Lake Thunderbird Association

Board Meeting Minutes

Saturday, June 20, 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 (via telephone); Karen Scheid, Secretary; and Rodger Vogel, Director. Chris Pope, Treasure was not in attendance. 32 members in attendance. A quorum was established.

Approval of agenda:
Karen Scheid moved to approve the agenda as posted. 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. May 16 Board Meeting
   i. *Bob Bittner moved to approve the May 16 Open Board meeting minutes excluding President's Report Item C. Rodger Vogel seconded. A roll call was taken. 2 aye (Bittner, Vogel), 4 no (Byrd, Crook, Hale, Scheid); the motion does not pass.*
   ii. *Karen Scheid moved to approve the May 16 Open Board meeting minutes. Diana Hale seconded. A roll call was taken. 4 aye (Byrd, Crook, Hale, Scheid), 2 no (Bittner, Vogel); the motion passed.*

b. May 16 Closed Session
c. May 21 Board Meeting
d. May 21 Closed session
e. May 26 Board Meeting
f. May 26 Closed session
   i. *Mary Crook moved to approve the May 16 Closed session minutes, and the open and closed session minutes from May 21 and May 26. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.*

g. Correction to March 21, 2026, minutes
   Under New Business, item b, regarding the Rules change to support the new Dependent Guest Wristband Process:
   i. The original minutes read "A voice vote was taken. All ayes, the motion carried."
   ii. The new text will read "A voice vote was taken. Four voiced voted were aye; Mary voiced no; Chris Pope and Rodger Vogel voiced their abstention. The motion carried."
   iii. *Paul Byrd moved to edit the March 21, 2026 as presented. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.*

Correspondence by Secretary – Karen Scheid:
Prior to our meeting, Karen Scheid shared with the Board an email correspondence from a member that was requested to be read at the Board Meeting. Mary Crook expressed her view that if the letter was read in the open session, the Board should refrain from any resulting discussion in the open session. Karen shared that Tom Krafft had provided written consent for it to be read.

Karen Scheid read the email correspondence from Angie Nicoli.

<u>Discussion</u>: In her letter, Angie Nicoli raised personnel matters normally discussed only in closed session. Tom Krafft also provided written permission for those topics to be discussed publicly. The Board had extensive dialog regarding the

topic during the open session. To avoid future legal issues, we will not document that discussion. As a result of the discussion, the Board agreed to form an ad hoc commission to review the Personnel Policy Manual, specifically the Employee Separation Policy section.

Financial report – Chris Pope (Presented by Paul Byrd)

May 2026 financial reports

Profit & Loss Statement

- Revenue totaled $748,992.
- Revenue less operating expenses totaled $663,432.
- Capital Projects totaled $53,608.
- Net profit totaled $609,824.
- Year to date 71% of total budget has been collected totaling $1,245,335.
- Year to date operating expenses were $357,341.
- Year to date capital improvements totaled $91,138.
- Year to date net profit totaled $795,357.

Cash & Investments Report

- Operating Funds were $1,048,726.
- Reserve Funds were $770,911.
- Commission Funds were $15,842.
- Total Cash & Investments were $1,914,700.

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

Bills to Approve

Total to be approved $ 67,237.13.

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

Other Financial Updates

Two CD's are maturing before the next Board Meeting: June 23 at Community State Bank ($52,028) and July 2 at First State Bank ($102,016). Funds to be transferred to MidAmerica.

Mary Crook moved to transfer the funds from the two reserve fund CDs maturing June 23 and July 2 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.

