

# Lake Thunderbird Association

## Board Meeting Minutes

Saturday, May 16, 2026, at 9:00AM

**Pledge of Allegiance / Call to order:** The meeting was called to order at 9:01 a.m.

**Roll call / Establishment of a quorum:** Board members present – Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Diana Hale, Vice President; Karen Scheid, Secretary; and Rodger Vogel, Director. 20 members in attendance. A quorum was established.

**Approval of agenda:** Amend the agenda to include item “13.g. Additon of specification of propane tank sizes to Campground Rules”.

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

*Mary Crook moved to approve the agenda as amended. Karen Scheid seconded. A voice vote was taken. All ayes, motion passed.*

**Comments by members regarding agenda items:** Correspondence from members pertaining to specific agenda items will be read in their entirety later in the meeting.

### **Approval of prior Board minutes:**

- a. April 18 Board Meeting
- b. April 18 Closed Session

*Karen Scheid moved to approve the April 18 open and closed session meeting minutes. Chris Pope seconded. A voice vote was taken. All ayes, motion passed.*

**Correspondence by Secretary – Karen Scheid:** Two letters from the same member on the same topic will be read during the member comments agenda item.

### **Financial report – Chris Pope**

#### **April 2026 financial reports**

##### Profit & Loss Statement

- Revenue totaled \$178,309.
- Operating expenses continue to be quite low as we continue not to have a Lake Manager’s salary to pay.
- Revenue less operating expenses totaled \$121,323.
- Capital Projects totaled \$4,346 including \$3,361 for the marine fuel project.
- Pool Improvements Project should appear under “Capital Projects” not “Reserve Funding”.
- Net profit totaled \$111,976.
- Year to date 28% of total budget has been collected totaling \$496,242.
- Year to date operating expenses were \$271,781.
- Year to date capital improvements totaled \$67,269.
- Year to date net profit totaled \$157,192.

##### Cash & Investments Report

- Operating Funds were \$449,417.
- Reserve Funds were \$770,676. These funds are now titled “undesignated” until the Board appoints their designation, i.e. the money market account that is now designated “Water System Reserve Fund”.
- Commission Funds were \$16,787.

- Total Cash & Investments were \$1,316,067.

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

### **Bills to Approve**

Larger items include: West Bend General Insurance (\$18,557.50); BC Tech for the installation of WiFi and a security camera (\$1,300); Herman Brothers for redear fish stocking (\$2,468.60); Putnam County property taxes on Association owned properties (\$3,509.40); Shaw Media for the May issue of the Chairtree sent to all members (\$3,534.07); both payments to Getz Fire Equipment for Snack Shack fire suppression installation (totaling \$4,930.98); Dizon Superior Painting (\$10,750) and Millers Custom Concrete (\$11,406) for pool deck resurfacing; Wealer Construction for Snack Shack duct work and hood installation (\$2,341.02); Sunshine Tree Service for Chairtree removal (\$2,100); and final payment to Dixon Superior Painting for the Clubhouse front ramp (\$2,425).

Total to be approved \$89,475.30.

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

### **Other Financial Updates**

- The Association accountant, Nyla Krabbenhoft, has been working with insurance to reclassify job descriptions more accurately to decrease cost to the Association.
- We are also implementing a positive pay system with MidAmerica Bank, where we write a batch of checks, we email or transmit that list of check numbers, payee, and dollar amount to the bank. When those checks clear, the bank will ensure that check is on our submitted list thus decreasing the chance of fraudulently reproduced checks getting cashed.
- Nyla Krabbenhoft has taken the project tracking file that was started by the office staff last year and reformatted it to include a summary cover sheet. The data from 2026 is the most accurate and shows that all 2026 projects are currently under budget. The 2025 projects are under detailed review, especially gathering what budget levels were approved by the Board as some budgets were increased throughout the year.

