

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors MEETING

March 15, 2025

CALL TO ORDER – Meeting called to order by Marshall at 8:02am.

ATTENDEES

- President – Marshall Jackson
- Treasurer – Denise Powell
- Board Member – Adam Hearnberger
- Board Member – Sue Wells
- Board Member – Daniel Bourns
- Board Member – Al Tatar
- Board Member – Patricia McDonald
- Maintenance –
- Architectural Control Committee – Jean Stenfors

ABSENT

- Vice President – Scott Monaghan
- Secretary – Debbie Thornton

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- February Meeting Minutes were approved. Sue motioned to accept approval and Daniel seconded.

TVFD–

- There are currently three (3) people serving on the Fire Department plus their board members. The building belongs to the Fire Department.
- Gumbo Cook-off will now be on March 29, 2025
- Easter Egg Hunt (TPFD) and Spring It On (TPOA) on April 12th
 - Trish will contact Pam and discuss.

GROUND MAINTENANCE REPORT–

- There was no response to the email that was sent out seeking candidates for the maintenance position. Denise will check with Craig Shaffer to see if he is still interested in the position. If so, he will start April 1st. Scott will draw up a contract. NOTE: After the meeting Denise emailed the Board that Craig is interested in the position.

DOG SITUATION UPDATE – Sue Wells

POOL MAINTENANCE –

- Marshall says leak was repaired.
- If Craig accepts the job, he will call Bob for training on pool maintenance.
 - Pool cover removal and opening date was not discussed.

ARCHITECTURAL CONTROL COMMITTEE

MONTHLY SUMMARY

March 15, 2025 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATIONS

- Tanya Bradley (2603) - Application for Fence and deck (3-7-25): IN PROCESS
- Roberto Royes (2601) -Application for repairs to existing Mobil Home (3-2-25)
- Marla Jones (2606) 240 CR - Application for fence (3-2-25): IN PROCESS - **Completed (3-9-25)**
- Ana Navarro (2601) -Application for carport (2-26-25): IN PROCESS
- Dwayne Boyd & Cate Turner (2601) - Application for new carport and to relocate existing carport foundation work in progress (4-22-2024): All work has stopped due to Upshur Electric: IN PROCESS
- Kris Robinson (2607) - Application for metal house (7-17-2024)
- Greg Gust (2601) - Application for Deck-Steps-Retaining walls (2-13-25): IN PROCESS
- Thomas Brashear (2610) - House (11-23-25): IN PROCESS - **Completed (3-10-25)**
- Sarah Lyons (2603) - Application for addition on existing cabin increase sq footage to 822 (11-7-2024): IN PROCESS
- Trevor Sandoval (2601) - Application for New Home and garage: IN PROCESS - **Completed (3- 9-25)**
- 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. **Trailer has been removed from property.**
- Paulsen-(2604) - New fence - Completed

CCR REPORT

30 DAY VIOLATION LETTER

- Rodolfo Noriega (2603) - Maintenance improvements (1-17-2025) (2-28-25): Improvements being made on yard will give more time before sending out 10 day notice

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

- Tammie Johnson (2602) - Maintenance improvements & Vehicles (1-17-2025): **10 Day (3-8-25)**
- Jeffery Boniol (2613 Lot 205 & 206) -Lot maintenance - 10-day certified and regular letters with pictures
Board member will send out fine letter, original letters were sent to wrong address.
- Jeffery Boniol - **New 30 day letter (1-23-25) : 10 Day (3-8-25)**
- 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.
Janice McKee: **New 30 day letter (1-23-25) - 10 Day (3-8-25)**
- 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.
Daniel Garcia: **New 30 day letter (1-23-25) - 10 Day (3-8-25)**
- **Ana Navarro (2601) Dumping & Vehicles: 30 Day (12-20-24) - 10 Day (1-28-25)**

Ana is working on correcting violations. Will inspect property on **2-24-25**. **All Violations Corrected.**

- Tom Ray (2613) - Lot Maintenance - Maintenance Improvements - Dumping
 - 30 Day letter (8-12-2024)
 - Received call from Tom -- wants more time to make improvements to correct violations. Will work with him if we see improvement being made. **1-25-25 - Improvements are being made toward violations. Will inspect property as some of violations are completed.**

NEW 30 DAY FINE LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS

- John Wells (2601) - Lot Maintenance - Maintenance Improvements – Dumping (water heater in yard): **30 Day letter (8-12-2024) - 10 Day letter Certified and Regular pictures (10-17-2024)**
 - **30 Day FINE letter Certified and Regular with pictures (1-27-2025)**
- John Wells (2604) - Lot Maintenance - Maintenance Improvements: **30 Day letter (8-12-2024) - 10 Day letter Certified and Regular pictures (10-17-2024)**
 - **30 Day FINE letter Certified and Regular with pictures (1-27-25)**
 - **5 Violations \$200.00 for each violation Total \$1000.00**

Was told John Wells is selling trailer and lot on 2604.

Ed Aguinaga (2603)

- **Edgr Aguinaga Sec. 1 Lot 413**
 - **2 metal buildings moved in 7-20-24**
 - **Construction.** *No motor home, travel trailer, RV, mobile home, out-building, or temporary improvement of any kind shall be used or permitted on any Lot during construction unless previously approved by the Architectural Control Committee. No building material of any kind or character shall be placed or stored upon a Lot until the Owner thereof is ready to commence construction of Improvements thereon.*
 - Edgar, you had 4 months plus to clear property and submit a plan for a home. Because the property has not been cleared of trees and burnt trees. **The collapsed buildings must be removed from the property immediately.**
 - We appreciate your cooperation in this matter.
 - **30 Day FINE letter Certified letter and Regular (2-19-25) Authority Lot Maintenance**
 - **2 Violations \$200. For each violation Total \$400. After 3-19-25**

TREASURER REPORT – Denise Powell as of 03/15/25

Savings	\$49,886.06
Checkbook	\$1,727.70
Capital Improvements	4,257.32
Petty Cash	\$60.18
Loan	\$29,447.83
Events	\$443.71
CD	\$15,285.50

- **Balance Forward 03/15/25** **\$56,374.97**
 - **All Accounts less loan**
- **Total Deposits from 02/22/25 to 03/15/25**
 - **Current Assessments** **\$2,174.34**
 - **Old Assessments** **\$0**
 - **Other Deposits** **\$149.91 (From Savings to CD)**
 - **Total Deposits** **\$393.75**
- **TPOA Current Assessments Summary as of 03/15/25**
 - **Section I – 263 Owners 291 paid in full; 6 partial**
 - **26 delinquent > \$1000**
 - **Section II – 95 Owners 33 paid**
 - **32 delinquent > \$1000**
 - **Total 358 Discreet Owners with 235 paid and 123 Delinquent on current assessments.**
 - **Budget assumes 250 paying owners, as of Feb. 289 has paid**

Actions completed in last month:

- **30-Day Letters** **1**
- **10-Day Letters** **0**
- **Suits File for Liens** **0** **lien judgement pending**
 - **Assessment Lien Status file built for monthly Board review**

Specific Properties with Concern:

- **Biddle property pending sale.**

The owner of camper lots 46 and 58 want to give them to the TPOA. Adam will contact the owner as he would like to purchase them himself if possible so that the TPOA does not get involved in real estate.

OLD BUSINESS

NEW BUSINESS

- Spring It On-April 12 – Trish is working this event with Pam from the Fire Department. Marshall will provide hot dogs, buns, chips, and water.
- The board agreed we will begin paying Ground Maintenance/Pool Maintenance at the end of the month instead of the beginning.
- It was discussed and we cannot fine pet owners who mistreat their pets. There may be a Texas law on cruelty to animals. The Sheriff should be contacted as needed.

ADJOURNMENT

Next Board Meeting will be April 26, 2025. Board was adjourned at , motioned by Daniel, seconded by Al.