Lake Thunderbird Association

Board Meeting Minutes

Saturday, September 19, 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 (attended via telephone); Chris Pope, Treasurer; Karen Scheid, Secretary; and Rodger Vogel, Director.
20 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. August 15 Board Meeting
b. August 15 Closed Session

Bob Bittner moved to approve the August 15 *open and closed session meeting minutes. Mary Crook seconded. A voice vote was taken. All ayes, motion passed.*

Correspondence by Secretary – Karen Scheid: A letter from Mary Crook on behalf of the Board was read thanking Paul Byrd for his sacrifice and commitment to his role of Acting Lake Manager as well as President over the last year.

Financial report – Chris Pope

August 2026 financial reports

Profit & Loss Statement

- Revenue totaled $68,865.
- Operating expenses totaled $101,821.
- Revenue less operating expenses totaled a loss of $32,955.
- No Capital expenditures in August, but the Board had agreed in August to transfer $203,905 as budgeted from Operating income into the Water System Reserves.
- Net loss totaled $236,860.
- Year to date 97% of total budget has been collected totaling $1,701,961.
- Year to date operating expenses were $669,856.
- Year to date capital improvements totaled $136,337, and transfers to Reserves totaled $283,226.
- Year to date net profit totaled $612,272.

Cash & Investments Report

- Operating Funds were $934,744.
- Reserve Funds were $775,227.
- Water Designated Reserve Funds were $283,226.
- Commission Funds were $18,231.
- Total Cash & Investments were $2,011,427.

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

Bills to Approve

Larger items include: Herman Brothers Fisheries for fish stocking ($10,687.38) and Hartman Statewide Buildings 50% downpayment for Maintenance building repairs ($7,336). Total to be approved $54,680.05.

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

- For an audit of 2025, Nyla Krabbenhoft has been in conversation with our current accountant who does our tax returns. He does not feel that they are staffed well enough to complete our audit and would potentially have to subcontract the project. Nyla and Chris have also reached out to Clifton Larson Allen, a Peoria based mid-sized firm that has experience with other Illinois HOAs and lake communities.

2027 Budget

- The Annual meeting is on Sunday, November 1. The 2027 budget needs to be mailed out at least 30 days prior to that meeting, so that's Friday, October 2. October 2 is only 13 days away.
- Chris and Nyla started working on this budget during the summer and sent a version of it to the Board in early September. We have discussed it via email, and Chris incorporated our suggestions. The Board will meet again in the coming week to finalize and approve the Budget so that it is ready to distribute late next week.
- The Finance Commission met a couple weeks ago, late in August, and there were about 25 members in attendance at that meeting.
- Fee increases are the main discussion point since operating expenses like the staff and their benefits, the utilities, the supplies and insurance costs are essentially set. Fee increases are the best opportunity to increase revenue to spend on capital purchases, replacements, new projects, and to save in reserves to fund the future water system project.
- With the water system at the end of its useful life, it continues to be necessary to increase fees beyond the cost of living while continuing to cut our operating cost where we can. For example, Maintenance is operating with half the staff they were two years ago.
- These fee increases with the ongoing savings in operating costs would result in a significant increase (from $250,000 in 2024 to $650,000 in 2027) for the funds available to be designated to capital projects and funding the water reserve.
- The Board needs to work on its messaging for these continued increases because 14% sounds like a lot but over the course of the year it's around $8 a month for most people and continues to keep our overall assessments very competitive with other lake communities.

President's Report – Paul Byrd

a. It was announced last month that the name of the Security Commission would be changed to Safety Commission to better describe its monitoring and observing role and make it more clear that these volunteers do not intervene to provide security. An updated Standard Operating Procedure has been developed by their team, and it has started being used by a reconstituted set of drivers taking loops around the lake. But the Board will have a motion later to officially change the name of the Commission, so that Rules can update the appropriate documents.

b. As we are working on the 2027 budget, salary and wages need to be reviewed as part of that process. In the next few days, I will be asking a couple folks to join Tyler and I to form the Wages Commission to review staff and recommend wage increases to the Board.

Lake Manager's Report – Tyler Shields

a. I've had a number of productive conversations this month with members who are either directly involved in or have observed situations requiring staff intervention. These interactions have been very valuable for me.