### **President's Report – Paul Byrd**

- a. I have to open with the bad news that the candidate we selected to be our next Lake Manager had some very unexpected personal reasons for needing to back out at the last minute. We believe her, and we are very sorry for her, because she was such a solid candidate and really wanted to work for us. I will continue for the foreseeable future as the interim Lake Manager. I want to say out loud that I am fine with that and am even enjoying once again having to deal with the work/life balance. And I continue to learn about what it takes to run this place.
- b. For instance, someone at the lake called the Illinois EPA on us for pouring chemicals in the lake. Of course we didn't know about this complaint until the DNR showed up and started asking questions. Turns out that the weed control contract that we approved in February's meeting and reported on paying for during April's meeting didn't register with someone, and so they saw chemicals going into the lake and instead of calling the office, they reported us to the authorities. This was easily handled, since Aquatic Control has records of exactly what chemicals they used and when. But this is just the type of thing that pops up unexpectedly, just to keep the job interesting.
- c. I'm also sorry to report that the rumors that are circulating about this being a very divided Board are also true. Three Board members would like to see me step down as the President. There was a very heated closed session last month during which two Board members threatened to quit. I won't go any further, and I'm sure some of the Board members will chastise me later for having even said this much. But I feel that the membership needs to know how poorly the Board is interacting internally. In spite of this news, we are asking members to run for the Board and challenge us incumbents, and then all of you will be responsible for VOTING for Board members this October. So please talk to the candidates that are running this fall and make sure that their approach to

Board membership aligns with yours. I agree that the Board should not be in unanimous agreement at all times, but what we are experiencing right now is nearly the opposite of that. It saps energy from all the Board members which would better be directed toward solving LTA's issues. Please talk with current and prospective Board members about this issue, because this is the only way that you can help improve the situation. And I believe the Board needs your help.

### **Lake Manager's Report – Paul Byrd**

- a. First, I have to thank Bob Bittner for assuming the role of interim Lake Manager for the two weeks that Carol and I visited Poland! The results of his efforts are obvious later in this agenda. I'm thankful to have someone like Bob that can step in effectively and keep multiple projects moving forward.
- b. There has also been a lot of non-project activity this month! Regarding assessments:
  - i. I will save you the details and summarize that about a third of the assessments have been paid.
  - ii. They are due May 31, but we don't apply late fees until June 30, and regrettably I think a lot of people know this, so they keep waiting.
- c. Activity is picking up in the office. We have gone to our summer schedule of seven days a week, eight hours a day coverage. Tanya Ratliff, announced last month as our new third office staff, is already independently handling assessments and most anything else thrown at her.
- d. Last month, I was proud to announce the hiring of seven summer water staff. That number has grown to eleven! One is already a certified lifeguard, but four others are scheduled for coursework that should end by June 1. We expect to be able to fully staff both the pool and the beach with five rotating lifeguards and six pool and beach monitors.
- e. Our technology advisors have established a Wi-Fi link from the clubhouse to the south boat launch, so you should be able to connect to the same LTA guest network there as you can here in the building. This will help you make calls while boating as well as use the internet while on the western part of the lake. They are also investigating setting up a similar link to the beach. There already is Wi-Fi at the beach, but it is a different system and it would be nice to network the whole lake on one system.
- f. These tech folks have also advised us on purchasing a new main printer and copier for the office. Our old one burned out during the last power outage. We will get a better surge protector, and this reminds us again of the need to get a generator for the clubhouse.
- g. You may have noticed that the Chairtree oak tree is no more. It has been carefully taken down, and the carvings stored near the old firehouse by the cemetery. \$2900 remains to restore and permanently protect the carvings, prior to having them placed somewhere around the Clubhouse.
- h. The annual cleaning of the water tower has completed very successfully. Very little paint flaking was seen inside, and the whole operation took less time than expected.
- i. We appear to need to replace both water system pumps. The older pump is clearly beyond its useful life, and even the newer pump is running at reduced capacity lately.
- j. The pool will be cleaned, filled and heated this week in preparation for opening on Memorial Day weekend. And you can't help but notice the complete refurbishment of the pool deck, and the front walkway! Remember when we started talking about a heated walkway last year? It's nice to have that project almost behind us. I'll ask Bob to say something about the project next month when it is completed.
- k. Dave Scott will be opening the Snack Shack next weekend! Dave's mother is gravely ill and the family gathered this weekend, which is why the soft open was postponed. He is very excited to be expanding his menu and services this year!

### **Advisory Committees and Commissions**

- a. **250<sup>th</sup> Celebration Commission (Karen Scheid):** A second meeting was held Friday May 15<sup>th</sup>. Plans are on track for food, birthday cake, popcorn, snow cones, games and water slides. By June 15<sup>th</sup> all essay and art submissions

are due to the office. A volunteer sign up will be in the office soon. The celebration is on track to remain under its \$7,500 budget.

