a. **250th Celebration Commission (Karen Scheid):** The first meeting was April 10th & 9 people attended. The event will include a face painter, petting zoo (thank you Curt Dukes), watermelon, popcorn from Princeton Theatre. Stay tuned for more details on the essay and art contest. Next meeting will be May 15th.
- b. **Architectural Control (Bob Bittner):** Met April 9th and reviewed permits for 9 reroof permits, 1 new home.
- c. **Campground (Steve Glynn):** Lots of movement around the campground to start the month, 10 permanent campers moved out and 10 moved in as well as some shuffling of returning camper's spots. Thank you to Tom Krafft for the continued efforts to improve the campground with tree removal and road improvements to combat flooding. Thank you for the return of the ice box for ice sales in the campground.
- d. **Conservation (Steve Glynn):** Fishing tournaments are no longer open to the public to eliminate non-LTA boats from the lake. First tournament of the year brought in 4 LTA boats. Save the Fish program is underway with continued work on the Emergency Action Plan updating which is required by the ILDNR to finalize their approval of the sonic barrier. Diverting fish stocking funds to this project means that there will be only one fish restocking consisting of 2,000 Red Ear. This is in preparation in the case that Zebra mussels ever enter Lake Thunderbird as Red Ear are a predator of zebra mussels. Blue bird and wood duck houses will be installed along the nature trails, thank you to Linda Demien. Aquatic Control has completed their cold-water algae treatment.
- e. **Deer Management Program (Rick Steele):** Deer Management will do its normal summer activities but will report to the Board again in the fall, so they will be removed from the agenda for the next few months.

The Dog Park, which is no longer listed, is on hiatus. An update from Mary Dappen: the group met, and will reconsider building a park in 2027, after canvassing the membership for interest.

- f. **Earth Day (Ann Annen):** The watering can has returned and is open to accept donations. Thank you to various groups for their donations: Water Safety (\$221), Conservation (\$250), and Campground (\$400).
- g. **Events & Amenities (Chris Pope):** The next event is a pool party on June 13th.
- h. **Finance (Linda Brauer):** None.
- i. **Lake Water Management (Tom Dwyer):** Quotes have been acquired for dredging the west end of the lake. Still awaiting a quote for dredging Clearwater Cove. Plans for shoreline erosion prevention are being investigated. Tom Dwyer is looking to reach out to the farmers near the west end of the lake about topsoil protection.

- j. **Planning (Paul Byrd):** Planning will meet again once Paul returns from Poland and stops being the interim Lake Manager.
- k. **Rules (Dave Augustine):** The May issue of the ChairTree included a full updated set of documents sent to all members.
- l. **Security (Tom Pope):** None.
- m. **Tree Huggers (Rob Hickox):** There is one Ginko tree that needs replacement. At a future meeting, the Board will consider closing the Tree Huggers bank account and consider Tree Huggers' expenses as LTA operation expenses.
- n. **Water Safety (Bob Bittner):** Met last Saturday. Topics reviewed included what members considered the worst offences to safety on the lake. These included boats traveling the wrong way around the lake, boating too close to the shore along Barbados, and overloaded pontoon boats against Coast Guard regulations. Possible solutions included producing signs that could be posted on docks on Barbados. Discussion included changes to the ILDNR in 2026. A boating safety certificate is required for all boaters born after January 1, 1998. If someone's boat has an installed engine cutoff switch, they must use it. Also, ILDNR rules will be tightening up around boating under the influence. May 9th at 8:30am is the next meeting.
- o. **Water System (Dave Augustine):** The water tower will be cleaned in the coming week and in preparation, the Maintenance team flushed all 91 hydrates in one day. The inside of the water tower will be cleaned and repainted with little to no affect on water service to members. Test Inc has delivered a quote from Albrecht Well Drilling Inc for the replacement of one of the water system pumps. More quotes were supposed to be returned from other companies. Since the alternative quotes have not been returned and the pump should be replaced in a timely manner, the Association will move forward with the quote from Albrecht and Test Inc.

Bob Bittner moved to approve the replacement of the water pump as quoted by Joe Glynn from Test Inc. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

Resolutions by Board members: None.

Unfinished business

- a. **Tabled Facilities: Approve replacement of tennis courts remains tabled**
Paul Byrd asked in the Chairtree for any folks that use the tennis or pickleball courts to make themselves known to the office to be part of the discussion of what we should do to renovate these courts. Bob Bittner has collected a variety of quotes for a variety of refurbishment options and will probably be proposing one to the Board for approval next month.

