

THUNDERBIRD POINT OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 23, 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 – Adam Hearnberger
- Board Member – Kelly Corry
- Board Member – John Thornton
- Board Member – Sue Wells
- Events Committee – Tammy Sellers
- Architectural Committee – Jean Stenfors
- Maintenance – Tammy Sellers
- Fire Department – Darrell Corry

ABSENT

- Board Member – David Newman
- Architectural Committee – Debbie Newman

VISITOR

- Damon Jewell

MARCH 2022 MEETING MINUTES

March 2022 Minutes were approved with a few changes. It was moved to accept minutes after changes are made by Kelly and seconded by Sue. Minutes will be posted on the Thunderbird Point website.

FIRE DEPARTMENT

Report read by Darrell Corry

- One power lines down due to storm on 2604
- Minor repairs on engine
- Easter egg hunt was very successful
- April 30 – booth at Hot Link Festival – raffle tickets sold
- Coffee pot has been purchased for \$289.29 Fire Dept and Board will each pay half (Fire Dept - \$150.00)

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$1879.89
- Petty Cash: \$117.58
- Savings: \$33,487.09
- Boat Ramp Loan: \$43,207.61
- Capital Improvements: \$2,124.31 (late payments received)
- Events: \$665.11

It's okay for us to give Denise's phone number out to residents as needed for questions/payments.

Delinquent letters are in the process of being completed and mailed.

Damon Jewell spoke - There are new property codes laws. We can do a WRIT (\$54.00). The Justice of the Peace can garnish wages, requisition property, unless it falls under homestead. There is a legitimate legal process to pursue those who are behind assessments. Fees cannot exceed their balance due. Denise will follow-up on a few residents we can use legal against.

Marshall will send a draft out by email of the Annual Letter for all to review before ready for mail.

- Boat ramp
- Signs
- Must be member of good standing to attend meeting
- Pool is open
- Park clean-up
- Keep properties clean
- Assessments are due June 30th. Return in self-addressed envelope. One card per family, \$5.00 for additional pool/boat ramp cards.
- Goal for next year - replace playground equipment – Form a Committee for this.
- Environmental/Public Nuisance Hearings

Annual Assessment – Discussed a *possible increase* of \$50.00, this will make it \$200.00. This will be poured back into our community for continuance of improvements to our community. We are over budget on pool expenses. Other increases to come include insurance and utilities. We should consider inflation and predict a shortfall. This can be voted for/against at the Annual or Special Meeting. Possible Special Meeting in June to discuss and vote on potential assessment increase beginning in June 2023. Over 51% vote of those present or by proxy needed to pass. Information will be sent to Association Members of a Special Meeting scheduled on June 18th prior to our board meeting. Budget will be reviewed in detail at May BOD Meeting and final decision of Special Meeting will be made.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Report read by Jean Stenfors.

Written report available upon request.

3 new improvements.

Pool cards will be ordered, we will have two card readers (one pool and one boat dock).

Recycling for neighborhood went well. Still some sitting out and will be taken care of.

ENVIRONMENTAL/PUBLIC NUISANCE REPORT

Report read by Damon Jewell (Guest Speaker).

See package handed out.

Increase appearance and value of our neighborhood/community. Health and Safety Code – Texas Law (People in our neighborhood breaking the law). Complaints will be given to our Justice of the Peace and he will take it and execute as a Criminal Complaint. If ignored, could result as 6 months incarceration. All documentation we have on file for complaint will be attached.

Motion to approve made by John and seconded by Adam. All voted yes to adopt and implement.

Packages will be brought to board and voted before execution.

POOL AND GROUND MAINTENANCE REPORT

Report read by Tammy Sellers.

Had issues with mowers. Belt purchased and waiting on other parts. Darrell Corry offered to help if needed. Waiting on assessment for tractor repairs. Adam will take care of the ramp grass area, Darrell will need to do additional mowing as needed. ATV's are tearing up the park. New sign is needed with park rules.

EVENTS

Report read by Tammy Sellers.

Nothing at this time

OLD BUSINESS

Entry signs look great. Adam and John will get together to work on sign for big park.

Picnic tables next meeting.

Crack in boat ramp road. Adam is keeping an eye on it. Suggests putting seam sealer in it.

Marshall has solar lights, John will place them at the gate.

NEW BUSINESS

Boat dock needs to be pressure washed, stained, and sealed as soon as possible. Marshall will ask his guy for quote. Lets get bids, bring them to next meeting. Permit will be needed. Dick has pressure washer if needed.

“New Park” special committee will be announced at Annual Mtg. We will use a sign-up list for help. Also looking for suggestions. Table for Annual Meeting.

Ramp across the dam in the park the concrete spillway was poured wrong. Changes are needed. Table for next month.

Jean will get a date for summer Recycle. Residents need to let us know if help is needed.

ADJOURNMENT

Marshall moved that the meeting be adjourned and was agreed upon by John at 11.13am.
Next Board Meeting will be Saturday, May 21st at 9:00am.