- b. Architectural Control (Bob Bittner):** ACC met twice since the last Board meeting. April 23<sup>rd</sup>, approvals included five reroofs, repair of stairs, two lot clearings, one repaired deck, one new deck, one new seawall, a steel seawall with a boathouse, one dog run and a shed. May 14<sup>th</sup>, one lot clearing, two reroofs, a new deck, a culvert, and new solar panels. This spring's heavy rains exposed needed roof repairs for quite a few home owners. At the April 23<sup>rd</sup> meeting, a violation was sent out for not getting approval for a project. At the May 14<sup>th</sup> meeting, a violation was sent out to one property for no silt fence installed, a lot clearing project without a permit and movement of dirt without an engineering study for a slope that faces the lake. Tanya Ratliff, our newest administrative assistant has been added to the ACC committee as the acting secretary to help in the tremendous task of keeping all permitted projects organized and to help the office staff be more informed when members have questions about ACC permitting.
- c. Campground (Steve Glynn):**
  - Thank you Tom Krafft for the continued improvements to the roads through the campground. Thank you Earth Day for the beautiful plantings.
  - Campground is working with ACC and Rules on some deck building violations and propane tank standards. Two permanent campsites are not leased at this time.
  - Campground Breakfast at the clubhouse will be the Saturday of Memorial Day weekend, \$12 for adults & \$5 for children under 10.
- d. Conservation (Steve Glynn):**
  - Conservation, in conjunction with Lake Water Management, has been working with Aquatic Control on their treatments of the lake. Friday May 15, there was an algae treatment done by Aquatic Control at all the common areas. Aquatic Control did test in preparation for ProcellaCOR treatment for Eurasian milfoil as there has been some Eurasian milfoil regrowth. Eurasian milfoil is invasive, but it is appearing in small amounts, and it is not choking out native plants. There has been a return of native weeds which is encouraging.
  - There are unconfirmed reports of Zebra mussels but Conservation has been investing in fish stocking Redear Sunfish and Aquatic Control is working on action plans if necessary.
  - Sunshine Tree Service carefully took down the ChairTree and separated the carvings successfully. They are now in storage, and Steve Glynn is getting in contact with possible artisans to refurbish the carvings.
- e. Deer Management Program (Rick Steele):** None.
- f. Earth Day (Ann Annen):** Thank you Joan and Dave Augustine for joining Ann Annen in picking up all the new flowers. Thank you to Bob Bittner for delivering a new hose so quickly. Wednesday May 20<sup>th</sup> there will be a cleanup day at the cemetery in preparation for Memorial Day services.
- g. Events & Amenities (Chris Pope):** Events & Amenities are putting their heads together to come up with an event for July.
- h. Finance (Linda Brauer):** None.
- i. Lake Water Management (Tom Dwyer):** Research continues for best options for dredging with no specific proposals for the Board at this time.
- j. Planning (Paul Byrd):** None.
- k. Rules (Dave Augustine):** Rules in conjunction with Campground and ACC is rewriting a section of Rules pertaining to propane tank size and installation safety at the Campground. Also with ACC, lot clearing permits and rules are being reviewed.
- l. Security (Tom Pope):** None.
- m. Tree Huggers (Rob Hickox):** None.

- n. **Water Safety (Bob Bittner):** New stickers must be on boats June 1<sup>st</sup>. There may be increased boat traffic, the office will compare past year's motorized boat sticker totals with this year's.
- o. **Water System (Dave Augustine):** Efforts continue to complete reporting to Test Inc and the EPA.

**Resolutions by Board members:** None.

**Unfinished business**

**a. Tabled Facilities: Approve replacement of tennis courts**

*Bob Bittner moved to approve the contracting of Bechtold Asphalt Paving to clean and fill cracks then seal coat the asphalt surrounding the concrete tennis courts in an amount not to exceed \$5,000. Rodger Vogel seconded.*

*Bob Bittner moved to approve a contract with FlexCourt to provide us with an All Weather Game Court to cover one tennis court in an amount not to exceed \$17,000. Mary Crook seconded.*

Discussion: Bob Bittner and Diana Hale found multiple ways to resurface the tennis courts. The east court can be cleaned and repaired by the Association's Facilities staff to extend its life a few years. The west court will be repaired and prepared for the FlexCourt surface. All Weather Game Court is competitively priced, well reviewed and relatively local (Loves Park, IL). Since the existing court is repairable concrete, not asphalt, the cost of resurfacing is low. Bechtold will be addressing the damaged asphalt surrounding the tennis court. Both contracts total \$22,000 to complete the refurbishment of the tennis courts.

