Lake Thunderbird Association

Board Meeting Minutes

Saturday, November 15, 2025 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; Chris Pope, Treasurer; Karen Scheid, Secretary; and Rodger Vogel, Director. Diana Hale, Vice President was not in attendance. A quorum was established.

Approval of agenda: *Paul Byrd moved to add item 13.i. "Facilities – Approve contracts to complete downstairs meeting room renovation". Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

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

Comments by members regarding agenda items: None.

Approval of prior Board minutes: None.

Correspondence by Secretary – Karen Scheid: None.

- Paul Byrd – It was brought to the Board's attention that last month there was correspondence to the Secretary, and it was glossed over as there is usually nothing to report. Paul Byrd apologized to the membership for not reporting on the receipt of that correspondence (a letter to the Board regarding the ChairTree from Bob Hamann).

Financial report – Chris Pope:

a. October 2025 financial reports

Profit and Loss Statement

- Total revenue for October was $9,697 in assessments and other revenues.
- Operating expenses totaled $77,563 for October. Due to three payrolls being paid out in October, revenues less Operating expenses were -$67,866.
- Capital expenditures totaled $6,586 and include the $4,974 for the paving at the boat launch as well as $1,612 for resealing the lower parking lot at the clubhouse.
- Net operating loss for October was $74,452.
- Year-to-date revenues were $1,482,355, which is 94% of the total revenue budget for 2025. The 2025 budget included the rental fees revenues that were drastically cut with the implementation of the short-term rental ban. Lowered operating costs in 2025 offset this apparent revenue loss.
- Year-to-date operating expenses total $941,404.
- Year to date net profit was $287,233 and excluding any large surprises, LTA is expected to end the year with around a $100,000 surplus.

Cash and Investments Report

- Operating funds totaled $568,649.
- Reserve funds were $756,578.
- Commission Funds total $24,579.
- All funds combined total $1,349,806.

Karen Scheid moved to approve the Profit & Loss Statement and the Cash & Investments Report for October 2025. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

b. Bills to approve

Bank debits are routine expenses totaling $17,134.02. Larger items include several items from Pitney Bowes for the metered postage for the annual mailing ahead of the annual meeting. The operating account "to be paid" totaled $12,097.97. The general administrative account totaled $29.40. "Payments not on previous List of Bills" totaled $2,103.19 mostly for the beach pavilion reroofing project which was partially paid for with Menards rebate checks. Bills to approve totaled $31,364.58.

Bob Bittner moved to approve the Bills to Pay for November 2025. Rodger Vogel seconded. A roll call vote was taken. All ayes, motion passed.

c. Other financial updates: None.

President's report – Paul Byrd:

- This has been a very busy month for the Board, as well as for the President and interim Lake Manager. We held our Annual Meeting, which resulted in the replacement of Eva Falzone with Karen Scheid, who also accepted the position of Board Secretary.
- The Hiring Commission has been working diligently to screen candidates and hold initial interviews. The Board met November 10th and underwent two hours of "interview training", then interviewed two excellent candidates. During closed session today, November 11th, the Board will proceed to discuss the terms of an offer. With luck, the Board will be introducing a new Lake Manger at the December meeting, if not at the Christmas Party.

Lake Manager's report – Paul Byrd:

Outdoor activities are winding down. The grass has been mowed for the last time, except for maybe a few areas that stubbornly keep growing. The roof of the smaller pavilion at the beach has been replaced. The office continues to find phone lines that can be canceled, saving hundreds of dollars in future years.