Lake Manager's Report – Paul Byrd

a. I am happy to report that we have hired a new Lake Manager - we made an offer, they accepted the offer, and they cleared their background check. This person is coming from out of state, so they have a house to sell and a house to buy, so we have allowed them until August 3 to get situated and start. As interim Lake Manager I'm very happy to have an end in sight, a mere six weeks from now!
b. The Board is also happy to report that we have seven petitions submitted for the four open Board of Director positions this fall! Elections will be in October, with the results announced at the Annual Meeting Sunday November 1. Watch for bios submitted by the candidates. They will be available in an upcoming issue of the Chairtree.
c. My third topic: Normally, this statistic would be reported as part of the Lake Manager's report, but we just crossed the due date for assessments, which is May 31st. As of yesterday, 80.3% of assessments have been paid, which is nearly $1M. That means that one out of five members will require the office to write them a letter, compute overdue fees, and potentially eventually send them to collections and manage that whole process. The other 4 out of 5 members should be concerned that their assessment dollars are being spent chasing these late members. We look forward to recovering some of the extra expense through our late fee structure.

President's Report – Paul Byrd

a. I want to start by recognizing the long hard work Bob Bittner put in on two projects that finished this past month. Both the pool deck and the front walkway have been repaired and then epoxy-coated and look fantastic! Thank you Bob for initiating these projects and seeing them through to completion!
b. The pool and the beach are operating successfully with our new monitors making sure all members and visitors have wristbands.
c. The first of our two water system pumps was replaced this month and the second will be done very soon. This will bring the pumping component of our Water System to like-new condition and we can return to alternating between two perfectly working pumps, which will extend the life of both pumps.
d. We have received 78% of the water line surveys from members that own a home or a vacant lot that has a water spigot. This is good progress, but the state says we need to get to 100%. The office will start chasing down the remaining 98 members.
e. Nyla our accountant and I have continued to clean up the project spreadsheet and the Profit & Loss statement to correctly categorize project expenses and match them up with Board motions for approval. It's not yet perfect, but it's getting better. We will complete this by early August.
f. The tennis and basketball courts have been power washed, and the east tennis court has been patched in preparation to be overlaid with the new tennis and pickle ball court tiles. Thank you again to Bob Bitter for leading the investigation and work on this project.
g. Materials are being purchased to re-shingle the campground bathroom roof, since there was a ceiling leak during the recent rains. I will schedule our Facilities staff to do this work.
h. Facilities staff have also saved us literally thousands of dollars by working in the shop to repair the cooling systems on both our diesel zero-turn mower and on one of our tractors.
i. It was noted at a prior Board meeting that perhaps we are seeing a lot of new boats being inspected this year, so we checked the number of boat stickers issued and found that the number is very similar to prior years. That's good, since it appears that these new boats are replacements not additional boats on the water.
j. Second to lastly, we have a topic that requires some discussion and an administrative decision by the Board. A member pointed out that it is illegal age discrimination in Illinois to have access to our pool restricted to only Adults. We will work to negotiate a compromise acceptable to both sides. This negotiation is being led by Diana; thank you Diana!
k. Lastly, we have a topic that at least requires a Board decision, and maybe a vote. We are considering two proposals to provide snacks at the pool. The preferred approach would be to run this through the office, with the intent to break even or very slightly profit. Punch card tickets would be supplied by the office and purchased in advance - one punch per dollar, five punches on a card. Pool monitors would be tasked with selling pre-packaged chips and frozen treats and candy and water and pop and whatever gets determined as being for sale. They would punch cards based on the price of the items and serve up those items from a refrigerator and freezer nearby. The second proposal is from Dave at the Snack Shack to do basically the same thing, but with his staff doing the selling and him doing the procurement and stocking and realizing a profit. I'd like the Board to decide on this - I don't believe it requires a vote, unless someone here thinks that it does.

It was decided that the office staff would implement the first option for vending at the pool.

