

THUNDERBIRD POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 15, 2022

CALL TO ORDER

Meeting called to Order by Marshall at 9:02 am. A quorum was present.

ATTENDEES

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

ABSENT

- Beautification Committee – Lynn McRobie

OCTOBER 2021 MEETING MINUTES

October Minutes were approved. It was moved by Kelly and seconded by Adam. Minutes will be posted on the Thunderbird Point website.

FIRE DEPARTMENT

Report read by Darrell Corry

- Had seven calls since last meeting.
 - Train with a wheel that stuck caused around 5 grassfires in town headed towards Mount Pleasant.
 - Grass fires are the worst.
 - Late rainfall caused several of our fires.
- One new application, we now have eight active firemen. Blake is our fire chief. They are very involved and attend training. All but three live in Thunderbird.
- Our Pittsburg fire department is fast to perform.
- 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.

- Tanker truck is being repaired

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$2774.09
- Petty Cash: \$122.34
- Savings: \$36,879.87
- Pool Loan: \$0
- Fundraising: \$904.32
- Events: (Voted for and will transfer 200.00 from Savings)

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

Property tax due: \$1392.41, she would like to pay before the end of January.

She received an email from tax appraisal about our 4-5 camper lots. Wants to know if we are interested in selling the lots. Camper Lots are 126, 125, 139, 135. 135 cannot be sold, it is needed for easement near the dam. Section 1 – 270, 196, 219, 312. We will post properties on webpage and open up for bidding. Start bidding rate at \$500.00. They have all appraised at \$485.00. Money received will recoup lost funds for the delinquent assessments.

Lots 40, 41, and 42 are for sale. Adam will look into these lots.

Jean received an email from resident Gary M. is interested in purchasing them. He would like to clean them up and resell.

Denise would like to take back over the whole responsibility as Treasurer. She would like for Corina to continue doing our taxes for \$200.00. The roles need to be defined for each. Every organization needs to have financial statements/records. The budget sheets have been discussed and approved at previous meetings.

- This will be tabled for one month. We will think about this and vote on it next month.
- Kellye will be invited to next meeting to consult us.

Marshall looked into our previous insurance company, they didn't insure us for all lots in our community. The new company will insure our whole community.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Jean Stenfors and Debbie Newsome read the report.

Written report available upon request.

- Two new applications:
 - 2603 – for a new house.
 - 2606 – Behind their house on other side of lake, garage on property will be turned into a house.
 - Barkers – Deck completed.
 - Dana – Deck completed
 - Clifton is asking \$20,000.00 for her lot.

- Working on letters for Camper Section. There are several that have been left deserted and/or bad looking.
- Denise said she received a call from son whose mother passed away, he will pay past amount due and will take over this lot as a member in good standing.
- Meshberg is asking about lots that he can purchase and clean up.
- A few camper lots and the A frame will be turned into Sewage Control immediately.
- Several of our camper lots are not road ready.
- Possibly sending a picture along with letters of violations on property. Note on the letter that if not corrected in a certain amount of time they will be fined. A great idea!

BEAUTIFICATION COMMITTEE

Lynn McRobie was absent.

- Park Benches – John looked them over, we have 10. Four need to be taken to the dump, 20.00 each time you dump. Benches need to be separated before taken. John can take one, remove fiberglass and redo with wood. Wood, bolts, and hardware will cost approximately 200.00 each. John will do one at his expense and then we can decide on the others. Using the metal frame and removing all the fiberglass. He will use treated wood and then stain after 30 days. Marshall and John will take what's needed to the dump. It was decided that John will build one and then we will decide on the others. All agreed on this.
- Jean will take back Recycling. Jean will ask him to come get the picnic tables. John and Jean will coordinate the date and removal. We need a time set up in February for community recycling.

POOL AND GROUND MAINTENANCE REPORT

Report read by Darrell Sellers.

- All is good, need two or three O rings for the filter pump in the pool house.
- He started everything up for ground maintenance and all is running fine. He will change the oil and get it ready for April.
- More sand will be needed for the pool.
- All signs need to be removed from side of the road easement. They can only be placed in yards.

EVENTS

- All going well.
 - Christmas caroling
 - Yard Decorating
 - Halloween
 - Christmas
 - Members of the community were the judges. We had lots of participation. Judging was difficult, everyone who participated did a great job.
- We need to replace plates, cups, bowls, and plasticware. John will bring plasticware, Sue will bring plates, napkins, bowls, and to-go containers.
- Possibly planning something for July 4th. It was suggested we not do fireworks. The 4th is on a Tuesday, we will plan our event for Saturday, July 1st. Tammy will meet with the ladies to find out what we plans will be for this. Maybe hot dogs, games, then go watch personal fireworks at the boat ramp parking lot.

OLD BUSINESS

- Talked about landscape around the boat dock area. This will be revisited next month.
- The gate is staying open too long. Adam is looking into this, he called the gate contractor, he came looked at it and called Adam back. Gate needs to be fully open before you cross into area. If you cross too early the gate will not close. It is a safety system built into the system. We will place a sign on the gate and an email. Adam will get a quote for a sign and signs for entrance.
- John thinks entrance signs need to be replaced. Using metal and not wood. Adam said metal is very expensive now. We should remove the signs at the entrance, they look bad. John and Adam will discuss this outside of this meeting.
- Adam got a bitmap of the Thunderbird emblem and wording. He will distribute to everyone.
- Some changes were made on the Texas Property Codes.
 - All HOA's must maintain a website.
 - If you are taking someone to court you must beforehand, provide them with a picture and take the photo to court.
 - John took care of the Management Certificate.
- Marshall will print out Welcome Packets
- John spoke of Texas Aggressive Dog Act. If you have any problems with dogs, call the Sheriff immediately. They will get a warning first, and then take the dog.
 - We can send owners a letter stating state laws.

NEW BUSINESS

- Playhouse will be tabled later. Maybe a fundraiser
- Mailbox covers will be tabled for later.
- Lot behind pool may possibly be for sale it is not on the market at this time.

ADJOURNMENT

Marshall moved that the meeting be adjourned and was agreed upon by John at 11:36am.
Next Board Meeting will be February 19th at 9:00am.