

## THUNDERBIRD POINT OWNER'S ASSOCIATION

### Board of Directors Meeting

August 19th, 2023

### **CALL TO ORDER**

Meeting was called to order at 9:03am by John Thornton.

### **ATTENDEES**

- President – John Thornton
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Architectural Control Committee – Jean Stenfors
- Board Member – Daniel Bourns
- Board Member – Kelly Corry
- Board Member – Damon Jewell (by telephone)
- Board Member – Sue Wells
- Fire Department – Darrell Corry

### **ABSENT**

- Board Member – Adam Hearnberger
- Ground Maintenance – David Breen

### **VISITORS**

Pam Goforth – Thunderbird Point Volunteer Fire Department

### **APPROVE / MODIFY LAST MEETING MINUTES**

July 2023 Minutes were accepted and approved. Sue Wells motioned the approval and was seconded by Scott Monaghan.

**EVENTS COMMITTEE** – This was tabled and on hold for another interested resident.

### **FIRE DEPARTMENT**

- All working good and going smoothly.
- We are in RED, but not in a burn ban, according to Texas Forest Service. Next step will be burn ban, decided on by Commissioner's Court.
- TPOA will donate again to the TVFD per the Annual Budget Meeting in June.
- Thermostat settings inside TVFD will remain set to 85 during the summer and 55 during the winter. Prior to the meetings/events held at the TVFD, you can change the thermostat the night before.

## GROUND MAINTENANCE REPORT – David Breen

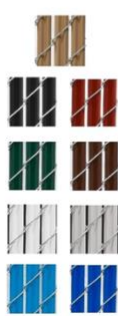
- New Maintenance Contract started August 7, 2023.
- Zero Turn Mower was repaired by David.
- Future Needs – chainsaw and hedge trimmer to remove brush and along the sides of roads. Help in cleaning up the boat ramp is needed.

## POOL MAINTENANCE – John Thornton

- All signage now in compliance with State regulations



- Emergency 911 phone installed.
- Security Camera System Operational.
- OLD BUSINESS
  - o Chain link Fence – install slats? \$1,286.85 +\$ 276 shipping = \$1,562.85
    - City Attorney for Fate City, John Thatcher said this is a workaround, several HOA’s use them until they can afford to upgrade fence. Scott no longer feels this is a way to go. Possibly purchase premade panels, he along with other individuals have volunteered to assist. Purchase premade panels, aluminum will be easier to work with. No horizontal bar in the middle. You can order from Home Depot and Lowes. This would be a cost savings way to attack this. Possibly slat the side against resident and tear down the fence. Scott and John will get together and present options at the next meeting.
  - o Deck resurfaces – TBD \$12,000.00
  - o Cover and install – \$6,000.00 if purchased and installed. It could possibly cost \$3,000.00 with the Sale now and WE do the install – October / November timeframe. John explained how to install if we purchased the one on sale, we could afford it now. Scott made a motion to approve purchase of one on sale and Sue seconded the motion.
  - o Wood Privacy Fence – If we install slats, we could possibly tear down the wood fence? Still working this situation, John and Scott will report back on this one.
- NEW BUSINESS
  - o Right filter housing leak for the pool is getting worse. Was patched up in the past, potential replacement needed. John will try to patch with epoxy. There is the possibility of needing to purchase a new one for \$1,600.00.



### FenceSource Wave Slat (9 Colors) Single Wall Bottom Locking Privacy Slat for 4', 5', 6', 7' and 8' Chain Link Fence (6 ft, Black)

Brand: FenceSource  
4.3 ★★★★★ 2,535 ratings

-13% \$55.95 (\$0.68 / Count)

List Price: \$64.38

Save up to 1% with business pricing. Sign up for free Amazon Business account

Get a \$125 Gift Card: Pay \$0.00 \$55.95 upon approval for Prime Visa. No annual fee.