Advisory Committees and Commissions

a. Architectural Control (Bob Bittner): ACC would like to remind membership, if you are not sure if your project will require a permit, please apply and ACC will let you know. Avoid fines for unpermitted work.

b. Campground (Steve Glynn): Campground is winding down except for a few anglers and hunters. Thank you, Events & Amenities, for their help with Trunk or Treat.

c. Conservation (Steve Glynn):

- Fishing tournaments have wrapped up for the year with the largemouth bass tournament on October 19th.
- Herman Brothers corrected the fish stocking order and delivered 2,250 hybrid stripers of the correct size. Thank you, Office staff, for their due diligence and withholding payment and effectively communicating with Conservation to wait until delivery was completed.
- Rob Hickox and Mary Dappen have put together an article on oak wilt, coming soon.
- Conservation met with Taylor's Way to assess options for the Chair Tree carving.
    - **Option 1:** Don't try to save the carving and increase the "fall zone" of the tree as it is rapidly decaying.
    - **Option 2:** 1) Carefully remove the carvings to save the art. Contract a tree service professional (Sunshine Tree Service maybe) to remove the carvings and store them in the firehouse. 2) Treat and preserve the carvings. 3) The treated carvings would be placed in a new pavilion with a concrete pad. Also, a new chair tree could be planted in honor of the original using saplings started in this growth pattern from Hornbaker Garden.
    - Conservation prefers Option 2. $5,000 has already been approved for carving preservation. Bids will need to be brought to the Board for approval for each step.

Mary Crook moved to proceed with Option 2, step 1 as outlined by Steve Glynn, not to exceed $5,000. Chris Pope seconded. A roll call vote was taken. All ayes, the motion passed.

d. Dog Park (Mary Dappen – Presented by Paul Byrd): None. The new Lake Manager will be looped in.

e. **Earth Day (Ann Annen):** Final clean up today, November 11th, see you all in the spring!
f. **Events & Amenities (Chris Pope):** LTA Craft Fair was a success and well attended; raffle tickets raised $400 in donations for the ARK. Booze & Blooms, November 21st, is the next event.
g. **Finance (Linda Brauer -Presented by Chris Pope):** Finance has been reviewing the insurance policies with assistance from Jay Scheid. It is recommended that auto policies be reviewed and reduced for some older LTA vehicles. An insurance claim to be opened regarding the 2023 financial year.
h. **Hiring Commission (Paul Byrd):** The Board met and interviewed the two candidates brought forth by the Commission, and the Board has made their choice. Thank you, Hiring Commission, for all your hard work. This Commission is likely to be disbanded at the December Board meeting.
i. **Lake Water Management (Tom Dwyer**): None.
j. **Newsletter (Diana Hale):** Not in attendance.
k. **Planning (Paul Byrd):** To reconvene when Paul Byrd can transfer out of the Lake Manager role.
l. **Rules (Dave Augustine):** None.
m. **Security (Tom Pope):** None.
n. **Tree Huggers (Rob Hickox):** None.
o. **Water Safety (Bob Bittner):** None.
p. **Water System (Dave Augustine):** None.

Mary Crook, Director: Thank you to all the volunteer members of these Committees and Commissions.

Resolutions by Board members: None.

Unfinished business: None.

New business

a. **Facilities: Approve renewal of Test Incorporated contract**
Test Incorporated supplies oversite of the LTA water system as well as interfaces with the EPA and other parties to make sure LTA stays in compliance with all regulations.

Mary Crook moved to renew our water system contract with Test Incorporated in the amount of $500/month for 2026, $525/month for 2027, and $550/month for 2028. Karen Scheid seconded. A roll call vote was taken. All ayes, the motion passed.

b. **Facilities: Approve JD Belcher maintenance contract for water pump generator**
In prior years, JD Belcher was under contract to do this maintenance. That contract has lapsed, and LTA wants to renew it. Having them under contract will 1) make sure the generator is ready to go at any time and 2) it will give LTA a quicker response from JD Belcher if the generator won't start or the transfer switch won't transfer from Ameren to the generator. In addition, if we have someone familiar with generators and transfer switches, they will know about possible problems with our equipment through factory bulletins and their own experience before it becomes a problem and we have no working generator/transfer switch when we need it.

