Lake Thunderbird Association

Board Meeting Minutes

Saturday, August 15, 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; Chris Pope, Treasurer; Karen Scheid, Secretary; and Rodger Vogel, Director. 36 members in attendance. A quorum was established.

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

Comments by members regarding agenda items: None.

Approval of prior Board minutes:

a. July 18 Board Meeting
b. July 18 Closed Session

Diana Hale moved to approve the July 18 open and closed session meeting minutes. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.

Correspondence by Secretary – Karen Scheid: None.

Financial report – Chris Pope

July 2026 financial reports

Profit & Loss Statement

- Monthly revenue totaled $142,823. Unusual item: "Other Income" includes the $44,608 insurance claim proceeds.
- Operating expenses totaled $125,442 and included tax return payments for 2025 and 2026.
- Revenue less operating expenses totaled $17,382.
- Capital Projects totaled $33,234
- Monthly net loss totaled $15,852.
- Year to date 93% of total budget has been collected totaling $1,754,953.
- Year to date operating expenses were $1,334,009, 42% of the annual budget.
- Year to date capital improvements totaled $135,929.
- Year to date net profit totaled $930,455.

Cash & Investments Report

- Operating Funds were $1,392,209.
- Reserve Funds were $585,846.
- Commission Funds were $17,095.
- Total Cash & Investments were $2,074,437.

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

Bills to Approve

Larger items include: Federal tax payment ($18,000 federal and $6,000 state), liability insurance payment ($12,793), second payment for the water system pump ($31,540), and a boom rental ($3,500).
Total to be approved $110,865.83.

Bob Bittner moved to approve the Bills to Pay for August 2026. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

Other Financial Updates

- An electronic cash register was added to the office's cash handling procedure.

President's Report – Paul Byrd

a. The Board is very happy to welcome our new Lake Manager, Tyler Shields, to his seat at the table for this meeting! The Board is looking forward to Tyler's continued integration into our community.

Lake Manager's Report – Tyler Shields

a. Overall, my approach to this position is to focus on organization, communication, accountability, preventative maintenance, and making sure we are using our staff and resources effectively.
b. I know there's still a great deal for me to learn, and I expect that process to continue over the next several months as I become more familiar with the association, the lake facilities, and the needs of the membership.
c. One area I would like to begin developing is a more consistent safety and training program for our staff, particularly within the maintenance team. The goal is to establish regular safety meetings, likely monthly, to cover topics that are relevant to the work being performed here at the lake. Such as heat-related illness, equipment safety, personal protective equipment, and most of this is going to come from OSHA-related topics. The goal is to keep safety at the forefront and make sure our employees have the information and training necessary to work safely.
d. Another thing I'm looking forward to working on is reviewing and developing procedures for both the office and maintenance operations. Having clear and consistent procedures should make us more organized, improve accountability, and make better use of staff time and association resources. And ultimately, it'll allow us to respond more effectively to the needs of members.
e. We are due for our yearly dam inspection, so in the next couple weeks, I will be scheduling that.
f. We are preparing to implement a workers' compensation return to work process. This policy has been developed along with an employee injury incident report and a physician's return to work form. Next step for me on that, we'll just have all the staff sign that, collect acknowledgements, and then we'll document that in case we ever need it in the future. Nyla in the office is a huge help for this, so a big shout out to her.
g. One of the things that's really important to me is going to be the long-term health and maintenance of the lake itself. I see this as a high priority. I had the pleasure of meeting with Tom Dwyer yesterday. He took me around and got me up to speed.
h. This past week, we had our annual inspection for the Illinois Department of Public Health. They come out and inspect the campground, the beach area, and the clubhouse swimming pool every year. I'm happy to report that we did pass that inspection, so all is good. Overall, it was a great meeting, very productive, and the inspector gave us a lot of good recommendations for routine maintenance and some smaller preventative things we can do to extend the life of our amenities.
i. I do appreciate everyone's patience as I continue to get up to speed with all this, and I look forward to working with the board, all the different committees I've already met with, and the membership, too. Thank you.

Advisory Committees and Commissions

a. Ad Hoc Personnel Manual Review (Chris Pope): *Chris Pope moved to disband the Ad Hoc Personnel Manual Review Commission. Mary Crook seconded. A voice vote was taken. All ayes, the motion passed.*

b. Architectural Control (Bob Bittner):

Permits review at the last two meetings:

- July 23 – new garage roof, replace drain tile & sidewalk, and boat dock
- August 13 – Reroof a house for solar panel, open-sided garage, and a new steel house roof

c. Campground (Steve Glynn):

- Thanks to everybody for coming to our Christmas in July party!
- Attendance at the campground has been low throughout this rainy summer.
- Steve finally got a company to speak to him about the very small splash pad project.
- Thanks for coming out in the rain and supporting the Campground raffle at the Corn Boil.
- Thank you, Tom Krafft, for taking down some of the black walnut trees that have been endangering campers and their trailers.

d. Conservation (Steve Glynn):

- Thank you everyone that came out to the Corn Boil – 3 of the 4 barrels of beer were sold during the Corn Boil despite the rain.
- Save the Fish program, that hasn't quite come to fruition yet this year, so we're looking to take the remaining $10,000 of our stocking money and put it towards fish. We had a vote in our Conservation meeting to stock 750 walleye, 750 hybrid striper, and 750 crappie. That quote should come in the $10,000 range. We will request approval at the September Board meeting when we have a firm quote.
- In the 2027 budget, it may be worth considering more funds for fishing stocking since the price of fish continues to go up and the budget has not changed in years.
- Conservation talked a lot about red-ear sunfish identification. The red-eared sunfish that Conservation stocks in the lake are there for the event that we get zebra mussels. They have jaws that can crush the shells, so we want to promote the information for red-eared sunfish and the difference between a bluegill and a red ear. Redear are on the catch and release list so they can propagate and fill the lake and do what they're supposed to do without members removing them. Thank you, Andy Merek and Alyssa Windell, for helping with the education and outreach to inform others of this initiative.
- Our next event is the Mark Serio fishing tournament, September 12 and 13 – registration at 6am.
- Special thanks to Bob Hale for lending his electrical expertise at the Corn Boil to keep the beer cold.

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

f. Earth Day (Ann Annen): None.

g. Events & Amenities (Chris Pope): Venetian Night is Saturday September 5 – Decorate your boats and meet at the dock to celebrate the end of summer. Wine and Cheese Tasting Party is September 26 – Tickets are for sale in the office.

h. Finance (Linda Brauer): Next meeting Monday August 17 at 3pm.

i. Lake Water Management (Tom Dwyer): Looking into alternatives for next year.

j. Planning (Paul Byrd): Meeting will be announced soon.

k. Rules (Dave Augustine): Requesting that the Board solidify the Dependent Guest Wristband policy at the next Board meeting.

l. Safety (Dan Quinn): Security has been rebranded as Safety. A draft of an SOP has been put together for review by the Board.

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

n. Water Safety (Bob Bittner): Water Safety met and considered what top issues they encountered on the lake this year: misuse of paddleboards, misuse of lily pads, and overloading of pontoon boats.

o. Water System (Dave Augustine): Due to the continued rain, pump number 1 still has not been replaced.

Resolutions by Board members: None.

Unfinished business

a. Tabled: Approve proposals to trial hydrological lake dredging

When this project comes to the Board after more research, it is likely to change the three motions made previously on the topic of dredging, so the current motions should be rescinded to remove the topic from the table until it comes up again.

Diana Hale moved to untable the item. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.

Diana Hale moved to rescind the three motions she had made during the June Board Meeting pertaining to hydrological dredging of the lake. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.

b. Tabled: Define responsibilities for Lake Manager versus Board

The proposed definitions are to be reviewed by Rules Committee, who have not met yet. This topic remains tabled.

New business

a. Safety: Approve revised Safety Officer Field Guide and Standard Operating Procedures

Mary Crook moved to approve a volunteer force with a new Safety Committee. Rodger Vogel seconded.