*A roll call vote was taken for the contract with Bechtold Asphalt Paving. All ayes, the motion passed.*

*A roll call vote was taken for the contract with All Weather Game Court. All ayes, the motion passed.*

**New business**

**a. Administrative: Affirm approval of campground fee waiver for campground host**

*Karen Scheid moved to affirm a decision made between meetings to waive the campground fee for the individual performing the Campground Host function for Lake Thunderbird. Diana Hale seconded.*

- Between regular Board meetings, the Board traded texts regarding waiving the Campground Fee of the individual who performs a myriad of functions necessary to keep the Campground running smoothly. Paul Byrd proposed that the fee be waived and received three agreements via text: this totaled four yes votes out of seven Board members. Paul Byrd then acted to waive the Campground Fee for that individual on April 2.
- In closed session, it was the opinion of some Board members that this was inappropriate, and the campsite fees should not have been waived. Paul Byrd subsequently paid for the campground lease at his own expense.
- This agenda item's purpose is to affirm the text exchange in April.

Discussion: There was disagreement on what happened via text. The printout of the text stream was not reviewed.

*A roll call vote was taken. 3 ayes (Byrd, Hale, Scheid), 4 nos (Bittner, Crook, Pope, Vogel), motion did not pass.*

**b. Administrative: Approve Campground Host position**

*Karen Scheid moved to approve the creation of a non-employee position named Campground Host and specify that a camper performing these duties will have their annual Campground fee waived. Diana Hale seconded.*

- The job description for Campground Host was presented to the Board with all its current duties.
- Karen Scheid presented her research on the usefulness of the Campground Host position as a compensated position. She contacted Lake Wildwood to share their positive experience with the compensation of their Campground Host.
- Karen Scheid drew attention to the free Campsite that Lakewood Landing LLC receives as part of their lease of the Snack Shack.

Discussion:

- Waving the Campground lease fee would be considered compensation for a volunteer position. It is currently a volunteer position and there is concern that Campground Host should not be favored over other Association volunteer roles.
- Two comparisons were made: LTA Campground Host verses other campground hosts nationwide or LTA volunteers verses Campground commission chairperson acting as Campground Host.

Eva Falzone's correspondence was read out

- Should Campground Commission be consulted on this decision?
- Perhaps in future years, Campground Host can be a position posted and interviewed for as a fair way to place someone in that position, this year it defaults to Steve Glynn for the role.
- Text exchange from earlier motion was not allowed to be shared in the open meeting.

*Paul Byrd rescinded the motion.*

*Karen Scheid moved to approve the creation of a non-employee position named Campground Host and specify that a camper performing these duties will have their annual Campground fee waived and the role of Campground Host for 2026 will be Steve Glynn. Diana Hale seconded.*

*A roll call vote was taken. 6 ayes, Bob Bittner abstained, motion passed.*

**c. Administrative: Approve Rules change to support Snack Shack take-out by non-members**

*Diana Hale moved to approve a temporary change to the Rules that would be formalized this fall that would waive the prohibition of non-members from the Beach parking lot so that they could take delivery of their take-out food orders from the Snack Shack. Karen Scheid seconded.*

- Non-members would be allowed to enter the parking lot and park in a few designated spots while they called or texted the Snack Shack. Non-members would not need to leave their cars because Snack Shack personnel could curbside deliver their food.
- This process would be trialed this spring, and fine-tuned if necessary as the summer goes on. By the end of the summer, we will document the process clearly and update the rules accordingly.

Discussion: Street parking was posed as an option but the street is perhaps too narrow. The intention is that food can be picked up but they are not exiting their vehicles.

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

**d. Facilities: Approve drainage project at beach**

*Mary Crook moved to approve contracting Troy Ebel to install a swale at the beach to divert water from the parking lot into the west inlet in an amount not to exceed \$1,000. Rodger Vogel seconded.*

This is a project that is already complete and probably comes within the limits of normal maintenance activities, given that it's under \$1,000. We don't yet have an invoice from Troy for the work, so we don't know what it costs.

Discussion: Should this be under Maintenance or Capital Projects?

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

**e. Facilities Approve drainage project at the south boat launch**

*Diana Hale moved to approve the Facilities staff to install a swale at the south boat launch to divert water from the upper two parking areas to the east of the boat launch. Mary Crook seconded.*

It has been discussed that we could also chip and tar the lower parking area, but those who have discussed this project agree that we should do this small swale work first, and then decide if paving the lower lot is worth the \$13,000 it would cost to do so, maybe next year.