Size: 6 Feet

- 4 Feet
- 5 ft
- 6 Feet
- 7 ft
- 8 ft

Color: Black



#### Purchase options and add-ons

##### Payment plans

\$10.16/mo (6 mo) at example APR of 30% (rates from 10-30% APR)

Material	Polyethylene
Color	Black
Brand	FenceSource
Style	Garden
Assembly Required	Yes

#### About this item

\$55.95 (\$0.68 / Count)

\$276 delivery August 18 - 23. Details

Deliver to John - Pittsburg 75686

In Stock

Qty: 23

Add to Cart

Buy Now

Payment: Secure transaction  
Ships from: Fence Source  
Sold by: Fence Source  
Returns: Eligible for Return, Refund or Replacement within 30 days of receipt

Add to List

#### Buy it on Amazon Business

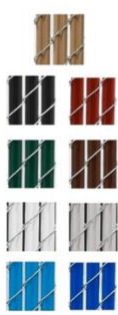
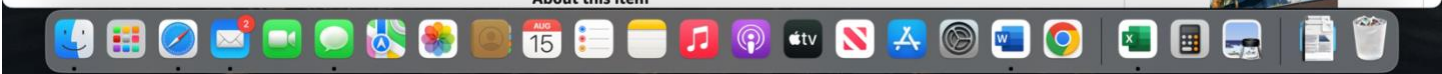
Save up to 1% on this product with business-only pricing.

Create a free account

Have one to sell?  
Sell on Amazon



Roll over image to zoom in



### FenceSource Wave Slat (9 Colors) Single Wall Bottom Locking Privacy Slat for 4', 5', 6', 7' and 8' Chain Link Fence (6 ft, Royal Blue)

Brand: FenceSource  
4.3 ★★★★★ 2,535 ratings

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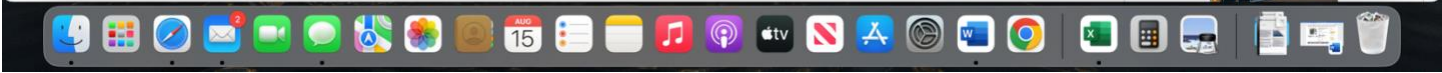
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## ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors

### CCR Issues and Environmental / Public Nuisance

August 19, 2023

### ACC Applications

#### New ACC Approved Applications

- Wales – garage
- Bell – new mobile home. They have permission for trailer to remain in driveway. It will remain there until new mobile home is placed where previous one was prior to storm destruction.

#### Approved Applications – Construction in Process

- Work in process due to builder and supply delays for several.
- Pickette-Fence. This type of fence will no longer be approved in our neighborhood.
  - Damon asked if fence is continuing to be built. Yes, it is ongoing, and they permanently live there now.
- Dyson – New metal house and metal garage.

#### Approved Applications – Completed

- **Peters - new build home**
- **Pierce – Fence not completed. House is still not painted.**
- Janak concrete slab
- Barker enclosed front porch
- Ahrens front deck & ramp on existing back deck
- Langley - New mobile home
- Clark – New storage building

### CCR Violations

#### New or Active 30 Day Letters on CCR Violations

- Section I
  - Edwards – door repair. Received lots of damage during storm.
- Section II - None

#### New 10 Day Letters (CERTIFIED) on CCR Violations

- Taylor - yards overgrown, need to file public nuisance. She owns two homes and pays none of her assessments or taxes. Claims she has no money. Form is ready for signature and file.
- Dyke – burned but mobile home needs removed, need to file public nuisance. More damage during the storm, nothing done to repair. Form is ready for signature and file
- Reniewicki - game room mobile home (owner recently deceased). Purchased and contract work still in progress. Jean will contact his son and ask what is going on. Pending sale prior to the storm that caused damage to the property.

- **Section II – None**

### **Successfully Closed Violations from Letters**

- Drake
- Kettlewell
- Janway
- Brundrett
- Lane
- DavMat Holdings
- Gilmore
- Stark
- Kelly
- Luquin
- Lohn

### **Public Nuisance Complaints Filed - Not Yet Heard**

- Section I – (example photos upon request)
  - Biddle (NEW) – open septic, rubbish, in-op vehicle, etc., vehicle has been removed. No one lives there, property now up for sale. Realtor is very aware of all the problems. Denise is keeping in contact with realtor. Price has dropped considerably.
- Section I – (example photos upon request)
  - Pahlman– shanty town need to talk to JP about serving papers in Greg County (Longview) and the association will have to pay for it at a cost of \$90.00. Jean will contact the Judge on Monday to proceed on this one.

