

# THUNDERBIRD POINT OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

May 21, 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
- Board Member – David Newman
- Architectural Committee – Jean Stenfors/Debbie Newman
- Maintenance – Darrell Sellers

### **ABSENT**

- Fire Department – Darrell Corry
- Events Committee – Tammy Sellers

### **VISITOR**

- Damon Jewell

### **APRIL 2022 MEETING MINUTES**

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

### **FIRE DEPARTMENT**

Report read by Kelly Corry

- No calls this month. Fundraiser is ongoing until Gumbo cook-off in February. Today they are all at a live burn in Pittsburg for training.

### **TREASURER REPORT**

Report read by Denise Powell.

- Checking: \$1,166.34
- Petty Cash: \$117.58

- Savings: \$30,766.91
- Boat Ramp Loan: \$42,448.44
- Capital Improvements: \$2,124.31
- Events: \$665.11

Annual Letter draft was approved by all. Will be mailed out second week of June.

Boat ramp road lot has doubled in appraised value for taxes. Was valued at \$21,000.00 last year.

#### Annual Assessments Financial

- See packet given to all by Denise.
  - Very detailed report of previous and predicted budget.
- Texas HOA Law says we need a reserve plan.

Board member vote unanimous for the Special Meeting on a \$50.00 Annual Assessment increase for 2023. Motion by Kelly and second by John for \$50.00 to create a reserve fund and operating expense of \$42,000.

- Votes at Special Meeting will be recorded on paper for each vote of those current on Assessments present and or by proxy.
- Damon and Denise will create a power point draft for Special Meeting. It will be sent to all board members by email for review prior to the Special Meeting.

Special Meeting/June 18th – Vote on Annual Assessment increase of \$50.00 for 2023.

Annual Meeting/July 16th – Discuss decision that was voted on during Special Meeting.

### **DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE**

Report read by Jean Stenfors.

Written report available upon request.

Three residences have been given 30 and 10 day letters. Also taken to court with no response. These three will be taken to JP and will require a board member signature in front of JP, John volunteered to accompany Jean and sign.

- There will be no cost for the board.
- All documentation is on file and board members reviewed each package with pictures.
- All board members voted and agreed to send environmental nuisance packages to JP.
- Packages sent to JP at this time:
  - Lance Goth
  - Richard Swan
  - Janice McKee
- Motion made by Sue, second by Adam and approved by all.

Jean has key cards and inserts. Codes will be changed June 30<sup>th</sup>.

Crime Watch Meeting – June 7<sup>th</sup> at 6:30

### **ENVIRONMENTAL/PUBLIC NUISANCE REPORT**

Report read by Damon Jewell (Guest Speaker).

See package handed out.

## **POOL AND GROUND MAINTENANCE REPORT**

Report read by Darrell Sellers.

- Pool pumps needed have been found.
- Repairs needed on Flooring/Cool Deck around the pool.
- Pool filters are out of date and full of debris. Changing the sand last year did not work.
- \$1000.00 pool expense is needed prior to opening. Marshall will check with Leslie's for 23 bags of sand.
- Marshall will purchase shock needed for the summer.

Pool opens Friday – May 27<sup>th</sup>

Waiting for new mower blades. Marshall will research for these.

## **EVENTS**

Report read by Debbie Thornton.

Possible Back to School Event instead of July 4<sup>th</sup>. More information to come after Events Meeting.

## **OLD BUSINESS**

Park, Pool, and Camper lots will have new signs in the future - TBD

Picnic tables repair – on hold due to budget constraints

## **NEW BUSINESS**

Week before meeting post information and proxy on website and email to board members.

## **ADJOURNMENT**

John moved that the meeting be adjourned and was agreed upon by Sue at 11:13am.

Next Board Meeting will be Saturday, June 18 at 10:00am. Special Meeting will be prior on June 18<sup>th</sup> at 9:00am.