

THUNDERBIRD POINT OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 21, 2021

**CALL TO ORDER**

Meeting called to Order by Marshall at 9:05am. A quorum was present.

**ATTENDEES**

- President - Marshall Jackson
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – Adam Hearnberger
- Board Member – David Newman
- Board Member – John Thornton
- Board Member – Kelly Corry
- Board Member – Sue Wells
- Architectural Committee – Jean Stenfors
- Maintenance – Tammy Sellers

**ABSENT**

- Vice President – Scott Monaghan
- Beautification Committee – Lynn McRobie

**MEETING MINUTES**

It was moved by Kelly and seconded by Adam. July 2021 and 2021 Annual Meeting minutes were approved and will be posted on the Thunderbird Point Website.

**TREASURER REPORT**

Report read by Denise Powell.

Checking: \$2,478.40  
Savings: \$50,126.47  
Petty Cash: \$122.34  
Boat Ramp Fund: \$34,052.17  
Pool Loan: \$12,561.14

See financial report if needed.  
Corina sent out her report and list of residents.

Previously 155 residents had paid the \$250.00. Now 197 have paid the \$250.00 and 5 have only paid the 150.00.

Can anyone who owes more than \$1000.00 not be sent our letters? Marshall suggested using a collection agency. John suggested Corina's husband send them a letter notifying if they don't reply they will be sent to a collection agency. Denise will set up meeting with Corina to get this started. Attorney will have letter and it will be sent along with the late notice letter.

### **DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE**

Report read by Jean Stenfors

Detailed report available upon request.

She has two volunteers for the committee. Debbie N. (and Diane who is not able to at this time due to work). They will get welcome packets from Jean and help pass them out.

30 day letters will be sent on dog problems.

Discussed problems:

- The camper we discussed previously placed in Section 2 has been removed. She still needs to pay dues owed, her court was cancelled due to covid.
- Jean will check on the large storage container on Pierce's lot.
- JoAnn is trying to have her old trailer removed on 2603. Jean will reach out to her.
- Receiving complaints about the Swan's property.

### **BEAUTIFICATION COMMITTEE**

Lynn McRobie was absent.

Bryan has requested to be removed from this Committee

### **POOL AND GROUND MAINTENANCE REPORT**

Report read by Darrell Sellers.

- Pool is open and all is good again.
- Asked if pool can close pool down on Sunday nights at 8:00pm instead of 10:00pm. All agreed.
- Pool will be open Labor Day weekend and will be closed for season beginning on Tuesday.
- Mowing is behind due to world situation and rain.
- Men's urinal is not working. We will need to replace the whole unit.

- Adam and Darrell dug a ditch to keep the soil out of pool. This is holding up and draining well.
- There is a shortage of chemicals (chlorine tabs and shock). Marshall bought 6 buckets of tabs. Darrell had been pouring bleach in the pool as needed instead of tabs.
- Pool expenses are close to our budget.
- Darrell will begin to remove the coating on the pool deck (surface paint).
- Adam brought up problems with pool neighbors. He researched and it is their responsibility to keep pollutants off the pool property. We want to be good neighbors but it has been difficult when not reciprocated. This is written in our By-Laws and should be addressed, possible fines when property is damaged by a neighbor. Kelly suggested a letter to them detailing the problem. They told Adam, Jean, and Darrell they will sue and go after slander. David asked about putting a 6 inch drain around pool, Adam said it could be done at their expense. Adam has dug a drainage around that side of the pool a few weeks ago but this is a temporary fix to this problem. See CCR's for laws and regulations. This will be revisited again next meeting. Denise suggested according to insurance purposes put them on written notice. John agreed, he and Jean will draft the letter. Paragraphs will be quoted and copies of documents highlighted and sent along with the letter. We will try to be good neighbors about it. Possibly update Architectural Control document (Residential Approval Letter), this will be looked at.

### **THUNDERBIRD POINT VOLUNTEER FIRE DEPARTMENT**

Report read by Pam Goforth.

They have several new fire men/women.

### **GOVERNING DOCUMENTS COMMITTEE**

Report read by John Thornton.

Management Certificate. Attorney called and asked how everything is going with the new CCR's and was told about this Management Certificate. This document is required, John created it, had it signed by Marshall and notarized. The document was taken to the County Courthouse, filed, and placed on website. A copy will be sent to the Texas Real Estate Commission. This document protects us in collection of delinquent assessments and used by Title companies.

Deed restrictions are now technically referred as Covenants, Conditions, and Restrictions (CCR's). All documents are on the website. We will begin handing Governing Document packages to all new residents. John gave documents to Marshall to have 50 copies printed. These will be placed in an envelope and given by hand or mailed to all new residents.

## **OLD BUSINESS**

Discussed two pool payments being made and financing new loan.

- The scope of the project is approximately \$73,000.00.
- Approximate borrowed amount will be \$46,000.00. Our monthly payments should continue to be approximately the same we pay now. Adam suggested paying the pool off now.
  - *All BOD's and Officers voted in FAVOR of the \$46,000.00 loan for the Boat Ramp Repair Project by email on 8/24/2021.*
- Marshall confirmed amount in accounts prior to going to the bank to discuss a loan. After September Pool loan payment, balance will be approximately \$12,000.00 and we will then pay the remaining balance. That leaves roughly \$22,000.00 in Fund Raising Account.
- Adam said funds must be available for Boat Road construction by Sep 3.

## **NEW BUSINESS**

Boat Ramp Walkway for handicap was requested during our Annual Meeting. Adam researched this and cost will be \$1000.00. Adam proposed we do this and money will come from the General Fund. This was approved by all. Sue motioned and David second this be done. It was approved by all.

Discussed at the Annual Meeting we would vote to donate to the TP Fire Department. Kelly first and Adam second to donate \$1000.00 to Volunteer Fire Department. It was approved by all.

Marshall discussed local insurance and possibly changing what we have now. He will get quotes for us.

## **ADJOURNMENT**

Meeting adjourned at 10:55am. John motioned and David second the move that the meeting be adjourned. This was agreed upon by all. Next meeting will be September 18, 2021, at 9am.