

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors MINUTES

January 18, 2025

CALL TO ORDER – Marshall called the meeting to order on January 18, 2025 at 8:04am.

ATTENDEES

- President – Marshall Jackson
- Treasurer – Denise Powell
- Secretary – Debbie Thornton
- Board Member – Adam Hearnberger
- Board Member – Daniel Bourns
- Board Member – Al Tatar
- Architectural Control Committee – Jean Stenfors and Debbie Newman

ABSENT

- Vice President – Scott Monaghan
- Board Member – Patricia McDonald
- TVFD – Pam Goforth
- Maintenance -

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- October Meeting Minutes, Sue motioned to approve, Daniel seconded. Minutes will be posted on the website.

TVFD– Pam Goforth - Absent (phone call will be made each month to get report – Marshall or Denise will ask her)

GROUND MAINTENANCE REPORT–

- Jake has left this position as of December 31st. All keys have been returned. If you know anyone interested reach out to Scott.
- Al noted that the Boat Ramp gate was open for 4 days.

DOG SITUATION UPDATE – Sue Wells

- No reports for any loose dogs. There are some in our area but no one has complained.

POOL MAINTENANCE – Bob McDonald

- Jake has left this position as of December 31st. Bob has agreed to take over the pool until we find a replacement.
- Marshall will continue sending the weekly reports from Grigsby to all board members.
- Water level in the pool has been dropped below the skimmer and was sucking in air. Grigsby came out and added water as needed. All was fine with the pump. Bob has also been adding water as needed. Grigsby said there is possibly a leak somewhere causing the water level to drop, we shouldn't need to be

adding water as often as being done. To detect the leak, they can add a \$700-\$900 part. Possible major work will need to be done if there is a leak. Leak could possibly be in the skimmer. While Bob was in Houston, Princeton came out and said the pool level was low again. Princeton winterized the pool and shut it down to prevent this problem from continuing to happen. They will continue to come out and check the pool each week and add chemicals as needed, additional water will not be needed.

- Adam suggested if the part does not find the leak, we may need to find a plumber to help. Daniel has a best friend plumber in Mount Pleasant.
- Water level needs to be checked again. If it only loses water to the skimmer, that is probably where the leak is.
- Al suggested asking if the above cost includes repairing the leak. What all does the money include? Might possibly need a 3rd party to repair the leak.
- Scott winterized the bathroom.
- Marshall will send an email out with information next week after talking with Grigsby.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

January 2025 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATIONS

- Dwayne Boyd & Cate Turner (2601) Application for new carport and to relocate existing carport. Foundation work in progress: 4-22-2024
- Krist Robinson (2607) application for metal house: 07-17-2024
- Charles Carleton (2602) application for RV carport: 10-25-2024
- Rhonda & James Irwin (2609) application for new manufactured home: 11-04-2024
- Sarah Lyons (2603) application for addition on existing cabin increase sq footage to 822: 11-7-2024
- Thomas Brashear (2610) Garage: 11-11-2024
- DeAndra Barrett (2619) Front porch: 12-05-2024
- Jason Smith (2603) Kid fence: 12-13-2024

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Trevor & Melody Sandoval (2601) Application for New home and garage.
- Paulsen (2604) New fence.
- Pickette-Fence – T-posts still need to be removed on south side of property. And gate / has 6-22-2024 to finish project. Was sent an email stating his time was up on getting the T-posts removed on the side of the property. No response. Spoke with Mr. Pickette about removing T-posts from his fence and also to start getting approval for projects being done on his property. Also informed him of deed restrictions about his travel trailer being parked on his property across the street from his house. His travel trailer needs to be parked on his property that his house is on. **Needs 30 day letter**

APPROVED APPLICATIONS – COMPLETED

- DeAndra Barrett (2619) application for carport
- Daniel Bourns (2611) application for covered porch on back of house
- Marla Jones (2606) application for carport with storage
- Connie Wiginton (2604) application for Storm Shelter

CCR VIOLATIONS

NEW OR ACTIVE 30-DAY LETTERS

- **Green Factoring Services LLC (2601) Maintenance improvements (1-13-2025) This was David Fisher's old house. There are plans to sell, we've sent a 30 day/10 day letter to repair before sell.**
- **Ana Navarro (2601) Dumping And Vehicles (12-20-2024) She will get a 10 day letter on 1/20/25.**