Advisory Committees and Commissions

a. **250th Celebration Commission (Karen Scheid):** All venders are confirmed and the celebration is coming in under budget. The 500 pizza tickets given away may be more than Sticks and Bricks can produce for us but there will be lots of other free food options. Volunteers needed!
b. **Architectural Control (Bob Bittner):** ACC met on May 28th and June 11th. Permits reviewed included a new house, retaining walls, deck repairs & extensions, as well as lots of roof repairs.
c. **Campground (Steve Glynn):**

- Thank you to everyone that came to the Memorial Day Breakfast as well as the volunteers that made it happen with the DMP volunteers.
- It's been a slow start to camping season with some campers citing gas prices as their reason not to travel this year.
- Reminder that Campground has a freezer with ice for sale to everyone, even homeowners after office hours.
- Three different companies have been contacted about the splash pad. The scope of the project may be too small for some companies. New ideas are being considered with help from Bob Hale.
- Campground Fish Fry Saturday June 20th – $10 a person, please join!

d. Conservation (Steve Glynn):

- Save the Fish Program – Curt Dukes continues to work to get our Emergency Action Plan approved so the next steps of the project can continue.
- Conservation has voted to approve a contract with Hey & Associates to conduct next year's fish survey. It is recommended that a fish survey be completed every 3 to 5 years and next year will be 5 years since LTA's last survey.
- The eagle carvings from the Chairtree are on schedule to be refurbished and on display for the 250th celebration.
- Research continues in search of an appropriate replacement for the Chairtree.
- Thanks to Linda Demien and Andy Merek for installing the bluebird and wood duck houses.
- July 4th – see you all at the Jim Annen Kids Fishing Contest!
- Algae treatment by Aquatic Control has been timely and effective. The rapid warming early in the season created a massive bloom that will die off, sink and cycle as it should for the overall health of the lake. Andy Merek and Steve Glynn will be joining Aquatic Control during their next treatment.

e. **Deer Management Program (Rick Steele):** None.

f. Earth Day (Ann Annen): Thank you to all the volunteers who helped clean up the cemetery ahead of Memorial Day services! Ann Annen has contacted Prairie Landscaping to plan landscaping at the clubhouse entrance now that the renovation is complete.

g. Events & Amenities (Chris Pope): None.

h. Finance (Linda Brauer): None.

i. Lake Water Management (Tom Dwyer): Work continues creating a comprehensive plan for possible dredging and silt management.

j. Planning (Paul Byrd): None.

k. **Rules (Dave Augustine):** Changes to ACC forms to include requesting the member's email address complete. Will be updated on the website as soon as possible.

l. Security (vacant**):** None.

m. **Tree Huggers (Rob Hickox):** None.

n. Water Safety (Bob Bittner): Thank you to the new volunteers that have joined Water Safety. 6 citations were issued for out-of-date boat stickers.

o. Water System (Dave Augustine): The replacement of Pump #2 was successful. Pump #1 is original to the water system and to be replaced soon after. The committee had a preliminary discussion with Chamlin Engineering about the replacement of the main water pipes around the lake. The Water System Committee would love for anyone with civil engineering experience, especially water systems, to join them and share their knowledge.

Resolutions by Board members: None.

Unfinished business: None.

New business

a. Facilities: Affirm decision made between meetings to replace both water pumps

- After our May Board meeting, at the May 21 Water System Commission meeting, it became obvious that we needed to replace both of our water pumps. The Board had already approved the replacement of Pump #2 on March 21. At the May 21 Commission meeting, it was determined that Pump #1 was leaking and needed to be replaced.
- That week, the Rules regarding voting between meetings were reviewed. The Board documented exactly what needed to be done and all seven Board members signed the document. Prairie State was called and given the go ahead to replace both pumps. Pump #2 was replaced June 8 and Pump #1 will be replaced as soon as they can schedule a team to do the work.
- The following motions were documented and approved by the Board on May 26.
    1. Reverse the motion approved on March 21 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.
    2. Reverse the motion approved on April 18 to approve the replacement of the water pump by Prairie State as quoted by Joe Glynn from Test Inc.
    3. Award the contract to Prairie State to replace Pump #1 with a stainless-steel pump and wiring from the well head to the pump along with replacing all 84 feet of piping with 4" stainless steel pipe. Cost for Pump #1 replacement is $32,000.
    4. Award the contract to Prairie State to replace Pump #2 with a stainless-steel pump and wiring from the well head to the pump along with replacing all 84 feet of piping with 4" stainless steel pipe. Cost for Pump #2 replacement is $32,000.
    5. Approve Test Inc. to order a voltage filter for Pump #1. Going from an external electric motor to a submersible pump/motor requires a volage filter. Cost of filter and wiring changes needed to install filter $3000.

