

THUNDERBIRD POINT OWNER'S ASSOCIATION

ANNUAL MEETING MINUTES

JULY 16, 2022

CALL TO ORDER

Meeting called to Order by Marshall at 10:05am. 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
- Architectural Committee – Jean Stenfors
- Fire Department – Darrell Corry

ABSENT

- Board Member – David Newman
- Architectural Committee – Debbie Newman
- Maintenance – Darrell Sellers
- Events – Tammy Sellers

VISITOR

- Damon Jewell
- Blake Kirkpatrick

JULY 2021 ANNUAL MEETING MINUTES

Minutes were reviewed by the Review Committee Vicki Pollard, Diane Peters, and Pam Goforth. The committee was appointed last year during the 2021 Annual Meeting. Victor made a motion to approve the minutes. Second by Don Mays and approved by all.

TREASURER

Report given by Denise Powell.

We were over our budget on several items including improvements that were needed. A Special Meeting was required and held for a budget request. This year due to new rules, certified letters sent, suits being filed, and liens on property, we have seen an increase of payments from those who were delinquent. Another process we will begin using is WRIT of Execution with the Justice of Peace. Possibility of seizing property (specific rules will need to be followed). County will sell the property and return money owed by resident to TPOA. County will keep remaining funds.

DEED RESTRICTION AND ARCHITECTURAL CONTROL COMMITTEE

Report given by Jean Stenfors

We have seen an increase in new mobile homes and more to come along with new homes and fences. Residents need to complete applications and send to Jean for any new builds on property. Repairs do not need approval.

Camper Section – we need to have more interest in this area. Please remove RV's trailers, and campers that are not being used/cannot be used. We have too many that are abandoned. Please keep your lots mowed and maintained. This section is NOT for residential purposes, only temporary (14 days of the month).

Residential Section – Several 30/10-day letters have been given. Next, they will be taken to court.

- New process we are now using:
 - Environmental/Public Nuisance Report (given by Damon)
 - Jean is doing an awesome job
 - Follow By-Laws. Spoke of Texas Health and Safety Code, this is county enforced.
 - This process is for the few people who have refused to clean up. Take care of your property. Investors have a strong interest in this area if you refuse and decide to sell your property.
 - Parts of safety code was read for all to understand.

Recycling was successful – will be set up again in September.

MAINTENANCE

Report given by Marshall Jackson

Our pool is the largest expense for TPOA. Cost to upkeep is continuing to rise – a lot! Finding supplies are difficult at times. Our pool and equipment is old and a big drain on our budget. Darrell Sellers does an outstanding job with the upkeep. If we ever lose a tank we are looking at a \$15,000.00 cost.

Darrell is constantly cleaning pool area of food and drinks. These items can blow into our pool and cause damages.

We all need to pitch in to maintain our property. You have the right to tell anyone abusing the pool property to leave and call sheriff if needed. Member suggested cameras and we discussed reasons it is not an option at this time due to expenses.

Boat Ramp Project is complete and looks great.

VOLUNTEER FIRE DEPARTMENT

Report given by Blake Kirkpatrick

Blake is our Volunteer Fire Department Chief. He discussed we had one structure and 7 wild fires in our area. Burn Ban is in Effect – NO outdoor fires.

EVENTS COMMITTEE

Report given by Debbie Thornton

Events this past year included Halloween and Christmas decorating contest of homes. A lot of fun and plan to continue this each year.

The next event will be a Summer Blowout scheduled for July 30th. Volunteer Fire Department at 4:30, free hot dogs and chips. A live DJ and dancing planned.

NEW BUSINESS

Report given by Marshall Jackson

By-Laws requires a minor update due to Annual Assessment increase to \$200.00. This was voted and approved at the recent Special Meeting.

All projects such as signs for the park and pool, picnic table repair, boat dock staining/sealed are on hold due to budget restraints.

We would like volunteers for a Special Committee for the “New Park.” Please sign up after the meeting if interested.

All Board officers and members who were up for vote were voted back in. No changes were made.

Audit Committee members were selected for the Annual Meeting Minutes and Account Records Review.

- Pam Goforth
- Vicki Pollard
- Marla Jones

Next Annual Meeting scheduled for Saturday, July 15th, 2023 @ 10:00am.

ADJOURN

Bob McDonald motioned to adjourn the meeting at 11:59 and seconded by Victor Daigre.