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

**f. Financial: Move two maturing CDs to MidAmerica**

*Mary Crook moved to transfer the funds from the two reserve fund CDs maturing June 1 from their current banks to MidAmerica Bank to be managed by the InterFi program. Bob Bittner seconded.*

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

**g. Rules: Addition of specification of propane tank sizes to Campground Rules**

*Diana Hale moved to approve adding the Rules page specifying propane tank size and placement to Campground Rules. Rodger Vogel seconded.*

- Various sizes of propane tanks can be installed on a camper. In the past, we did not allow 100-pound tanks because they are tall and large, the size of a water heater, and if they fell over, they could really hurt someone.
- These rules define how you would have to fasten them to the camper, or to a sturdy pole in the ground.

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

**Announcements**

**a. Next regular LTA Board meeting Saturday, June 20, 2026**

**b. Announcements from Board members:** Mary Crook – Please let the 250<sup>th</sup> Committee know if you or a loved one is a veteran, we would like to honor you at the 250<sup>th</sup> Celebration. Memorial Day services at 9:30am at the cemetery.

**c. Announcements from membership:** None.

**Comments by membership:**

Paul Byrd should be reimbursed for the payment he personally made on Steve Glynn's campground lease. The Board agreed, given the motion to approve the Campground Host position, and assign it to Steve Glynn for 2026.

Bob Hammon – This discussion of Campground Host should have been common sense and seems like a huge distraction for the Board.

**Adjournment:** The open session concluded at 11:36 a.m.

*Bob Bittner moved to adjourn the open session meeting. Mary Crook 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:**

*Closed session meeting called to order at 11:52 a.m. by Paul Byrd.*

*Mary Crook moved to adjourn the closed session at 2:29 p.m. Rodger Vogel seconded. Unanimously approved.*

*Karen Scheid moved to reconvene the regular Board meeting at 2:29 p.m. Mary Crook seconded. Unanimously approved.*

*The Board voted unanimously to approve actions A, B, and C from closed session.*

*Mary Crook moved to adjourn the open session at 2:31 p.m. Rodger Vogel seconded. Unanimously approved.*

Respectfully submitted,

Alyssa Windell  
Recording Secretary

## Summary of Motions from the BoD Meeting – Saturday, May 16 2026 at 9:00 a.m.

- Bob Bittner moved to approve the contracting of Bechtold Asphalt Paving to clean and fill cracks then seal coat the asphalt surrounding the concrete tennis courts in an amount not to exceed \$5,000. Rodger Vogel seconded.  
A roll call vote was taken for the contract with Bechtold Asphalt Paving. All ayes, the motion passed.
- Bob Bittner moved to approve a contract with FlexCourt to provide us with an All Weather Game Court to cover one tennis court in an amount not to exceed \$17,000. Mary Crook seconded.  
A roll call vote was taken for the contract with All Weather Game Court. All ayes, the motion passed.
- Karen Scheid moved to affirm a decision made between meetings to waive the campground fee for the individual performing the Campground Host function for Lake Thunderbird. Diana Hale seconded.  
A roll call vote was taken. 3 ayes, 4 no's, motion did not pass.
- Karen Scheid moved to approve the creation of a non-employee position named Campground Host and specify that a camper performing these duties will have their annual Campground fee waived and the role of Campground Host for 2026 will be Steve Glynn. 6 ayes, 1 Bob Bittner abstained, motion passed.
- Diana Hale moved to approve a temporary change to the Rules that would be formalized this fall that would waive the prohibition of non-members from the Beach parking lot so that they could take delivery of their take-out food orders from the Snack Shack. Karen Scheid seconded.  
A voice vote was taken. All ayes, the motion passed.
- Mary Crook moved to approve contracting Troy Ebel to install a swale at the beach to divert water from the parking lot into the west inlet in an amount not to exceed \$1,000. Rodger Vogel seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve the Facilities staff to install a swale at the south boat launch to divert water from the upper two parking areas to the east of the boat launch. Mary Crook seconded.  
A voice vote was taken. All ayes, the motion passed.
- Mary Crook moved to transfer the funds from the two reserve fund CDs maturing June 1 from their current banks to MidAmerica Bank to be managed by the InterFi program. Bob Bittner seconded.  
A roll call vote was taken. All ayes, the motion passed.
- Diana Hale moved to approve adding the Rules page specifying propane tank size and placement to Campground Rules. Rodger Vogel seconded.  
A voice vote was taken. All ayes, the motion passed.