New business

- a. **Administrative: Approve contract with GFL for trash collection**

Rodger Vogel moved to approve signing a contract with GFL for trash collection starting this fall when the contract with Republic expires pending review by Board members and the Association Lawyer. Bob Bittner seconded.

LTA has been serviced by Republic for the past five years. Knowing that our contract was coming up for renewal, GFL contacted us and visited and provided quotes for both the residential service and the dumpsters that the association pays for. In both cases, the costs were lower than Republic. That seems

to make it an easy decision, to reduce costs for both our members and ourselves. In addition, GFL will offer curbside recycling for \$10/month, which I know many residents will sign up for.

The lawyer should also the review the current Republic contract to ensure our ability to not renew the contract.

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

b. Administrative: Approve contract with Surf Internet for right of way access

Bob Bittner moved to approve signing a contract with Surf Internet to allow them access to Bureau County road rights of way to provide internet access to our membership and the association pending review by Board members and the Association Lawyer. Rodger Vogel seconded.

NewWave was first planning to provide us Wi-Fi access to the internet, then when that couldn't technologically be achieved they switched to a plan to provide fiber internet service. They are three or four years into that buildout, and have stalled for the past two years. There is nothing we can do about that because they are trenching along public rights of way. Many of us have moved on to Starlink or other providers.

Surf Internet approached the office and Paul Byrd met with them over Zoom and was very impressed with their professionalism and drive to expand their network into our area. They have done their homework, and contacted Mike Sprague with Senachwine Township, since 80% of the lake is in Putnam County. But they need a contract with us for the 20% that is in Bureau County because we own the roads there, so digging along the right of way needs our permission. To the best of Paul Byrd's knowledge, that is what this contract will provide – simply the right to trench along the roads. All other rights need to be obtained by them from each homeowner to connect up to their houses.

Topics of Discussion: Should future water service line improvements be considered before allowing Surf to start construction? Trust that the company will do its due diligence and perhaps utilize the existing fiber that was installed without issue?

A voice vote was taken. All aye, motion passed.

c. Financial: Approve transfer of \$40,000 from operating to payroll accounts

Mary Crook moved to approve the transfer of \$40,000 from the operating account to the payroll account to cover the next four weeks of payroll. Bob Bittner seconded. A roll call vote was taken. All ayes, motion passed.

Announcements

- a. Next regular LTA Board meeting Saturday, May 16, 2026**
- b. Announcements from Board members:** None.
- c. Announcements from membership:** None.

Comments by membership: Chris Pope – With the impending completion of the Clubhouse front walkway resurfacing, maybe Earth Day could investigate some landscaping improvements? Ann Annen – Yes, perhaps we can connect with Prairie Landscape for plan.

Adjournment: The open session concluded at 10:28 a.m.

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

The Board will move to closed session to discuss any legal or personnel matters. There will then be a reconvening of open session for the Board to approve any decisions made during closed session.

Reconvene Regular Board Meeting and Adjournment:

Bob Bittner moved to adjourn the closed session at 12:07PM. Mary Crook seconded. Unanimously approved.

Mary Crook moved to reconvene the regular Board meeting at 12:07PM. Chris Pope seconded. Unanimously approved.

No Board actions were taken during closed session.

Bob Bittner moved to adjourn the open session at 12:08PM. Mary Crook seconded. Unanimously approved.

Respectfully submitted,

Alyssa Windell

Recording Secretary

Summary of Motions from the BoD Meeting – Saturday, April 18 2026 at 9:00 a.m.

- Bob Bittner moved to approve the replacement of the water pump as quoted by Joe Glynn from Test Inc. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.
- Rodger Vogel moved to approve signing a contract with GFL for trash collection starting this fall when the contract with Republic expires pending review by the Board and the Association Lawyer. Bob Bittner seconded. A roll call vote was taken. All ayes, motion passed.
- Bob Bittner moved to approve signing a contract with Surf Internet to allow them access to Bureau County road rights of way to provide internet access to our membership and the association pending review by the Board and the Association Lawyer. Rodger Vogel seconded. A voice vote was taken. All aye, motion passed.
- Mary Crook moved to approve the transfer of \$40,000 from the operating account to the payroll account to cover the next four weeks of payroll. Bob Bittner seconded. A roll call vote was taken. All ayes, motion passed.