Rodger Vogel moved to approve the JD Belcher contract in the amount of $450 for 2026 to provide maintenance and support to the generator for the water pump. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

c. **Facilities: Approve Test Incorporated contract to upgrade water control system**
As part of the water control system, there are analyzers for chlorine and fluoride. Support for the current system will conclude at the end of 2025. The new analyzers and internet-based communication would be part of this upgrade, making our system more automated and easier to remotely monitor. LTA maintenance staff may need to continue manual testing for an undetermined amount of time to ensure the new system is accurately recording and communicating. Three bids will probably not be presented for the project as there are no other local options.

Bob Bittner moved to approve the quoted contract from Test Incorporated to upgrade the water control system not to exceed the amount of $42,000. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

d. Financial: Approve reinvestment of maturing CD

CD to mature December 24, 2025, at Spring Valley City Bank

Rodger Vogel moved to approve the reinvestment of the CD at Spring Valley City Bank at the best available rate in one of the banks with which LTA regularly does business. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.

e. Amenities: Approve contract for food service vender at the Snack Shack

Rodger Vogel (Director) – Does the contract give Lakewood Landing exclusive rights to all food service on all common property or just the Snack Shack? (Answer: just the Snack Shack) Can the contract require standardized hours of operation? (Answer: Lakewood Landing runs their own business, and we cannot tell them to remain open if no one comes for lunch; however, they expect to be providing lunch to dozens of contractors that work at the lake all summer long. We'll see.)

Chris Pope (Treasurer) – Lakewood Landing did not have a full season or functioning space to operate in 2025; let's give them another year contract and opportunity to succeed in 2026.

Chris Pope moved to approve the President to sign a contract with Lakewood Landing to provide food service at the beach during 2026. Karen Scheid seconded. All roll call vote was taken. All ayes, motion passed.

f. Rules: Approve complete set of updated rules for 2026

There are no new rules to review; this is the approval of a compilation of all the Rules changes that were approved throughout the year to be published to membership in January 2026.

Mary Crook moved to approve the full set of revised Rules, subject to approval by the Association attorney. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.

g. Administration: Approve creation of 250th Celebration Commission

The commission was approved by the Board (July 2025 Regular Board Meeting), but a commission chairperson was never appointed. The new Lake Manager will be looped in to continue the search for leadership for this celebration. Various members offered to be on the commission, just not lead it.

h. Administration: Develop policy/rules regarding gifting of lots to LTA

Rodger Vogel moved that the Board should accept any lot from any member if the county taxes are fully paid and the legal transfer fees are paid by the former owner, regardless of the status of the paid LTA assessments. Karen Scheid seconded.

Discussion: No official policy exists for the gifting of member owned lots back to LTA. Some criteria to consider: County taxes paid in full? LTA assessments paid in full? Legal title transfer fees paid by LTA or current owner? Currently, LTA owns 25 sellable lots so maybe we consider suspending receiving any new lots until the current ones are sold and a cap can be set on the number of sellable lots owned by LTA at any point in time. Should the new process be that each decision be made on a case by case basis, and the lots be brought by the owner to closed sessions for the Board to consider? More discussion and a more concise proposal to be brought to the December Board meeting.

Rodger Vogel rescinded the motion. Karen Scheid seconded.

i. Facilities: Approve contracts to complete downstairs meeting room renovation

Rodger Vogel has been collecting quotes and working with Chris Pope and Denise Sattler to finally finish the refreshing/renovation of the main conference room downstairs in the clubhouse. We will replace the 30-foot

section of the sewer pipe, the only part that was not replaced last summer. The walls and wood paneling will be painted, and the carpet replaced. Based on quotes received so far, those three activities total just under $20,000. Other quotes will be requested, and it is possible that some work may be done by our Facilities staff, further reducing the total cost. A "not to exceed" number will be proposed to the Board and then gain approval so that work can begin. Individual contracts will be approved via contacting the Board between meetings and formally approving the contract at the next monthly meeting.

