Lake Thunderbird Association
Board of Directors Meeting
Saturday, March 15, 2025 at 9:00AM

Pledge of Allegiance / Call to order: The meeting was called to order at 9:00a.m.

Roll call / Establishment of a quorum: Board Members present - Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Eva Falzone, Secretary; Diana Hale, Vice President; Chris Pope, Treasurer; Rodger Vogel, Director was not in attendance. A quorum was established.

Approval of agenda: Mary *Crook moved to approve the agenda. Diana Hale seconded. A voice vote was taken. All ayes, motion carried.*

Comments by members regarding agenda items: None

Approval of prior Board minutes:

a. February 15, 2025
b. January 18, 2025, closed session
c. February 15, 2025, closed session
   i. *Eva Falzone moved to approve the open session meeting minutes from February 15, 2025. Mary Crook seconded. A voice vote was taken. All ayes, motion carried.*
   ii. *Bob Bittner moved to approve the closed session meeting minutes from January 18, 2025, and February 15, 2025. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.*

Correspondence by Secretary – Eva Falzone: None

Financial report – Chris Pope:

a. February 2025 financial reports

Profit & Loss Statement

Revenue in February totaled $78,497 primarily from annual campground and boat slip leases as well as some annual assessment fees. Operating expenses for "repairs and maintenance" have reached 39.5% of the designated yearly budget due some large unforeseen repairs, for example the backhoe repairs. Operating expenses total $112,723 thus an operating loss of $34,226. The only capital project expenditure in February was the clubhouse bathroom project totaling $11,992, bringing the total project to $12,362. Net loss for the month of February was $46,218, as to be expected.

Cash & Investments

Operating funds totaled $239,498. Reserved funds invested in CDs and money markets totaled $590,077. Designated committee funds totaled $26,222. All cash and investment accounts totaled $855,797.

Eva Falzone moved to approve the Profit & Loss Statement and Cash & Investments report for January 2025. Mary Crook seconded. A roll call vote was taken. All ayes, motion carried.

b. Bills to Approve

Bank Debits are routine expenses totaling $28,642. The West Bend Mutual property & casualty insurance was the largest expense. The "To Be Paid" category totaled $5,516. The general administrative account totaled $683. "Payments not on previous List of Bills" total $7,908 which includes the 50% down payment on the July fireworks display as well as bathroom renovation expenses.

Eva Falzone moved to approve the bills to pay for February 2025. Paul Byrd seconded. A roll call vote was taken. All ayes, motion carried.

c. Other financial updates

The audit field work and numbers are done. The accountant is working to complete the full report with footnotes and the LTA lawyer is now looped into the process.

President's report – Paul Byrd:

- Our commissions are doing great: Dog Park, DMP, Rules, Conservation, ACC. There is a lot of effort that goes on behind the scenes investigating and brainstorming, before motions are brought to the Board for discussion and voting. I want to thank the many volunteers on these commissions for their dedication.
- Nine folks from the lake will be attending the Illinois Lake Management Association conference on Tuesday and Wednesday this coming week. The membership should be thankful there are so many people willing to spend their time learning about fish and aquatic plants, and water quality issues.

Lake Manager's report – Russ Hawkins:

- New compressor – fixed instead of replaced, saving LTA money
- July 12th is the confirmed date for Independence Day fireworks – same cost as last year
- Clubhouse Bathrooms – Thursday March 20th sheet rock is arriving
- Campspot.com – overnight camping online reservation is live
- CAN – Community Announcements Network – sign up for email notification for non-emergency announcements from LTA on the LTA website homepage
- Possible merry-go-round and playground updates – $6,000 to add to the play equipment and make safer – Early May family event in planning to celebrate
- Dog park – Have the site using lots around the water tower. Amenities like water, electrics, and Wi-Fi already exist in this area making for a convenient area to add an amenity for membership
- ChairTree condition – The base is rotted and perhaps not able to be saved. The park itself could benefit from some updates – small parking lot, bocce ball court, pavilion in the long-term
- 2017 Maintenance truck – the transmission needs to be rebuilt
- Quarry Pump – it is at the end of its lifespan. Test Inc gave a verbal quote of $26,000 over the phone to replace and fully update our water monitoring. New system would eliminate need for physically testing water daily in various locations around the community. Board agreement that water monitoring should be updated ASAP
- Ice sales – Home City Ice – 3 coolers currently rented from Home City Ice on LTA properties, 2 of which are for profit (Clubhouse and Campground). Suggestion to reduce to 1 larger cooler that LTA would own, not rent. Home City Ice will only deliver if the order exceeds 100 bags per delivery. Purchasing an ice vending machine is a large investment that would make it a 24hr/365 service for membership and reduce need for clubhouse to handle transactions.

