

THUNDERBIRD POINT OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 21, 2023

**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
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Architectural Committee – Jean Stenfors
- Fire Department – Darrell Corry
- Events Committee – Tammy Sellers

**ABSENT**

- Maintenance – Darrell Sellers

**VISITOR**

- Debbie Newman

**OCTOBER 2022 MEETING MINUTES**

October 2022 Minutes were approved. It was moved to accept minutes by Sue and seconded by Kelly. Minutes will be posted on the Thunderbird Point website.

**FIRE DEPARTMENT**

Report given by Darrell Corry

- Gumbo Cook-off Feb 25<sup>th</sup>
  - In addition to trophies, they will be giving away gift certificates
  - Desserts needed
  - Bakery items will be auctioned off
  - Golf Cart Parade & Best Decoration Contest afterwards
- Only have three active firemen (two of those work full time elsewhere)

## **TREASURER REPORT**

Report given by Denise Powell.

- Money Market - Nonpersonal: \$36,546.41
- Commercial Interest Checking: \$3,222.03
- Capital Improvements: \$4,969.47
- Events Committee: \$751.36
- Land Loans: \$39,742.93

Denise said all 30/10 day letters have been mailed. Damon assisted her with this. Only Section 1 has been completed at this time. They will address Section 2 after Section 1 is completed.

- 240 individual properties identified in database
- 234 individual owners identified in database
- 43 individual properties delinquent on 2022 assessments or more (18%)
- 41 individual owner's delinquent (2 have second residences) (17.5%)
- \$21,029.43 delinquent including past years and special assessments.

Money has not been received from the above delinquencies as of this date. Legal action has not been filed. She spoke with one who says he will be paying. There is another living in Irving, she will take legal action after she receives more information on him. John suggested we complete the process for the top three and see how it goes. We can review these, the process, and cost before deciding to go forward on others. John also suggested that we continue to get monthly updates to measure our progress. Adam pointed out we have budgeted six, we need to do our due diligence on at least the top three. Marshall suggested we go for it and see how it goes. We are running a mandatory HOA and we have bills to pay and responsible for others in our community who are paying. Vote not needed to accomplish our job in this. Adam made a motion to move forward, David second, John third. All in favor and motion carried.

She would like to subscribe to a People Finder at a cost of approximately \$30.00 per month for at 3 months and see how it goes. She will look more into this. All in favor of this.

Adam researched financial report. Comparing our annual budget, we have spent 55% to date. May need to move some funds as needed towards the end of this year.

## **DEED RESTRICTIONS / ARCHITECTURAL COMMITTEE**

Report given by Jean Stenfors.

Written report available upon request.

- Only one new request – solar panels on roof of mobile home.
- Recycling will be discussed at the next meeting, as the past individual has stopped this service due to a lack of income.

## **ENVIRONMENTAL / PUBLIC NUISANCE REPORT**

Report given by Jean Stenfors.

Report available if requested.

- She will check in on the homes being built and not finished in the year. May consider extending the time on the form from 12 to 18 months.

## **POOL AND GROUND MAINTENANCE REPORT**

Report given by Darrell Sellers.

- Everything going great.
- Will begin on pool next month.
  - Marshall brought Shock and Chlorine Tabs

## **EVENTS**

Report given by Tammy Sellers.

- Nothing to report at this time.

## **OLD BUSINESS**

- Park Cleanup scheduled Feb 18<sup>th</sup>, start at noon.
- Pool Security was discussed by Adam. He presented information on a localized camera system with DVR and exhaust fan - \$1000.00 approximately. If a new sign is included, looking at around \$2000.00. He will bring more information on this next month and we will have the vote. It is in our budget. He will need assistance from one other person and wants approval from all board on the placement of the camera. John will help him.
- John purchased 90 chairs from our church. These chairs are not for personal use and are not to leave this building.
- Donated letters for marquee have been received.
- This facility belongs to the Fire Department (not a community center). The HOA pays them each year for our use, we have no ownership of this building. We need to clean and tidy up before and after our events. TVFD personnel are also expected to do the same.

## **NEW BUSINESS**

- Crime Watch will be Feb 7<sup>th</sup> at 6:30pm
- Marshall discussed keeping up with liens and our reputation. A lot of transactions of property sometimes happen without our knowledge.

## **ADJOURNMENT**

Kelly moved that the meeting be adjourned and was agreed upon by David at 11:00am. Next Board Meeting will be February 18<sup>th</sup> at 9:00am.