They've helped build relationships in the community and given me a clearer picture on what the real operational priorities actually are here at the lake.

b. The dam passed the annual inspection for 2026. I was out there with the inspector during the process, and he did mention that's the best condition he's seen since he's been coming out to Lake Thunderbird, so I think that's a huge win.

c. We do not have a routine maintenance plan to minimize silt and erosion. We are working to change that. There is a meeting scheduled with Solitude Lake Management this coming Friday, September 25th, and the purpose of that is for Solitude to get eyes on the lake, review the tributaries and shorelines, and assess sediment depth. The ultimate end result of that meeting is for them to provide us a comprehensive plan for how we maintain the lake going forward. I think this is important because the maintenance is going to be ongoing, and it's going to be much more cost-effective and less invasive than having high six-figure dredging projects.

d. Pool Beach, Snack Shack, lifeguards, pool and beach monitors, they finished up for the season. Both areas are swim at your own risk in the interim. The pool will be officially closed Monday.

e. The Snack Shack will remain open until sometime in October, that date is to be determined, but they do have one less day of operating, so it's Friday through Sunday now, through the end of the year.

f. Maintenance, we will be flushing hydrants within the next month, so that is coming up, please beware.

g. Ameren's Vegetation Control contractor came out and they sprayed some of the shrubbery around the power lines. You can already see off Lake Thunderbird Drive, it's starting to die off from what they sprayed. This is to create more accessibility if ever there are any repair issues.

h. Ahead of Labor Day weekend, the Maintenance staff made a big push to clean up and beautify the common areas. The Snack Shack deck, all the picnic tables, the pavilions, they were all pressure washed and cleaned. All the landscaping beds were cleaned up, and there was a small amount of repairs that we did to make sure everybody was safe coming into that weekend.

i. I want to flag several items on my radar that I believe the board should consider as we work through the budgets that we've been discussing. I do not have estimated cost on any of these yet, but I will bring them forward as I get them and they become available.

- Shoreline erosion off of Barbados. There's wave action that caused significant erosion along the shoreline at the Cove, including a recent bank collapse. This is on Association Common property and it is approaching a member's property line, so this will need to be addressed sooner than later.
- Clubhouse septic system, it is an older tank. The concrete baffle in the septic tank needs to be removed and replaced with a more modern system. We had 7 or 8 backups or clogs at that septic tank in the last month or two.
- Clubhouse HVAC, lower level: The lower level furnace is not properly zoned so it causes a pretty significant temperature difference between the main lower level and the office space.
- Clubhouse electrical panels. Right now, the clubhouse currently runs on 3 separate electrical panels that have been added to piecemeal over the years. I would really like to consolidate this down to 2 modern panels. This project would also allow us to prepare for bringing in a future permanent generator, so we can run everything and have it wired for when that time comes. Right now, we have no way to connect even a portable generator to the building. This is our main hub of operations. If we don't have power, we don't have operations. This will also separate the pool and pump house from running through the panels here inside the clubhouse so that way, when pool work needs done, they don't have to get inside and vice versa.
- At the same time, there's some outlet and higher voltage wiring work at the pavilion that needs to be redone, to properly support when we have vendors and food trucks.
- From the beginning of 2025 through today, we have spent just over $43,000 on maintenance and repairs of our large equipment. I'm working on a fleet evaluation that would allow us to measure data against the industry standard repair cost benchmarks. I will gather that information so we can all have an informed

conversation about whether continuing to repair these items makes sense, or if we need to start thinking about budgeting for their replacement.

j. Priority items moving forward: Collect data required for the 2027 budget approvals of some of the items mentioned above. Implement maintenance-specific task tracking and information storage software, so we can be more on the same page. Collect the missing data on water service lines to satisfy the IEPA survey. Also, I want to try to get the old security car and boat sold here very soon.

Advisory Committees and Commissions

a. Architectural Control (Bob Bittner): August 27: 3 permits were approved. September 10: 6 permits were approved. The project season is winding down.

b. Campground (Steve Glynn):

- Thank you everyone that made the Labor Day Party a success – 60 pounds of chicken wings were consumed and DJ Tone had people dancing until 11pm.
- Campground worked with Rules to increase the deposit for new permanent campsites from a $100 deposit to $250. This will help cover the costs of efforts to clean up sites. Also, with ACC, the max size of permitted decks will increase from 8 feet to 10 feet to accommodate larger slide outs on more modern camper trailers.
- Trunk or Treat is coming up October 24 at 4pm – this is the last campground party for the year, please come by!

c. Conservation (Steve Glynn):

- The two-day Mark Serio Memorial Bass Tournament was September 12 & 13. The top two teams were in a tight race: first place at 37.07 pounds and second with 37.04 pounds. Please join us for the fall tournaments!
- Conservation has been working with Rules to add redear sunfish to the catch and release list so they can continue to grow and benefit our lake.