Advisory Committees and Commissions:

a. **Architectural Control (Bob Bittner):** ACC met March 13 and reviewed permits for driveway, deck, reroofing, and a dog run.
b. **Bathroom Renovation (Rodger Vogel):** Updates on renovation given in Lake Manager report as Rodger Vogel was not in attendance.
c. **Campground (Steve Glynn) Presented by Russ Hawkins:** Considering limiting bathroom access to only those camping as the campground is being misused and vandalized.
d. **Conservation (Steve Glynn): Presented by Andy Merek:** Met March 8th – Dates for 2025 fishing tournaments are set – posted on website and registration forms available as well. The Spillway Fish Barrier/ Retrieval Update: Thanks to Curt Dukes, Bob Bittner, and Dave Augustine. Conservation volunteers will be needed to clear the bottom of the spillway pool in the event any fish go over during significant spring rains. Conservation Commission 50/50 raffle tickets are available to buy, and/or to sell to the LTA membership. Steven Glynn is waiting on a delivery date from Herman Bros Hatchery for the red ear sunfish spring stocking. Bob Bittner is monitoring the west end of the lake to possibly schedule a date with Herman Bros electro fish shocking session to remove our over abundant gizzard shad population.
e. **Deer Management Program (Rick Steele):** Not in attendance.
f. **Dog Park (Mary Dappen):** Dog park will only be accessible with key that members receive upon signing. June 7th – Fundraising Brunch 8 to 11AM.
g. **Earth Day (Ann Annen):** Little watering can returning for donations – about $800 spent each year on beautifying the grounds.
h. **Events & Amenities (Chris Pope):** St Patrick's Day Bunko to still be held despite the power outage. April 12th Brunch & May 3rd Kentucky Derby party.
i. **Finance (Linda Brauer) Presented by Chris Pope:** Insurance to be investigated next by the committee. Planning should be looped in and overlap via Linda Brauer attending both meetings.
j. **Human Resource (Donna Naborowski):** None.
k. **Newsletter (Diana Hale):** Diana is writing some articles but still looking for interested members to contribute their own articles. Ann Annen suggested a "Meet Your Neighbor" column.

l. **Planning (Paul Byrd):** Meeting planned for Monday, March 24 - agenda to include finding a new chairperson and finding a way to collaborate with finance committee.
m. **Rules (Mary Crook):** Met March 5th – changes to campground rules will be addressed later in new business. Discussion at last meeting included property signs rules.
n. **Security (Tom Pope):** None.
o. **Tree Huggers (Rob Hickox):** Watering to begin soon. Solutions to cicada damage is neem oil. $200 to be spent on soil enrichment.
p. **Water Safety (Bob Bittner):** Next meeting to be April 12th – New flags coming soon.

Resolutions by Board members: None.

Unfinished business: None

New business

a. Maintenance: Proposal to replace chlorine pump
Chris Pope moved to approve $26,000 to replace the chlorine pump for the lake's water supply system. Eva Falzone seconded.

Discussion: Should funds come from capital improvements funds; are there funds in capital improvements already set aside for water system upgrades? If these funds are not previously designated, other projects will be delayed or we must use reserve funds. Board agreed that where funds come from will be sorted, but this project needs to be executed ASAP as it pertains to the community's water safety.

Bob Bittner moved to amend the motion to include the name of the system. Paul Byrd seconded. A voice vote was taken. All ayes, motion to amend carried.