A roll call vote was taken to affirm in open session the motions that were approved on May 26. All aye, the motion passed.

b. Facilities: Approve water tower cleaning

Rodger Vogel moved to approve the payment of the invoice from Putnam County Painting in the amount of $9,100 for the cleaning and painting of the inside of LTA's water tower. Mary Crook seconded.

<u>Discussion</u>: The water tower cleaning was part of the regular scheduled water system maintenance. This periodic cleaning was approved as part of the 2026 budget last November.

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

c. Administrative: Approve Marine Fuel dispensing and charging process

Bob Bittner moved to approve that LTA staff will dispense fuel using a process to be determined by the Lake Manager at the South Boat Launch, and to approve that the price of the fuel will be exactly the per gallon price that was paid to fill the tank. Karen Scheid seconded.

- The Lake Manager (in consultation with the office, our accountant and Facilities staff) will determine exactly the forms and the process to use to dispense the fuel, track each fill-up, and bill each member.
- Price per gallon for members will be the price per gallon that LTA pays to fill the fuel station.

<u>Discussion</u>:

Bill Bryan – Can we get a status on the permitting and inspection of the fuel station?

The Fire Marshal is scheduled to inspect the fuel station next week.

Pumping of the fuel is only to be done by Facilities staff.

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

d. **Rules: Approve changes to ACC Rules**

Bob Bittner moved to change the ACC Rules document to include a request for the member's email address on Forms B, C, D & E. Rodger Vogel seconded.
A voice vote was taken. All aye, the motion passed.

e. **Rules: Approve changes to Campground Rules**

Rodger Vogel moved to approve a change to Campground Rules to reword rule #36 to the wording provided in a handout to the Board. Bob Bittner seconded.

- Campground Rules previously stated that all sheds could not be made of wood because they would be too heavy to remove when the leaseholder vacated and cleaned out their campsite.
- New wording: "Any camper wanting a shed must submit to the ACC Committee a drawing of the campsite with the shed location, material to be used and the dimensions of the shed. Sheds made from resin or wood may be allowed only if approved by the ACC Committee. The sheds must be portable or removable by forklift. They will be allowed in back of your camper for storage purposes. In addition, a campsite is limited to one unit in size up to 80 square feet and 8 and one half feet in maximin height. The shed must be removed if for any reason the trailer is removed."

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

Discussion: The $100 deposit for leasing a permanent campsite should be evaluated for increase.

f. **Administrative: Define responsibilities for Lake Manager versus Board**

- In preparation for the new Lake Manager starting in August, the responsibilities of the Lake Manager versus the Board should be defined and established.

This item was discussed and then was tabled.

g. Facilities: Approve proposals to trial hydrological lake dredging

Three motions were presented before any discussion as they all pertain to dredging.

- *Diana Hale moved to approve contracting Dredge Better in an amount not to exceed $40,000 to remove approximately 800 cubic yards of silt from the main lake retention pond just west of Lake Thunderbird Road. Paul Byrd seconded.*
- *Diana Hale moved to approve contracting with Dredge Better in an amount not to exceed $10,000 to remove approximately 200 cubic yards of silt from the channel that extends from under Lake Thunderbird Road to the dual culverts. Paul Byrd seconded.*
- *Diana Hale moved to approve contracting with Dredge Better in an amount not to exceed $20,000 to remove approximately 300-cubic yards of silt from Clearwater inlet. Paul Byrd seconded.*

The Lake Water Management Committee met many times over the past year to consider two main approaches to dredging – long arm dredging and hydraulic dredging. The Committee recommended a trial of hydraulic dredging this year to address the two major areas at the west end of the lake with most accumulated silt. The Committee proposed trailing one inlet to see how hydraulic dredging works out in the main body of the lake, with the possibility of proceeding to other inlets in future years if the results are positive. Multiple hydraulic dredging operators were evaluated, and the Committee chose Dredge Better.
Long arm dredging can cost over six figures, so hydraulic dredging appears to be the cost-effective option.

Discussion: A plan for erosion control should be fully formed before dredging starts. The Board requests more research before moving forward with dredging.

Bob Bittner moved to table all three motions. Karen Scheid seconded. A voice vote was taken. All aye, the motions were tabled.

h. Financial: Approve transfer of $44,000 from operating to payroll accounts

Mary Crook moved to approve the transfer of $44,000 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 aye, the motion passed.

Announcements

a. **Next regular LTA Board meeting Saturday, July 18, 2026**
b. **Announcements from Board members:** None.
c. **Announcements from membership:** None.

Comments by membership:

Jon Brunchon – One of the tornado sirens may need attention. Do we have a contract for servicing the sirens?
Bob Hale – Construction projects for the Association should be run by experienced people, project management by volunteers has proven to be ineffective.

Adjournment: The open session concluded at 11:21 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 11:36 a.m. by Paul Byrd.
Rodger Vogel moved to adjourn the closed session at 12:53 p.m. Bob Bittner seconded. Unanimously approved.
Bob Bittner moved to reconvene the regular Board meeting at 12:53 p.m. Karen Scheid seconded. Unanimously approved.
No actions were taken during closed session that required open session Board approval.
Mary Crook moved to adjourn the open session at 12:54 p.m. Rodger Vogel seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BoD Meeting – Saturday, June 20, 2026, at 9:00 a.m.

- The following motions were documented and approved but the Board on May 26 in a Special meeting.
    1. Reverse the motion approved on March 21 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.
    2. Reverse the motion approved on April 18 to approve the replacement of the water pump by Prairie State as quoted by Joe Glynn from Test Inc.
    3. Award the contract to Prairie State to replace Pump #1 with a stainless-steel pump and wiring from the well head to the pump along with replacing all 84 feet of piping with 4" stainless steel pipe. Cost for Pump #1 replacement is $32,000.
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    5. Approve Test Inc. to order a voltage filter for Pump #1. Going from an external electric motor to a submersible pump/motor requires a volage filter. Cost of filter and wiring changes needed to install filter $3000.

A roll call vote was taken to affirm in open session the motions that were approved on May 26. All aye, the motion passed.

- Rodger Vogel moved to approve the payment of the invoice from Putnam County Painting in the amount of $9,100 for the cleaning and painting of the inside of LTA's water tower. Mary Crook seconded.
  A roll call vote was taken. All aye, the motion passed.

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

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- Rodger Vogel moved to approve a change to Campground Rules to reword rule #36 to the wording provided in a handout to the Board. Bob Bittner seconded.

- Diana Hale moved to approve contracting Dredge Better in an amount not to exceed $40,000 to remove approximately 800 cubic yards of silt from the main lake retention pond just west of Lake Thunderbird Road. Paul Byrd seconded.

  Diana Hale moved to approve contracting with Dredge Better in an amount not to exceed $10,000 to remove approximately 200 cubic yards of silt from the channel that extends from under Lake Thunderbird Road to the dual culverts. Paul Byrd seconded.

  Diana Hale moved to approve contracting with Dredge Better in an amount not to exceed $20,000 to remove approximately 300-cubic yards of silt from Clearwater inlet. Paul Byrd seconded.

  Bob Bittner moved to table all three motions. Karen Scheid seconded. A voice vote was taken. All aye, the motions were tabled.

- Mary Crook moved to approve the transfer of $44,000 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 aye, the motion passed.