

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors MEETING

October 12, 2024

CALL TO ORDER – Meeting was called to order by Marshall Jackson at 8:00am.

ATTENDEES

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Secretary – Debbie Thornton
- Board Member – Adam Hearnberger
- Board Member – Daniel Bourns
- Board Member – Patricia McDonald
- Board Member – Al Tatar
- Maintenance – Jake Tatar
- Architectural Control Committee – Debby Newman

ABSENT

- TVFD – Pam Goforth
- Architectural Control Committee – Jean Stenfors

VISITORS

- Bob McDonald – Pool Maintenance

APPROVE / MODIFY LAST MEETING MINUTES

- September Meeting Minutes were approved as is with changes. Al motioned to accept and Trish seconded.

TVFD– Pam Goforth - Absent

GROUND MAINTENANCE REPORT– Jake Tatar

- Update on trees by dam and work around trees.
- Asked to place information on the website about Better View Tree Trimming, LLC service.

DOG SITUATION UPDATE – Sue Wells – No updates

POOL MAINTENANCE – Bob McDonald

- Discussed about the email from woman on bathroom being closed when she tried to use it.
- Pool is closed and bathrooms will be closed November 15 – March 15.
- Swing gate will be placed back on entrance from bathrooms to the pool.
- Grigsby will give a quote on replacing ladders with longer ladders. Or possibly weld the ones we have. We will need to compare prices.
- Discussed replacement of Bob.

- Bob passed out written description of pool and bathroom responsibilities. Bob and Scott discussed each responsibility as to item and time (winter/summer). Bob discussed chemicals and maintenance for pool. During the winter only need to monitor pool water evaporation. Grigsby pool will add on Tuesday's and person will check once a week. Possibly blow off pool cover as needed. Everything can be done in one hour. Bathrooms will need to be cleaned until closed once a week. Winter Nov-Mar will be shut down and only water level will need to be checked. Bob discussed chemical levels during the summer months. Check daily or every other day. Chemical containers will tell you the correct levels. Pool holds 51,000 gallons of water. Check skimmers, clean as needed. Brush side of pool as needed. Prowler will be once a week or more as needed. Close pool when using prowler, it's electric. Jake will look this over and identify an amount he will charge per hour. Rate will be chosen by the board. Scott will email to all board members for approval. Bob will help as needed and get you started. All board members agreed to this.
- There are two notebooks in the Pool Equipment room with all information needed to care for the pool and equipment.
- Jake will review all the above responsibilities and care. Scott will negotiate a contract and get signatures.
- Debbie will send an email to all residents the pool is closed and dates the bathrooms will be closed.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

October 2024 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATIONS

- 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
- Kris Robinson - (2607) application for metal house

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Daniel Bourns - (2611) 12' W x 62' L all covered porch on back of house.
- Tim Mitchell - (2610) application for metal garage and carport.
- Connie Wiginton - (2604) Application for new storage shed and a carport with storage on concrete slab, Front, back and side decks.
- Dwayne Boyd & Cate Turner - (2601) Application for new carport and to relocate existing carport foundation work in progress.
- 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. He has until 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 to also begin 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.

APPROVED APPLICATIONS – COMPLETED

CCR VIOLATIONS

NEW OR ACTIVE 30-DAY LETTERS

- Tom Ray - (2613) Lot Maintenance - Maintenance Improvements - Dumping
- John Wells - (2601) Lot Maintenance - Maintenance Improvements - Dumping (water heater in yard)
- John Wells - (2604) Lot Maintenance - Maintenance Improvements
- Noriega - (2603) Sec 1 Lot 412 (2603) 2/19/24 Mobile home roof and lot maintenance. Continues to make small repairs.

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 a call from him and he 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.
- Jeffery Boniol - (2613 Lot 205 & 206) Lot maintenance. 10-day certified and regular letters with pictures. Board member will send fine letter.
- Jeff Boniol has not received any letters from Thunderbird Point ACC for Violations. Has only received his dues invoice. His address is 106 East Ovilla Rd., Ste 1A116, Red Oak, Tx 57154. Letters were sent to wrong address. We will give him an additional two weeks to take care of this. He stated the other than grass being overgrown, what is wrong with the house? My answer was ---- You have a tree that fell in your yard when we had a storm last summer. We don't know if your house has any damage. He said he had several family issues due to elderly parents and he will make a plan to come here and check on things.