NEW 10 DAY LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS

- Tom Ray (2613) Lot Maintenance - Maintenance Improvements: Dumping - 10-day certified and regular letters with pictures. Received call, wants more time to make improvement to correct violations. Will work with him if we see improvement being made. Received call---- wife has 90 days to live. He will need to take care of her. **Needs fine.**
- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance: 10-day certified and regular letters with pictures. Board member will send out fine letter. Letters were sent to the wrong address.
- Jeff Boniol has not received any letters from Thunderbird Point ACC for Violations. Has only received dues invoice. His address is: 106 East Ovilla Rd., Ste 1A116, Red Oak, Tx 57154
 - He stated he knew the grass was overgrown and asked what is wrong with the house? Jean answered that he has a tree that fell in the yard after the storm last summer. Told him we were unsure if his house has any damage. He said at this time he has several family issues due to elderly parents and he will make a plan to come here and check on things. **Needs fine.**

- Janice McKee - Sec 1 (2613) – porch lattice, storm damage trees. Continue to work on property trees. Received reply, will see that the work on yard will continue and get completed asap. Text from Janice she will try to get property taken care of as soon as possible. Son is not of any help since his accident. Jean spoke with person doing the cleanup for Mrs. McKee, he is concerned about burning because there is no water on the property. Informed him to call the president of the fire department when he was going to burn. **Needs fine.**
- Daniel Garcia - Sec 2 (2619) To remove damaged structures on property. Received call, he wants to repair structure and make a storage building out of it. The ACC wants the structure to be removed and get approval for a new storage building. Spoke with Mr. Garcia, said he will remove the building and carport, but we will need to give him a month to get started. He should be ready by the middle of November. **Needs fine.**

NEW 10 DAY LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS

- John Wells (2601) Lot Maintenance/Maintenance Improvements: Dumping (water heater in yard). **Needs fine.**
- John Wells (2604) Lot Maintenance/Maintenance Improvements. **Needs fine.**

Marshall will contact John Thornton to discuss if Board President needs to be present during courts on property fines.

TREASURER REPORT – Denise Powell As of: January 18th, 2025

***See her report**

Savings	\$50,478.55
Checkbook	\$2,436.60
Capital Improvements (Playground Equipment FR)	\$4,257.32
Petty Cash	\$60.17
Events	\$443.71
Reserve Fund CD	\$1,138.59
TOTAL AVAILABLE	\$73,415.66
Boat Ramp Loan Balance	\$29,879.29
Other	

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	268	Unk	Unk	Unk
2	88	Unk	Unk	Unk
Total	356	Unk	Unk	Unk

- Total Delinquent SEC I **\$Unk**
- Total Delinquent SEC II **\$Unk**
- GRAND TOTAL DELINQUENT
 - SEC I **\$Unk**
 - SEC II **\$Unk**
 - TOTAL **\$Unk**

Spoke with Tracy Cavender about homes she wanted to sell. She is aware of her 1200.00 payment when invoices are sent out. Speak with her about commercial lots and hoarder home.

Laura Wynn – Told Marshall she doesn't like the fact Cavender is buying all the lots (thinking they will become Air B&B). Not happy about it, calling it commercial business.

Adam discussed budget for this year:

- Insurance/taxes/utilities: Increased
- Grigsby Pools: On target
- Pool/Maintenance Repairs: Increased
- Court Costs: On target
- Loan: On target
- Admin: On target
- Fire Department: Increased

We have collected shy of \$70,000.00 in Annual Assessments.

OLD BUSINESS

- Clean-up Day – October 12th after meeting went well.
- Replacement of entrance signs. Debbie and Trish painted both entrance signs. Debbie will continue to update the signs with wreaths for the season, updated the old wreaths with new picks to brighten them up, and replace entrance lights as needed. Receipts will be given to Denise.
- Renewed the website Domain for one year at a cost of 22.17.
- Thanksgiving Dinner in November was outstanding as always. Special Thank You to Shelley and all those who helped her. Residents greatly appreciate it. There were a few less attendees than last year we believe due to the weather.
- No Fall Fest this year.

NEW BUSINESS

- Denise will contact the owner of the blue house for approval of possible removal.
- Trish will be planning a Game Night again soon. It will be announced on the website and email.
- Crime Watch is scheduled for February 11, 2025.

ADJOURNMENT

Next Board Meeting will be February 15, 2025. Marshall motioned for Board adjournment at 9:54am, Adam seconded.