Discussion: Bob Bittner: Has a liner or ballon been considered for the repair of the existing sewer line instead of demolishing the basement and replacing it? Also, when were the investigation and requests for quotes discussed?

Rodger Vogel: The most recent scope shows major damage to the pipe but also revealed that the pipe does not go under the main office, only the kitchen/office, thus avoiding disturbing the office. As interim Lake Manager, Paul approved the expenditure of up to $300 to scope the pipe. Other quotes were obtained at no cost, resulting in this discussion today.

Rodger Vogel moved to approve up to $20,000 that would be paid out in contracts to at least a sewer company, a painting company, and a carpeting company (and possibly others) to complete the refreshing of the downstairs meeting room in the Clubhouse. Chris Pope seconded. A roll call vote was taken. 5 ayes, 1 nay, motion passed.

Announcements

a. **Next regular LTA Board meeting is Saturday, December 20, 2025**
b. **Announcements from Board members:** None.
c. **Announcements from membership:** None.

Comments by membership:

- Jon Brunschon (5 Pinetree Ct) – Expressed concern that there was mismanagement in last winter's renovation of the clubhouse bathrooms and that it may continue in the next stage of the renovation.
- Bob Hamann (18 Chairtree Ct) – Thank you (Board) for using common sense and getting things done.

Adjournment: The open session was concluded at 10:45a.m. *Bob Bittner moved to adjourn the open meeting. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

Closed Session: Closed session meeting was convened at 11:01a.m. A quorum was established. *Rodger Vogel moved to adjourn the closed session at 12:18p.m. Mary Crook seconded.* Unanimously approved.

Reconvene Regular Board Meeting and Adjournment: *Chris Pope moved to reconvene the regular Board meeting at 12:18p.m. Rodger Vogel seconded. Unanimously approved.*

Bob Bittner moved to accept or implement subject matters A, B, C, D and E from the closed session. Chris Pope seconded. Unanimously approved.

Mary Crook moved to adjourn the open session at 12:19p.m. Karen Scheid seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BOD Meeting – Saturday, November 15 at 9:00AM

- Mary Crook moved to proceed with Option 2, step 1 as outlined by Steve Glynn, not to exceed $5,000. Chris Pope seconded. A roll call vote was taken. All ayes, the motion passed.
- Mary Crook moved to renew our water system contract with Test Incorporated in the amount of $500/month for 2026, $525/month for 2027, and $550/month for 2028. Karen Scheid seconded. A roll call vote was taken. All ayes, the motion passed.
- Rodger Vogel moved to approve the JD Belcher contract in the amount of $450 for 2026 to provide maintenance and support to the generator for the water pump. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.
- Bob Bittner moved to approve the quoted contract from Test Incorporated to upgrade the water control system not to exceed the amount of $42,000. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.
- Rodger Vogel moved to approve the reinvestment of the CD at Spring Valley City Bank at the best available rate in one of the banks with which LTA regularly does business. Mary Crook seconded. A roll call vote was taken. All ayes, motion passed.
- Chris Pope moved to approve the President to sign a contract with Lakewood Landing to provide food service at the beach during 2026. Karen Scheid seconded. All roll call vote was taken. All ayes, motion passed.
- Mary Crook moved to approve the full set of revised Rules, subject to approval by the Association attorney. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.
- Rodger Vogel moved that the Board should accept any lot from any member if the county taxes are fully paid and the legal transfer fees are paid by the former owner, regardless of the status of the paid LTA assessments. Karen Scheid seconded.
  Rodger Vogel rescinded the motion. Karen Scheid seconded.
- Rodger Vogel moved to approve up to $20,000 that would be paid out in contracts to at least a sewer company, a painting company, and a carpeting company (and possibly others) to complete the refreshing of the downstairs meeting room in the Clubhouse. Chris Pope seconded. A roll call vote was taken. 5 ayes, 1 nay, motion passed.