- Janice McKee - Sec 1 (2613) – porch lattice, storm damaged trees. Received a text from Janice saying she will try to get property taken care of as soon as possible. Son is not of any help since his accident. Spoke with person doing the cleanup for Mrs. McKee, he is concerned about doing the burning since there is no water on the property. Informed him to call president of the fire department when he was going to burn.
- Daniel Garcia - Sec 2 (2619) Damaged structures on property need repaired. Received a call from him, he would like to repair the 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. Personally spoke with Mr. Garcia, 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.

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

- John Wells - (2601) - Lot Maintenance - Maintenance Improvements - Dumping (water heater in yard)
- John Wells - (2604) - Lot Maintenance - Maintenance Improvements
- David Fisher - (2601) - Sent a 30 and 10-day letter with certified pictures. Sent certified fine letter \$1,000.00 + expenses. Lot maintenance, mobile home maintenance, construction materials, burning of garbage, vehicles, etc.
- **Suit filed July 1st with JP Court. Fisher did NOT respond within 14 days as instructed. TPOA hearing date with JP Court set for Tuesday August 20th, 09:00 per Mandy 7/19/24.**
- **Court Date August 20====David Fisher did not show up. Denise will put a lien on property.**
 - **As of the date of this meeting, Denise will not be putting a lien on this property. Mortgage company has taken property back. They have given him 30 days to have property cleaned up. If he fails to do this, the mortgage company will clean-up the property. Believe the date is Oct. 12, 2024. No clean-up has been done as of now, 10-12-24. All money owed was received from the mortgage company. Date of clean-up October 21st was given by the board.**

TREASURER REPORT – Denise Powell - As of: October 2024

Savings	\$64,048.78
Checkbook	\$2,900.51
Capital Improvements	\$4,004.63
Petty Cash	\$74.15
Events	\$478.32
Reserve Fund CD	\$12,975.07
TOTAL AVAILABLE	\$84,481.46
Boat Ramp Loan Balance	\$31,164.02
Other	

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	268	180* / 88%	88/33%	22 owe > \$1,000
2	88	26 / 30%	62/70%	34 owe > \$1,000
Total	356	206 / 58%	150/42%	56 owe > \$1,000

- **Total Delinquent SEC I \$50,302.21**

- **Total Delinquent SEC II \$84,782.55**

- **GRAND TOTAL DELINQUENT**

- SEC I \$50,302.21
- SEC II \$84,782.55
- TOTAL \$135,084.76

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According to the budget we were to add 3000.00 per year to the CD. Scott suggested instead of 3000.00 we do 2000.00 added to CD to cover additional expense of liability insurance.

Liability Insurance company gave her a quote of 6,934.14, which is almost a thousand more than last year.

She is still collecting assessments. We have reached the 250 paid that was originally budgeted.

Before January’s meeting Damon will get with Denise on budget.

Property Taxes owed are 2984.73. She will pay this in January. We budgeted 3,000.00, we are good. We will shop around and revisit this about the price. We are limited on insurance companies who offer this type insurance.

Leslie Taylor has passed. His daughter Lisa is living in residence. Denise took it to court and lost. She has been living there for years for free. JP Penn suggested we re-file the suit against the estate.

OLD BUSINESS

- Clean-up Day – October 12th after meeting. Trees in big park, put them in pile. Pine trees across the dam have been cut up by Jake. Jake will research borrowing a trailer to help clean up.
- Replacement of entrance signs. Debbie, John, Trish, and Bob will paint old signs next week.

NEW BUSINESS

- No Fall Fest this year.
- Spring Fling will be in Mar/April
- Bonfire will be November 2nd at 7pm. Al will start the bonfire.
- Game Night made 265.00. We will have another one in January.
- Next event will be the Thanksgiving Dinner on November 23rd. More info to come.
- Denise will contact owner of the blue house for approval of possible removal.

ADJOURNMENT

This is the last meeting for this year. Next Board Meeting will be January 18, 2025. Board was adjourned at 9:43. Motioned for approval by Adam, Al seconded. All approved.