

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors MEETING

February 22, 2025

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

ATTENDEES

- Vice President: Scott Monaghan
- Treasurer – Denise Powell
- Secretary – Debbie Thornton
- Board Member – Adam Hearnberger
- Board Member – Daniel Bourns
- Board Member – Sue Wells
- Board Member – Patricia McDonald
- Maintenance – Position Vacant
- Architectural Control Committee – Jean Stenfors

ABSENT

- President – Marshall Jackson
- Board Member – Al Tatar

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- January Meeting Minutes were approved with changes. Adam motioned to accept and Daniel seconded. Minutes will be posted on website after changes are made.

TVFD

- March 22 – Gumbo Cook-off
- April 12 – Easter Egg Hunt
 - Trish will contact Pam and discuss combining HOA cook-out with Fire Department. Possibly supplying hot dogs and bounce house, calling it “Spring On.”

GROUND MAINTENANCE REPORT– Position Vacant

- Position continues to be vacant.
- Denise's son is interested.
- Position will be posted on the website. Email will be sent to all residences announcing vacancy and information if interested in applying.
- Adam replaced batteries in boat ramp gate, receipt given to Denise.
- Adam will look over the mower to make sure it is up and running. Marshall will be donating his old one.

DOG SITUATION UPDATE – Sue Wells

- Nothing to report.

POOL MAINTENANCE – Scott Monaghan

- Grigsby continues to check the pool once a week.
- Waiting for leak detection – Marshall needs to follow-up with leak detection company to be sure they will tell us where the leak is located and not just that we have a leak.

ARCHITECTURAL CONTROL COMMITTEE

- Marshall discussed with John the following:
 - Fines filed with the JP should be signed by the President. Presenting the case to the JP should be done by anyone such as: ACC Jean Stenfors, BOD's, VP, or President.

February 22, 2025 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATIONS

- Greg Gust (2601) Application for Deck Steps on Retaining walls. (2-13-25)
- 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.
- Kris Robinson (2607) Application for metal house. (7-17-2024)

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Greg Gust (2601) Application for Deck Steps Retaining walls. (2-13-25)
- Thomas Brashear (2610) House (11-23-2024)
- Sarah Lyons (2603) Application for addition on existing cabin, increase sq footage to 822. (11-7-2024)
- Trevor & Melody Sandoval (2601) Application for New home and garage.
- Paulsen(2604) New fence. Needs to move trailer.
- 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. Travel trailer has been removed from property.

APPROVED APPLICATIONS – COMPLETED

	Completed
• Charles Carleton (2602) RV carport 10-25-2024	11-2-24
• Thomas Brashear (2610) Garage 11-11-2024	1-20-25
• DeAndrea Barrett (2619) Front porch Deck 12-05-2024	1-25-25
• Jason Smith (2603) Kid fence 12-13-2024	1-6-25
• Rhonda & James Irwin (2609) Manufactured home 11-04-2024	2-1-25
• Thomas Brashear (2610) Concrete driveway 1-24-25	2-10-25

30 DAY VIOLATION LETTER

- Rodolfo Noriega (2603) Maintenance Improvements. 1-17-2025
- Tammie Johnson (2602) Maintenance Improvements & Vehicles. 1-17-2025
- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance - 10-day certified and regular letters with pictures. Board member will send out fine letter. Previous letters were sent to wrong address.
 - New 30-day letter (1-23-25)
- Janice McKee Sec 1 (2613) Porch lattice, storm damage, trees. Continue to work on property trees. Received reply, will see that the work on the 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.
 - New 30-day letter (1-23-25)

- 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)**

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

- **Ana Navarro (2601) Dumping & Vehicles. 30-Day Letter (12-20-24) / 10-Day Letter (1-28-25)**
Ana is working on correcting violations. Will inspect property on 2-24-25
- **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. Improvements are being made toward violations. Will inspect property as some as 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 with 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 with 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**
- **Edgr Aquimaga Sec. 1 Lot 413 (2603)**
 - **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 - \$200.00 for each violation. Total : \$400.00**

Don Ledbetter removed a vehicle he left on the property he sold. 2-10-25

JP Penn said we need to maintain copies of any and all documentation given to residents.

The new owners of the Fisher property have been contacted about needed repairs to home.

TREASURER REPORT – Denise Powell AS of: February 2025

Savings	\$49,287.48
Checkbook	\$3,493.64
Capital Improvements	4,257.32
Petty Cash	\$60.18
Loan	\$29,447.83
Events	\$443.71
CD	\$15,285.50

- **Balance Forward 02/22/25 \$57,542.33**
 - **All Accounts less loan**
- **Total Deposits from 01/19/25 to 02/19/25**
 - **Current Assessments \$2,174.34**
 - **Old Assessments \$0**
 - **Other Deposits \$149.91 (From Savings to CD)**
 - **Total Deposits \$2,324.25**
- **TPOA Current Assessments Summary as of 02/22/25**
 - **Section I – 263 Owners 202 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** **3**
- **Suits File for Lien** **6** **Lien judgements pending**
 - **Assessment Lien Status file built for monthly Board review**

Specific Properties with Concern:

- **Biddle property pending sale.**

[illegible]

- Owner was contacted about Blue House. He will call his Ex-SIL and have her call Denise to discuss.

OLD BUSINESS

NEW BUSINESS

- Game Night: March 8th at 5pm at TVFD
- Discussed owners being fined for dogs left out in the extreme cold. Vote on this at the next meeting.
- TPOA will get a rental bounce house to use for free since John Thornton sold a large bounce house from his church to a local bounce house business owner for a very reasonable price.
- Adam will not be at the April, May, and June meetings due to work issues.

ADJOURNMENT

Next Board Meeting will be March 15, 2025. Board was adjourned at 9:24am, motioned by Adam and seconded by Sue.