

THUNDERBIRD POINT OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 19, 2022

CALL TO ORDER

Meeting called to Order by Marshall at 9:03am. A quorum was present.

ATTENDEES

- President - Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasure – Denise Powell
- Board Member – Adam Hearnberger
- Board Member – John Thornton
- Board Member – Sue Wells
- Board Member – David Newsom
- Events Committee – Tammy Sellers
- Architectural Committee – Debbie Newsom
- Maintenance – Darrell Sellers
- Fire Department – Darrell Corry

ABSENT

- Board Member – Kelly Corry
- Architectural Committee - Jean Stenfors
- Beautification Committee – Lynn McRobie

JANUARY 2022 MEETING MINUTES

January 2022 Minutes were approved with a few changes. It was moved to accept after changes by Sue and seconded by Scott. Minutes will be posted on the Thunderbird Point website.

FIRE DEPARTMENT

Report read by Darrell Corry

- Thunderbird Point Volunteer Fire Department Coffee Pot.
 - Pot is used by all. During meetings, fundraisers, Crime Watch, Community Events, etc.
 - BOD will go in half with Fire Department for purchase of a new and better one. Jean S. found one for \$298.00. Adam motion for approval and Scott second the motion, all voted in favor.
- Feb 26th will be the Gumbo Cookoff, followed by the parade. Judging will be at 10:30 and lunch will begin at 11.
- April 9th will be a meet and greet with an Easter Egg Hunt for the kids. Plans are still being finalized. Will probably be a brunch type event.

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$1959.80
- Petty Cash: \$122.34
- Savings: \$43,961.08
- Boat Ramp Loan: \$43,585.09
- Capital Improvements: \$904.32
- Events: \$665.03

She moved \$200.00 into Events as per agreed in previous meeting.

Property tax was paid.

Looking into if Corina mailed out Delinquent letters. This will be investigated and if not, Denise will do it.

- Denise researching those we didn't have contact info for. She found some and received some money, also received info on lots wanting to be sold.
- Mr. Ratcliff wanted to purchase a lot in our area, Denise gave info to him on property a resident would like to give away. He is looking into the title company, and he made an agreement on payment for past due and future assessments. It is in closing currently.
 - He was told and will get info and approval from Jean on what he is wanting to place on the lots he bought.
 - Board discussed the definition of a "storage building" placed on all lots. All buildings must go through Architectural Committee for approval.
- Adam spoke about giving the board the resolution on selling the empty lots.

Resolution was signed by all present members for sell and purchase of Thunderbird Camper Lots in Section 2. These lots were owned / given to BOD previously.

John spoke about a resident who recently purchased two lots in Section 1. He is wanting to clean them up and resell. Denise will reach out to him and find which lots they are.

Adam bought Section 2 lots 139 and 140. Section 2, Lots 125 and 126 are still for sale.

Denise updated the Board of the ongoing personal problems that CW Accounting has been going through the last few months, which further explains lapses in the CW Accounting monthly reporting. The Board voted in favor of Denise to take all financial / book-keeping responsibilities back, due to problems with CW Accounting personal issues. Denise will contact Corina and inform her of the Board's decision. Scott motioned and Sue second, all approved for Denise to take back all financial / book-keeping responsibilities. The Board desires a backup to Denise to help with the financials in the near future.

- Darrell needs his 1099 tax form. Denise will investigate this and reach out to him.

Adam spoke of a resident (Mayor of Azle) who owes back taxes to us and just paid his property taxes. Adam suggested we look into and file suit on back taxes he owes us. Denise will research.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Debbie Newsome read the report as Jean Stenfors was absent.

Written report available upon request.

They will contact Ronnie Stewart to aggressively deal with known illegal sewage issues in Section 2.

BEAUTIFICATION COMMITTEE

Lynn McRobie was absent.

Jean and Debby will schedule a recycle date.

- Park Benches – John and Darrell C. took it upon themselves to clean the park, cut down several dead trees, they took a bench to John's shop, and tried to take it apart to restore. The picnic table benches were all bent beyond repair, so recycle was called and came and removed them. The existing burn pile was burned and cleaned out of trash and metal fencing. Several more trees need to be cut down. John will take another picnic bench from the swimming pool park and try to rebuild.
- John and Adam looked at entry signs last month. John showed examples of signs they created for both entrances. These will replace the existing signs which have incorrect information displayed and are dilapidated.
 - Four Signs are about \$750.00, with metal frames total cost will be approximately \$1000.00. Board voted in favor of new signs to be fabricated. John motioned, Sue second, all were in favor.
 - Replacing other signs are a work in progress for all to match.
 - Maybe have a fundraiser for signs. We have the money and fundraiser will replace what was needed. Great project, residents will see their dues at work.
- Jean will manage all Recycling needs in the future. We need a time set up for community recycling.
- The Board discussed disbanding the Beautification Committee due to a lack of participation and other volunteers have been doing the work. John motioned, Scott second, all were in favor.

POOL AND GROUND MAINTENANCE REPORT

Report read by Darrell Sellers.

- All is well with maintenance. New battery is needed for zero turn mower, they will replace it.
 - Oil change and service is due for spring cleaning.
- He is looking into getting the pool ready. Marshall will be supply a large bucket of shock and gasket that is needed.
- Darrel may have to change sand in filter prior to opening and will advise.
- Need two or three O rings for the filter pump in the pool house.

- **EVENTS**

- All going well.

OLD BUSINESS

- Playhouse will be tabled later. We will get photos and information to present at annual meeting, and discuss potential fundraising efforts.
- Mailbox covers will be tabled for later.

NEW BUSINESS

Denise made a list of Delinquencies and discussed filing suit. There are a few that have paid their local property taxes but refuse to pay assessments. The Board was all in favor of filing suit on chronic delinquent property owners.

ADJOURNMENT

Adam moved that the meeting be adjourned and was agreed upon by Scott at 10:18am.
Next Board Meeting will be Saturday, March 19th at 9:00am.