### **Open Public Nuisance Complaints Heard In Court– Not Yet Resolved**

- Kirkpatrck – lot maintenance, need to resubmit and continue.
- Aumaugaher – mobile home maintenance, need to resubmit and continue.
  - Both of these have taken too long to complete, will move forward JOP.

### **Successfully Closed Public Nuisance Complaints**

- Swan – Mobile home removal. Jean will send a 15-day letter for lawn not being mowed. Fine from TPOA will begin.
- Goth – rubbish cleanup.
- McKee – hoarder cleanup.
- Clark—damaged storage building removed & replaced with new building.
- Wells- mobile home maintenance.

## TREASURER REPORT – Denise Powell

As of 8/16/2023

<b>Savings</b>	<b>\$76,774.85</b>
<b>Checkbook</b>	<b>\$911.13</b>
<b>Capital Improvements</b>	<b>\$2,417.26</b>
<b>Petty Cash</b>	<b>\$89.40</b>
<b>Loan</b>	<b>\$36,962.08</b>
<b>Events</b>	<b>\$650.20</b>

- *She will be moving \$3,000.00 into Checking Account on September 1, 2023 preparing for upcoming bills.*
- *7/1/2023           \$31,535.79   Balance Forward*
- *8/15/2023         \$52,515.58   Total Deposits (includes \$1,740 from Tractor Sell)*
- *\$52,515.58 - \$1,740 = \$50775.58 actual Assessment Deposits / \$200 = 253 owners paid*
- *TPOA Assessments Summary as of July 1, 2023 \*\*ESTIMATE\*\**
- *From Annual Meeting Briefing*
  - *Section I – 263 Owners   unknown number paid, 20 delinquent > \$2000*
  - *Section II – 118 Owners   unknown number paid, 39 delinquent > \$2000*
  - *Total 381 Owners? Delinquent 381-253=128?*
  - *Budget assumes only 250 paying owners -*

### **\*\*\* BOD GOALS**

- *We should reconcile how many Owners we actually have and write-off the dead-beats*
- *We should reconcile delinquent accounts aggressively. At some point write-off the losses.*
- *Prioritize known future expenses and set out a plan.*
- *Damon, John, and Denise will work this when Damon returns from vacation. We will continue to go after the local's, reconcile and decide on what to do with remaining numbers. Damon will be back next Friday.*
- *She filed suit on Raphael Mata. Someone is paying taxes on this, they are not saying where he is. Cannot be served without his address.*
- *Denise reviewed CAD and wrote delinquent values, Damon will help with when he returns. Kenneth Buckner is on the list.*
- *Owner of the cabin (Brush) at the pond passed away. Son is the one who broke into cabin.*
- *She will begin to send out 30-day letters next week. She expects to receive more money from this, as she continues to receive money daily.*

### **OLD BUSINESS**

- Website updated with new By-Laws, Officer, and BOD changes.

## **NEW BUSINESS**

- Need BOD to draft SOP's for Reserve Fund Account
  - o Set Criteria to utilize Reserve Fund
  - o Lower limit acceptable 50%, 75%,??
  - o How to restore funds to 50% funding goal (\$50k/2=\$25,000)
    - Monthly, quarterly, one time, etc. Budget line item?
  - o Current Reserve monies comingled in Savings – Separate or leave as is?
  - o Other thoughts
- Need BOD to draft SOP's for Capital Improvement Account
  - o Set Criteria to utilize
  - o Current goal is 10% of expenses = \$5000
  - o \$416 monthly = \$5000
- Scott will investigate this more. Possibly purchasing a CD with it and draw interest. Maybe looking into putting some in Capital Improvement Account.
- We will set a policy for our budget on this.
- Property Committee – status of first test case? Buckner??
- Other concerns / issues
  - o Scott mentioned we need to decide at what point is enough, some properties were damaged by the storm and may possibly sit this way. We need to set dates for cleanup. Several properties were mentioned as examples.
  - o Jean and Debby Newman will travel around and get a list of those damaged properties we need to keep watch on for cleanup. Debby wants to learn more and help Jean out as much as needed. They will email/send letter to place them on notice for cleanup.
  - o Kelly announced she will probably be moving in October. She suggested to begin looking for a replacement.

## **ADJOURNMENT**

Board motioned to be adjourned by John T. and seconded by Scott M. at 10:33am. Next meeting will be September 23, 2023, 09:00 at TVFD.