

THUNDERBIRD POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 17, 2022

CALL TO ORDER

Meeting called to Order by Marshall at 9:00am. A quorum was present.

ATTENDEES

- President - Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasure – Denise Powell
- Board Member – David Newman
- Board Member – John Thornton
- Board Member – Sue Wells
- Architectural Committee – Jean Stenfors
- Architectural Committee – Debbie Newman
- Maintenance – Darrell Sellers
- Events – Tammy Sellers

ABSENT

- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Fire Department – Darrell Corry

JULY 2022 MEETING MINUTES

July 2022 Minutes were approved. It was moved to accept minutes by Scott and seconded by John. Minutes will be posted on the Thunderbird Point website. Annual minutes will be sent to the review committee appointed at the Annual Meeting.

FIRE DEPARTMENT

Report given by Pam Goforth

- Selling raffle tickets at Pioneer Day – September 17th.
- A few calls due to Burn Ban
- Requested and discussed a donation from HOA for the Fire Department. We budgeted a \$1000.00 donation for this year. Motion made by Sue and seconded by Scott to donate \$1000.00 to the Fire Department.

TREASURER REPORT

Report given by Denise Powell.

- Money Market - Nonpersonal: \$49,839.44

- Commercial Interest Checking: \$ 1,414.35
- Capital Improvements: \$4,076.58
- Events Committee: \$665.19
- Land Loans: \$41,682.98

Capital Improvements have increased due to a delinquent payment of \$2,200.00+. \$1,100.00 went to Capital Improvements.

September – 10-day letters were mailed out.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Report given by Jean Stenfors.

Written report available upon request.

- Sewage problem on 2601/2602. Dues are not being paid by this resident. Denise and Jean will send appropriate letters for delinquent payments and property problems. Letters will be sent together in same envelope.
- Travel trailer in camper section has been damaged. Jean will try to contact owner to let her know.

ENVIRONMENTAL / PUBLIC NUISANCE REPORT

Report given by Jean Stenfors and John Thornton.

- Letters are ready to go out for eight camper areas.
- 30/10 letters will be filed on little cabin by the lake. If no response documentation will be given to JOP for appropriate action.
- Discussed those already given to JOP. One has a sale in process (2606). One has passed (family trying to legally remove trailer and clean lot). One (2603) was to be removed and company who was involved with removal turned it down. One (2605) was given extra time for cleanup. One (across from Jewell's) was sold and property removed and lot cleaned.
- The first six of the dirty dozen have been processed.
- John and Jean will go to court as a HOA representative on September 6th. This has been a big win!

Motion by Scott and second by Sue to file with JOP.

POOL AND GROUND MAINTENANCE REPORT

Report given by Darrell Sellers.

- Pool going good with no issues.
- Gate at boat ramp road is being worked at this time. Gate is moving too slow. Denise is working this problem. Gate must be opened completely all the way before movement to pass through. Adam contacted gate contractor, battery has been recharged and all working fine now.
- Trees are down and need to be removed. Then taken to the park and burned after burn ban lifted. Burn pile in the park is not for commercial use. Darrell needs help with this process.
- Pool will close Tues-Thurs at 8:30pm if no one is there.
- Pool will close for season on day after Labor Day. Pool needs a good cover for the closed season. Marshall will contact Leslie's and get cost for cover.

EVENTS

Report given by Tammy Sellers.

- Summer Blowout turned out very well.
- A lot attended, fun for all. Events account went inactive, Denise has corrected this with the bank. Events committee will meet next week. Fall Festival will be planned. A Thanksgiving dinner like last year will also be planned.

OLD BUSINESS

- By-Laws have been updated and are on the website.

NEW BUSINESS

- Texas Property Code Law 1588. Debbie Newman will be removed from the committee. She will only be a helper. Tammy Seller's will be added to the committee.
- Scott will be moving a modular across the street from him. Property line is off. Neighbor is 20ft on his property. Survey's for future improvements need to be reviewed.
- Loose dogs charged at the Newman's on golf cart. HOA has no authority over it. John explained legal way to handle involving JOB and Sheriff.

ADJOURNMENT

John moved that the meeting be adjourned and was agreed upon by David at 10:24am. Next Board Meeting will be September 17th at 9:00am.