Lake Thunderbird Association

Annual Meeting Minutes

Sunday, November 2, 2025 at 1:30PM

Pledge of Allegiance / Call to order: *Ann Annen moved to nominate Dave Augustine as the Chairperson of the Annual Meeting. Carol Byrd seconded. A voice vote was taken, all ayes. The motion carried.*

Dave Augustine called the meeting to order at 1:30 p.m.

Roll call / Establishment of a quorum:
Teller Committee Chairperson Ann Annen – 212 proxy votes were received prior to the meeting. 29 members signed in in attendance at the meeting.
Board members present – Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Eva Falzone, Secretary; Diana Hale, Vice President; Chris Pope, Treasure and Rodger Vogel, Director. *A quorum was established*.

Tasks of the Membership:

a. **Corrections to the 2024 Annual Meeting Minutes:** None.

b. **Approval of the 2024 Annual Meeting Minutes:** *Gerri Chaplin moved to approve the 2024 Annual Meeting Minutes. Mary Dappen seconded. A voice vote was taken, all ayes. The motion carried.*

c. **Treasurer's Report:** Presented by Board Treasurer Chris Pope

The 2025 Annual Financial Report was based on the Profit & Loss statement and the Cash & Investments reports as of September 2025.

Profit and Loss Statement

- The year-to-date revenues were $1,472,659 or 94% of the 2025 revenue budget. About $53,000 is still to be collected in 2025 assessments.
- Year to date operating expenses were $863,841. Several line items exceeded the annual budget including telephone, vehicle expenses, real estate taxes on lots owned by LTA. These overages were more than offset by lower than budgeted wages and salary expenses due to staffing level changes.
- Year to date revenues over operating expenses totaled $683,817. Year to date capital projects expenses totaled $95,591 which includes the clubhouse bathroom and pavilion upgrades and Snack Shack improvements.
- $151,541 had been transferred to the Reserve Funds which was money borrowed in past years as well as current year reserve fund contributions.
- Total year to date revenues less expenses and capital project and reserve funding was $361,684. This number will decrease in the coming months and should be much closer to $0 by the year end.

Cash and Investments Report

- Operating funds remain high at $637,010, as 2025 assessments continue to come in. These balances will decrease in the coming months but should be sufficient to fund operations throughout the rest of the year. This total also reflects the reinvestment of the CD at Heartland bank for 14 months at 3.36% interest.
- Reserve funds are $755,106.
- Commission Funds total $27,074.
- All funds combined total $1,419,189.

Other financial updates

- The 2024 Corporate Tax Returns have recently been filed. Taxes owed were $3,781 for the federal return and $1,443 for the state return. These amounts are significantly lower than the 2023 taxes.
- As year-end approaches, preparation of the balance sheet audit for 2025 will begin. Full annual audits will be completed for 2026 going forward.
- The 2026 budget has been prepared for Board approval. Highlights include revenue increases of 11.97%. These increases were made with input from the Finance Commission as well as members that attended Finance Commission meetings over the summer. Recommendation from the Finance Commission was to continue the increase in fees to build reserves for future capital needs while keeping continued operational needs to a minimum. Operation expenses are budgeted to only increase 2.3% for 2026. Thank you, Linda Brauer, for leading the Finance Commission's work on the budget this summer.
- Capital projects for 2026 include water system maintenance and upgrades, and other costs to maintain other capital assets totaling $134,000.
- The remaining $286,944 of the budgeted revenue will be placed in Reserves based on input from the Planning Committee and the Reserve Study.
- The 2026 budget reflects a new concept that segregates the revenues received from water service fees into a separate fund to fund the current water system expenses. Any excess in a given year will be placed in a water system reserve fund to be used exclusively for future water system replacement and improvement needs. This fund was budgeted for 2026 at $159,000.
- A Water System Reserve Commission has been created to closely monitor water system operations, and EPA reporting requirements as well as planning for future water system infrastructure needs. Thank you, Dave Augustine, for heading this commission.

d. **Membership's approval of the Treasurer's Report:** *Dave Augustine moved to approve the Treasurer's report. A voice vote was taken, all ayes. The motion carried.*

e. **Teller Committee Report:** Presented by Committee chairperson Ann Annen

- The Teller Committee members are Ann Annen, Joan Augustine, Dave Augustine, Gerri Chaplin, Mary Dappen, and Maggie Hickox.
- Ballots were picked up from the Tiskilwa Post Office Thursday October 30th 2025 by Bob Bittner (Board Director) and Ann Annen (Teller Committee Member). The box containing the ballots was then taped shut and placed in the office vault and locked.
- Votes were counted on Friday, October 31st, 2025, 9:00a.m. at the LTA clubhouse. The ballot box was retrieved from the vault and unsealed.
- Observers in attendance for ballot counting: Gene Perna for Linda Demein; Tom Pope for Eva Falzone; Ann Perna for Karen Scheid; Tom Pope for Rodger Vogel. Diana Hale did not elect to appoint an observer.
- 491 ballots were returned. Two ballots were disqualified (one ballot was not in the provide ballot envelope, one was returned to the office – no postage). The ballots were counted and verified twice by the committee.
- Total votes for each candidate respectfully submitted but the Teller Committee:
  Karen Scheid – 313; Diana Hale – 283; Rodger Vogel – 240; Linda Demein – 222; Eva Falzone – 211.

f. **Approval of the Teller's report:** *Mary Dappen moved to approve the Teller Committee Report. Joan Jacobs-Buhmann seconded. A voice vote was taken, all ayes. The motion carried.*

g. President's Report: As presented by Board President Paul Byrd
The President's annual report is an opportunity to highlight the many accomplishments of the staff and leadership at the lake, as well as report on the status of some ongoing activities. Let me start with the financial area.

<u>Financial safeguards</u>: As you heard from Chris Pope, the financial processes put in place in 2024 have been fine-tuned in 2025. More standard operating procedures and security practices are in place than ever before, and our financial reporting is becoming clearer and more informative. Thank you, Chris, for your expertise and leadership.

<u>2023 Audit</u>: We spent most of the year waiting for the completion of the 2023 financial audit. In July, we learned from our auditor that he would not be able to complete the audit, since he could not find a second CPA firm to sign off on the adverse audit results. As reported this summer, we then turned over what we had found to the Putnam County Sheriff's Office, and they continue to investigate the 2023 irregularities.

<u>2024 Audit</u>: The BOD will seek a second opinion on the advice we received that we cannot audit our 2024 financials due to the adverse findings in 2023.

<u>Personnel</u>: Over the course of the year, we reduced our full-time facilities staff from four to two employees. We continue to bring on summer seasonal help each year. A more impactful change was the departure of Russ Hawkins, our Lake Manager. As President of the Board of Directors, I have assumed the role of interim Lake Manager for the past two months, and I have a new-found appreciation for what Bob Bittner did for the association for six months in 2023. I'm happy to report that we have had a Hiring Commission hard at work collecting resumes, screening candidates, and conducting first interviews. We all owe this group our thanks for their dedicated and professional work over the past few weeks - Gerri Chaplin, Jayme Deveck, Andy Merek and Donna Naborowski. A structured process has been followed that has resulted in two candidates being brought to the Board to be interviewed. We expect to select one and make an offer by the end of November.

<u>Facilities</u>: The Facilities team has made a number of permanent improvements this year, beyond keeping the lawns mowed and the lake and grounds maintained. Their first accomplishment was the refurbishment of the downstairs Clubhouse bathrooms. Then, the Snack Shack kitchen space received a major makeover, bringing it up to Health Department standards. Campground bathroom ventilation was improved, as well as clearing and enhancement of the campground common areas. The Board also contracted and received a new Reserve Study to inform our planning for Capital Expenditures and projects for the coming years.

<u>Composition of the Board of Directors</u>: All of us were happy to see five people run for the three open Director positions, because that shows a great deal of interest in keeping Lake Thunderbird a vibrant community and great place to live. Our elections address about half of the board positions yearly, with each director serving two years before they must run for reelection. The 2026 Board will be composed of seven directors: four of whom are continuing to serve the second year of their two year terms, two of whom have been reelected to serve another two year term and one newly elected board member. I know that all these volunteers will serve the community well and bring energy, dedication and personal experience to serve our community. Congratulations to the 2026 Board of Directors: Bob Bittner, Mary Crook, Diana Hale, Chris Pope, Karen Scheid and Rodger Vogel!

I want to publicly thank Eva Falzone for her involvement on the Board these past two years. She has dedicated many hours to meetings and discussions on the topics that affect us all and she generously shared her strengths and expertise. If you have a chance, please thank Eva for volunteering for this important position and for her time and the talents that she has brought to the position of Director these past two years. Thanks, Eva!

In closing, I thank each board member I have had the opportunity and privilege to serve with this past year. All of us board members are, first and foremost, community members, who volunteer our time to make this a great place to live. To the membership, I want to say that the Board welcomes all of your ideas, and we applaud your involvement on committees and commissions, and request your continued enthusiasm - all to keep Lake Thunderbird the wonderful community that we all enjoy!

Comments from Membership: None.

Eva Falzone – Upon her exit from the Board of Directors
"I am grateful for the opportunity to have been part of the Board for the last two years. Two years ago, there weren't enough people interested in being on the Board and I am happy to see that new people are stepping up and getting involved. This past year has been very challenging at times, and this Board has made some really tough decisions. But those were the right decisions. And I'm proud to say that I was part of the much needed change at LTA. We are in a much better place than we were two years ago. I am confident that this new Board will continue to do the right thing for good of LTA. Thank you."

Next Annual Meeting: November 1, 2026

Adjournment: The Annual Meeting was concluded at 1:50p.m. *Rob Hickox moved to adjourn the 2025 Annual Meeting. Al Ratliff seconded. A voice vote was taken, all ayes. The motion carried.*

Respectfully submitted,
Alyssa Windell
Recording Secretary