

THUNDERBIRD POINT OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 18, 2023

**CALL TO ORDER**

Meeting called to Order by John at 9:00am. A quorum was present.

**ATTENDEES**

- Secretary – Debbie Thornton
- Treasure – Denise Powell
- Board Member – John Thornton
- Board Member – Sue Wells
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Architectural Committee – Jean Stenfors
- Events Committee – Tammy Sellers

**ABSENT**

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Board Member - David Newman
- Fire Department – Darrell Corry
- Maintenance – Darrell Sellers

**VISITOR**

- Damon Jewell

**JANUARY 2023 MEETING MINUTES**

January 2023 Minutes were approved. It was moved to accept minutes by Kelly and seconded by Adam. Minutes will be posted on the Thunderbird Point website.

**FIRE DEPARTMENT**

Report given by Tammy Sellers

- No fires to report.
- Gumbo Cook-off Feb 25<sup>th</sup>
  - More Gumbo is needed.
    - In addition to trophies, gift certificates will be given away.
  - Desserts needed
  - Bakery items will be auctioned off
  - Golf Cart Parade & Best Decorated Contest afterwards

## **TREASURER REPORT**

Report given by Denise Powell.

- Money Market - Nonpersonal: \$38,462.19
- Commercial Interest Checking: \$2,309.92
- Capital Improvements: \$4,969.47
- Events Committee: \$751.36
- Land Loans: \$39,350.51

See attached TPOA Assessments Summary of Section 1

Late assessments received are a mixture of assessments due and late assessments.

- One 10-day certified letter was returned. Feels the resident still lives at address on envelope, she will continue to research this. Resident is out of state and delinquent \$476.00.
- Several certified letters were sent out with a total cost of \$65.00. Adam said it is worth it, a return on our investment. John said we have seen a return already and need to continue. She will continue the process on others.
- One resident offered \$500.00 and start fresh. Numerous options were discussed on this property. It was decided to counter with \$1000.00 to withdraw the suit and continue paying his assessments. If not accepted, follow through with lien after court. Lien on property will be as a result of the suit.
- Another meeting is needed to set up process for above problems. There will be more to come.
- Denise and Jean are receiving several phone calls about lot sales. Damon suggested a committee for this subject. John suggested Damon head the committee per current By-Laws.
- Three suites have gone to Harold and 3 more will be going Monday morning.

New report format is outstanding! Continue to give us updates, processes, and asset information.

Damon said Denise is doing an excellent job!

## **DEED RESTRICTIONS / ARCHITECTURAL COMMITTEE**

Report given by Jean Stenfors.

Report available if requested.

Process is working and progress is being made!

The individual who worked our community Recycling has stopped this service due to a lack of income. We have no one else for Recycling currently.

## **ENVIRONMENTAL / PUBLIC NUISANCE REPORT**

Report given by Jean Stenfors.

See attached TPOA Architectural Control Committee Summary.

## **POOL AND GROUND MAINTENANCE REPORT**

Report given by Tammy Sellers.

- Pool clean-up, cleaning leaves and checking chemical balance will begin in March. Leaves will be first priority.
- Trees next door to pool have been partially cut. Resident wants to remove all of her trees which will cut back on leaves in the pool.

## **EVENTS**

Report given by Tammy Sellers.

- Wanting to have another Easter Egg Hunt in March. Donated eggs and candy will be needed. More information to come.

## **OLD BUSINESS**

- Park Cleanup beginning at noon today.
- Pool Security - John has cameras to donate for the pool security. Monitor is needed and he will research getting one. Keys will be given to John and Adam. Heat situation needs to be accessed for the security system.

## **NEW BUSINESS**

- By-Laws need to be updated. Conflicts were found and will be changed along with some language areas that need clean up. Senate Bill 1588, referring to ACC and married/living in home with Board Member. John will work this and bring a draft for review in the next few months. This will need to be approved at the Annual Meeting.
- John has a management certificate on file for our HOA.
- Discussed garage/shop on property not adjacent to residence. Most members did not approve the one mentioned which is upon entrance to Thunderbird next to mailboxes.
- Discussed where our property common ground is upon entrance by mailboxes for ground maintenance.

## **ADJOURNMENT**

Sue moved that the meeting be adjourned and was agreed upon by Adam at 10:39am. Next Board Meeting will be March 18<sup>th</sup> at 9:00am.

# TPOA Assessments Summary

## Feb 18, 2023

### **Ground Rules and Assumptions**

- Section I only to start – Residential Owners
- Data from Treasury Master File overlay with Camp Cad
- Merging Deadbeats or Write-offs in to one file to manage
- Following the established process; 30-day letter, 10-day letter, file suit/lien
- Section II – Camping Section will be addressed as soon as caught up on Section I Actions

### **Actions Completed**

- (31) 30-day letters mailed
- (7 )10-day letters mailed
- 3 Suits filed for liens
- 3 Suits prepared and ready to file for liens
- \$4671.60 in late assessments received
- Camp County Suit Packet electronically setup for filing suit/liens
- All current owners in Section I downloaded from Camp Cad and reconciling
- Purchased subscription with “Been Verified” with immediate success

### **Summary Data**

- 496 individual properties identified in database (Section I only)
- 250+/- individual owners identified in database (reconciliation in process)
- 43 individual properties delinquent on 2022 assessments or more (18%)
- 41 individual owners delinquent (2 have second residences) (17.5%)
- \$21,029.43 delinquent including past years and special assessments

### **Actions for Next 30 Days**

- Mail out next wave of 10-day letters
- File 3 more Section I liens
- 7 more ready to file suit if affordable

TPOA Architectural Control Committee  
Board Meeting Summary  
Feb 18, 2023

**ACC Applications**

**New ACC Approved Applications**

- Ahrens – New Carport and Deck
- Dyson – New metal house and metal garage

**Approved Applications – Construction in Process**

- 5 each in process due to builder and supply delays

**\*\*\*DETAILS FOR ALL CATAGORIES ARE IN THE PROVIDED DIARY\*\*\***

**CCR Violations**

**New 30 Day Letters on CCR Violations**

- Section I – 9each (example photos available)
- Section II – 3 each (example photos available)

**Successfully Closed Violations from Letters**

- Drake
- Kittlewell
- Janway
- Lane (section II)

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

- Section I – 1 each
- Section II – 1 each (example photos available)

**New Public Nuisance Complaints Filed with Camp County Court**

- Section I – 1 each (example photos)
  - Aumaugaher filed on 1-31
  - Kirkpatrick filing next week
- Section II – 0 each (example photos)
  - Pahlman filing next week

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

- Clark – heard in court Feb 7 and continued for 30 days
- Wells - heard in court Feb 7 and continued for 30 days
- Dyke – owner deceased, property in probate

**Successfully Closed Public Nuisance Complaints After Court**

- Swan
- Goth
- McKee

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