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

e. Earth Day (Ann Annen): None.

f. Events & Amenities (Chris Pope):

- September 26 – Wine and Cheese Party at the clubhouse. Please stop by the office and grab a ticket.
- October 24 – Trunk or Treat at the clubhouse
- November 20 – Booze & Blooms at the clubhouse – limited tickets!

g. Finance (Linda Brauer): None.

h. Lake Water Management (Tom Dwyer): September 25 at 12pm there will be a meeting. Two items to review: A proposal for a bathymetric survey, of which we may have already some historical data, as well as sediment mitigation from the west end of the lake.

i. **Planning (Paul Byrd):** The Planning Commission met on Friday, August 28th, and it updated the list of projects based on all the work that was done this summer around the Association. The result was a list of items for 2027; we will prioritize the work and propose a set of projects to the Board. I'll try to hold the next meeting before the end of October. We will start to meet now on a regular, hopefully monthly basis, especially through the winter, start to get quotes through Tyler, and quote out these projects and propose what we're going to do next year.

j. Rules (Dave Augustine – not in attendance): None.

k. **Security/Safety (Dan Quinn):** We've been meeting regularly, at least once a week. We have a committee now of approximately five members that are all almost ready to go on patrol. We want to meet next week and start a schedule. With Tyler, the Commission has been working to streamline the reporting system.

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

m. Water Safety (Bob Bittner): Overall it was a good year. For the exceptions that did not follow the rules, Water Safety has been discussing the effectiveness of the open book boating safety quiz. Also, after two violations our

Rules stipulate that the member must take the Responsible Boating Class. Water Safety would like to revamp this program and possibly work with the office to host an online version of the class and/or quiz on the website.

n. **Water System (Chris Pope for Dave Augustine):** We're still operating on just the one pump. The second pump needed some custom part to be made, which is being fabricated. Hopefully, it'll be here next week

Resolutions by Board members: None.

Unfinished business

a. Tabled Facilities: Define responsibilities for Lake Manager versus Board
This is the "Paid/Acting/Interim" Lake Manager topic and will remain tabled. Rules is working on final wording to present to the Board for approval.

New business

a. Administrative: Change name of Security to Safety, requesting Rules change

Rodger Vogel moved to officially change the name of the Security Commission to the Safety Commission . Karen Scheid seconded.

As it stands today, all the members are volunteer drivers. Next spring, after we get some feedback from these drivers over the winter, the Board will discuss hiring a paid person for summer weekends.

Discussion: One Board member expressed concern that the name change was frivolous and changing the name will result in extra unneeded work to align documentation and labeling on existing vehicles and apparel.
Paul Byrd felt that the name change more accurately portrays to the community what this commission can and cannot do as it is more of a neighborhood watch than a proper security team.

A voice vote was taken. 6 aye, 1 nay, the motion passed.

b. ACC: Approve disapproval of boathouse permit

Karen Scheid moved to disapprove the two ACC permits submitted by members wishing to build boathouses. Bob Bittner seconded.

- Significant discussion ensued among Board members and LTA members present offered comments. The Board will proceed with reviewing our governing documents as they pertain to this issue.

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

c. Rules: Approve changes for Meet the New Candidates meetings
Last Saturday, a meeting was held in the Clubhouse for members to get to know the folks vying for the open Board positions this fall. That meeting was moderated by Dave Augustine, who followed a set of Rules. Those rules were discussed at the Rules Committee meeting this week and circulated to the Board late this week. The Board will consider the proposed procedure and discuss next month.

The topic was tabled.

d. Financial: Approve transfer of funds from Operating to Payroll

Mary Crook moved to approve the transfer of $40,000 from the MidAmerica Operating account to the Midland Payroll account. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.

Announcements

a. Next regular LTA Board meeting Saturday, October 17, 2026

b. Announcements from Board members: Volunteer Appreciation Dinner is October 17 – Please RSVP to the office by October 9.

c. Announcements from membership: None.

Comments by membership:

Linda Demien – Could a payment plan be offered to members to minimize the impact of the continued price increases?

Jon Brunchon – Are these Rules changes updated throughout the year for membership to view?

If Rules are effective immediately and approved, they are updated on the website as soon as possible. Otherwise, the full update to the Rules is posted on the website at the beginning of each year.

States Mead – Lighting the "no wake" and "swimming" buoys with solar lights could be helpful to evening boaters.

Adjournment: The open session concluded at 10:50 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 11:10AM. by Paul Byrd.

Karen Scheid moved to adjourn the closed session at 12:25PM. Rodger Vogel seconded. Unanimously approved.

Rodger Vogel moved to reconvene the regular Board meeting at 12:25PM. Bob Bittner seconded. Unanimously approved.

No items required approval.

Bob Bittner moved to adjourn the open session at 12:26PM. Rodger Vogel seconded. Unanimously approved.

Respectfully submitted,
Alyssa Windell
Recording Secretary

Summary of Motions from the BoD Meeting – Saturday, September 19 2026 at 9:00 a.m.

- Rodger Vogel moved to officially change the name of the Security Commission to the Safety Commission . Karen Scheid seconded. A voice vote was taken. 6 aye, 1 nay, the motion passed.

- Karen Scheid moved to disapprove the two ACC permits submitted by members wishing to build boathouses. Bob Bittner seconded. A roll call vote was taken. All ayes, the motion passed.

- Mary Crook moved to approve the transfer of $40,000 from the MidAmerica Operating account to the Midland Payroll account. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion passed.