Discussion: This is not the job description for a paid Safety Officer. The goal for this fall is to put together a volunteer group of members to perform Safety checks and drive-arounds and in the spring the Board may consider hiring a seasonal person to be a Safety Officer.
Karen Scheid – Please include in their procedures: looking for possible short-term renters.
Chris Pope – "Notify Office" is a vague directive. What is the actual procedure in the office when they are notified?
Tyler Shields – Once the Safety procedures are in place, the office staff will have a better understanding of any new procedures they may need to implement.
Diana Hale – Thank you for renaming Security as Safety. The County Sheriff's Office provides "security".

This item was tabled.

b. Administrative: Discuss definition of Associate Member

- Associate Member is defined in the By-Laws as a spouse, child or ward of the Member. Only one person per lot is defined as the Member.
- Residents *excluded* from Associate Membership according to the By-Laws include unmarried partners, a parent of the Member, and a roommate permanently residing at the Member's billing address.
- Today, those who live at the primary billing address of the Member but fall outside the definition of Associate Member are considered guests and are not eligible for a permanent rubber member wristband.
- When considering the permanent implementation of the Dependent Wristband policy trialed this year, perhaps these residences should be considered since they could be candidates for the program.

c. Administrative: Discuss allowing dogs at the beach

- The Rules Committee has brought to the Board's attention that Rules & Regulations currently state that the Beach and Beach Park do NOT allow dogs. This includes the pavilions to the west of the parking lot which some members believe allow dogs.
- The Rules Committee proposed changing the name of the park surrounding the pavilions to Sunset Park to make it a definable space where dogs are allowed, just as they are on all common properties.

Discussion: A concern was raised that defining a third space with another name in a small area may be more difficult to communicate than it's worth. If more interest to define the pavilion as a place where dogs are allowed arises over the next year, the Board will readdress the issue.

d. **Administrative: Discuss Meet the New Candidates meeting for 2026 and beyond**

- The Clubhouse has been reserved for Saturday, September 12 from 4pm to 5:30pm. One of the three non-incumbent candidates for the Board checked with the other two and they agreed on the date. They wanted to have an opportunity for the membership to meet them and ask questions about their beliefs and approach to Board membership.
- The four incumbent candidates that are running for reelection were also invited, but only after the date was set. It's not clear which of those four are available.
- Chris Pope asked that the Board raise the issue for discussion, both regarding this year's meeting, and to establish a policy for future years.

Discussion:

Bob Bittner – Interest in such a meeting has been nearly nonexistent in the past.

Chris Pope – Is this a meeting sanctioned by the Association or is this a private event? If the clubhouse is rented and reserved by a member to hold the event, a fee should be charged. Any advertising in the Chairtree should also be paid for as a private event.

Paul Byrd – The ad has been paid for by a member.

Linda Demien – The meeting is for the community to meet the candidates that are less visible to the public since they are not currently serving on the Board.

Paul Byrd – Future iterations of this Candidate Meet & Greet should be planned for and sanctioned by the Board with a preset date for the event each year.

e. **ACC: Discuss permitting of boathouses**

Bob Bittner – For the past 3 years, the Architectural Control Committee has not been issuing permits for deck-topped boathouses based on a recommendation from our attorney. Two months ago, ACC had a contractor attend the meeting and say that a member wanted to build a deck-topped boathouse and threatened litigation if ACC did not allow it.

Bob Bittner moved to end the boathouse discussion in open session and continue in closed session since the boathouse permitting may involve litigation. Chris Pope seconded.

Discussion:

Paul Byrd stated disagreement that this topic should be discussed only in closed session. It is not yet a legal matter. Legal action has been threatened but not initiated on either side of this issue, allowing or disallowing the construction of double-decker boathouses, yet there is no pending litigation.

Karen Scheid – Suggested: no further approval for deck-topped boathouses until the Board approves rules regarding their construction.

A voice vote was taken. 4 ayes, the motion passed. This topic was moved to closed session.

f. **Facilities/Projects: Discuss status and future of marine fuel station**

The one remaining project for 2026 is the marine fuel station. The Board had questions for Bob Bittner about the status and the steps remaining.

Bob Bittner – This project was not approved by a state fire marshal primarily because it was located too close to the water and the tank was not UL certified.

- The solution is to move the containment vault and tank to the south and replace the tank. This move could have been done weeks ago, and the project moved forward. However, maintenance had been busy mowing grass and doing other jobs.
- The question was raised whether the project should proceed. The project was approved for a budget of $8,000. To date, $5,730 has been spent. With the upgrade to a double-wall tank and new electric system, the total expense should still be under budget. Amenities like this add enjoyment and convenience to the members. The Marine Gas Station is an amenity.

Discussion:

Diana Hale – What is the plan for dispensing fuel into the boats?

Bob Bittner – The original plan was for the tank to be close enough that Maintenance could fuel the boats directly with a metered hose. When the tank moves 40 feet south, a wheeled fuel caddy will have to be used to transport the fuel from the tank down to the water.

Karen Scheid – After reviewing all the violations on the original permit, was a new permit filed and how much will fixing the violations cost the Association?

Bob Bittner – No, a new permit cannot be submitted until the violations are rectified at an estimated cost of $1,500 for the tank replacement with about $600 left over for all other expenses (i.e. electrical installation).

General concern was expressed by some Board directors that despite what was spent on the project to date, it was not possible to keep the project under the $8,000 budget set by the Board.

Paul Byrd moved to cancel the Marine Fuel Station Project. Rodger Vogel seconded. A roll call vote was taken. 6 ayes, 1 nay. The motion passed.

g. **Financial: Discuss the fee assigned when members are sent to Collections**

- The current rules state that a $100 fee will be added to any overdue assessment as it is sent to the collection agency. However, a collections agency typically charges 30% of the funds collected as their fee. Therefore, today, LTA receives about $525 on a $650 assessment when we send it to collections.
- The question before us is, are we okay with receiving less from the collections agency than we billed our members? Or should we increase our fee to 10/7 of the amount owed to us, which would allow the collections agency to take 30%, and we would still receive 100% of what we assess to our members?

Discussion:

Chris Pope – There are possible legal restrictions on how much we can charge as a fee to those who are sent to collections so more information may be need from our lawyer. It is fair to expect some loss in revenue when sending an account to collections; at least some funds are collected instead of zero.

h. **Financial: Approve transfer of funds from Operation to Payroll**

Mary Crook moved to transfer $75,000 from the MidAmerica Operating account to the Midland Bank Payroll account. Diana Hale seconded. A roll call vote was taken. All ayes, the motion passed.

i. **Financial: Approve transfer of Operating funds into InterFi Cdars**

- In July, the Association reached the high-water mark in the amount of money in the Operating account, since over 90% of the assessments have been paid. The Association receives 2.3% interest on these funds, but if we move them into a CDar, funds could earn 3.6% (50% more interest). The term length will have to be considered carefully as these funds may be needed in January, February, and March.

Chris Pope – This agenda item was written before we transferred $317,000 on August 13th from Operating to Reserves. Therefore, what was $777,000 is now down to about $450,000 which will carry the Association through the rest of the year and chasing a higher interest rate would result in negligible returns. Given a more updated balance of the accounts, this action is not a priority anymore. No action needed.

j. **Financial: Approve transfer of fraud insurance claim proceeds into Water reserves**

Diana Hale moved to transfer the fraud insurance claim proceeds of $44,608 to the Water System reserve account. Mary Crook seconded.

Discussion:

Bob Bittner – Before all these proceeds are transferred to Water reserves, are there any other projects we need to consider funding?

There are other items in the 2026 budget that have remaining funds that could be reallocated.

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

k. **Financial: Approve transfer of reserve funds from operating per 2026 budget**
Now that the Association has received the vast majority of its income for the year, we are in a position to transfer funds to our reserves as planned for in the 2026 budget.

Diana Hale moved to transfer $159,297 from the Operating funds to the Water System reserve account, as approved in the 2026 budget. Karen Scheid seconded. A roll call vote was taken. All ayes, the motion passed.

l. **Financial: Discuss in broad terms how to approach the 2027 budget process**

- Chris Pope asked that as we begin the process of pulling together a draft of the 2027 budget, we should have a discussion of how much we want to increase the money available for reserves. This is because increasing the amount available for reserves will require increasing assessments more than inflation.
- Paul explained that since we receive about $1.3 million from assessments, every 1% that we increase assessments generates an additional $13,000. As an example, if we assume inflation is 4%, and if we increased assessments by 8%, that would be 4 extra percent. This would generate an additional $52,000 for reserves.
- The Board has not discussed the expected expense of the water system replacement project, but it will require the vast majority of our current level of reserve funding each year for many years. (Reserve funding in 2026 was $420,944.) Paul Byrd estimated that we need to increase that number by at least $100,000 in order to implement the replacement of the water main around the lake and still have funds available to replace and maintain our facilities and equipment. If we generated that $100,000 over two years, that would be an assessment increase of 4% more than inflation for each of the next two years. Paul Byrd stated that he feels this is the minimum we need to plan for.

Discussion:

Paul Byrd – Keeping the increase around 8-9% would mean that increases would stay in the single digits and would not result in a need for a special assessment.

Chris Pope – The fee increases and slashing of operating expenses over the last couple years has resulted in a nice start of the Water reserve fund. Continued budget discussion should consider how Directors and members are feeling about increases as well as at what pace the Association can fund the Water Reserve.

Diana Hale – It's possible that vacant lots may already be selling due to increased fees the last few years.

Karen Scheid – Our pricing is still very low compared to communities in the area and our home fees include unmetered water service.

Andy Merek – Please consider the Lake Water Management funding needs as well in future budgets. There are some large projects possibly on the horizon for the health of the lake itself.

Jay Scheid – Consider starting at a 13% assessment increase, as that is the cap, and work backwards and see if the Association can afford to back down to 12, 11, or 10%.

Announcements

a. **Next regular LTA Board meeting Saturday, September 19, 2026**
b. **Announcements from Board members:** None.
c. **Announcements from membership:** None.

Comments by membership:

Maggie Hickox – Thank you to everyone who continues to donate cans at the maintenance shed to the ARK. Please only donate aluminum cans, not tin cans.

Adjournment: The open session concluded at 11:20 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 11:36AM by Paul Byrd.

Karen Scheid moved to adjourn the closed session at 1:34PM. Mary Crook seconded. Unanimously approved.

Rodger Vogel moved to reconvene the regular Board meeting at 1:34PM. Bob Bittner seconded. Unanimously approved.

The Board voted unanimously to approve actions A, B, C & D from closed session.

Diana Hale moved to adjourn the open session at 1:43PM. Rodger Vogel seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BoD Meeting – Saturday, August 15 2026 at 9:00 a.m.

- Diana Hale moved to untable the item. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.

  Diana Hale moved to rescind the three motions from the June Board Meeting pertaining to hydrological dredging of the lake. Karen Scheid seconded. A voice vote was taken. All ayes, the motion passed.

- Mary Crook moved to approve a volunteer force with a new Safety Committee. Rodger Vogel seconded. This item was tabled.

- Bob Bittner moved to end the boathouse discussion in open session and continue in closed session since the boathouse permitting may involve litigation. Chris Pope seconded. A voice vote was taken. 4 ayes, the motion passed. This topic was moved to closed session.

- Paul Byrd moved to cancel the Marine Fuel Station Project. Rodger Vogel seconded. A roll call vote was taken. 6 ayes, 1 nay. The motion passed.

- Mary Crook moved to transfer $75,000 from the MidAmerica Operating account to the Midland Bank Payroll account. Diana Hale seconded. A roll call vote was taken. All ayes, the motion passed.

- Diana Hale moved to transfer the fraud insurance claim proceeds of $44,608 to the Water System reserve account. Mary Crook seconded. A roll call vote was taken. All ayes, the motion passed.