Paul Byrd moved to approve $26,000 to replace the chlorine pump for the lake's water supply system with the Samsara water control system. A roll call vote was taken. All ayes, motion carried.

b. Maintenance: Proposal to repair 2017 truck transmission
Mary Crook moved to approve up to $5500 to repair the transmission on the lake's 2017 pickup truck. Eva Falzone seconded.

Discussion: This should be funded by capital expense, not maintenance. Peed Automotive to do repair.

A roll call vote was taken. All ayes, motion carried.

c. Rules: Presentation of Rules changes

- All changes to Rules go into effect January first of the following year unless they are expressly noted to go into effect immediately.
- Each year, we print a full set of the Covenants and ByLaws, the Rules of Order, and the Rule and Regulations and mail them to every member, per CICAA requirements. These are usually mailed in early April.
- One of the Rules changes we are about to discuss needs to apply immediately, and the others are all related to the Campground so we will include them in this "effective immediately" group.
- Due to this need for immediate implementation, we decided to hold off on the annual printing of the newspaper that usually goes out every April. This year it will go out in May, one month later than usual.
- Seven changes to Rules were explained.

Bob Bittner moved to approve the rules as stated for the changes to the ACC and Campground rules. Diana Hale seconded. A voice vote was taken. Two ayes, one nay, three abstentions. The motion passed.
(Per Robert's Rules of Order, a vote is passed when approved by "more than half of the votes cast by persons entitled to vote, excluding blanks or abstentions, at a regular or properly called meeting.")

d. Finance: Motion to distribute tax on income to commissions causing the tax

- Our HOA is a not-for-profit, so we are not taxed on any functional income we receive that exceeds our expenses. This is called functional income because it supports the maintenance and business operations of the association.

- However, any funds generated by our commissions are NOT considered functional income, because they do not support the maintenance and business operations of the association. We can determine the amount of these funds each year by simply comparing the January 1st bank balance to the December 31st bank balance. If it went up, the commission earned money. These earnings are taxed.
- We want to make sure that commissions do a good job of spending the money that they take in, because lately we have seen an uptick in taxable income. So we are proposing to charge commissions 20% (equal to the tax rate) for any increase in their bank balance from one year to the next, on the amount that exceeds $500. In general, this charge will never occur; but if a commission happens to generate a lot of income one year without spending it, LTA's budget should not have to pay the tax on that income.

Paul Byrd moved to require beginning in 2025, commissions pay the association 20% of any income that exceeds $500 in a calendar year. Diana Hale seconded. A voice vote was taken. The motion passed.

e. Finance: Transfer funds from investments to Operating to support monthly operations
None needed this month, due to Assessment income flowing in!

f. Finance: Transfer funds from Operating to General Administrative to support monthly Lake Manager approved expenditures

Bob Bittner moved to transfer $5,000 from MidAmerica Operating Account ending in 9173 to the MidAmerica General Administrative account ending in 9492. Mary Crook seconded.

Discussion: Russ Hawkins explained that he is requesting slightly more this month due to the bathroom renovation as well as spring startup expenses like pool chemicals and license renewals.

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

Announcements
a. Next regular LTA Board meeting April 18, 2025
b. Announcements from Board members: None
c. Announcements from membership: None

Comments by membership:
- Power outage today – Trees seem to be dangerously close to some power lines.

- Karen Scheid – Thank you for spraying for weeds last year on the lake. Will there be more treatment for weeds this year? Russ Hawkins – 3 year treatment and under warranty. During April or May, maintenance will perform more spray treatments.

Adjournment: The open session was concluded at 10:55a.m.
Bob Bittner moved to adjourn the open meeting and move to a closed session. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.

Closed Session: Closed session meeting was convened at 11:12AM. A quorum was established.
Mary moved to adjourn the closed session at 1:02PM. Eva Falzone seconded. Unanimously approved.

Reconvene Regular Board Meeting and Adjournment:
Diana Hale moved to reconvene the regular Board meeting at 1:02PM. Mary Crook seconded. Unanimously approved. Eva Falzone moved to accept or implement subject matters A through I from the closed session. Diana Hale seconded. Unanimously approved.
Mary Crook moved to adjourn the open session at 1:05PM. Eva Falzone seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary