

THUNDERBIRD POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 17, 2021

CALL TO ORDER

Meeting called to Order by Marshall Jackson at 8:04am. A quorum was present.

ATTENDEES

- President - Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – John Thornton
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Board Member – Sue Wells
- Board Member – Don Mays
- Maintenance – Darrell Sellers
- Architectural Committee – Jean Stenfors
- Beautification Committee – Lynn McRobie

Guests: David and Debbie Newman

ABSENT

No one absent to report.

JUNE 2021 MEETING MINUTES

June Minutes were approved. It was moved by Kelly and seconded by Sue. Minutes will be posted on the Thunderbird Point website.

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$1709.56
- Petty Cash: \$107.34
- Savings: \$47,142.84
- Pool Loan: \$13,051.32
- Boat Ramp Fund: \$34,482.17

Items to discuss during the Annual Meeting.

- Discuss the proposed budget for next year.
 - 38,750.00 total was collected this past year.

- There were 240 mailouts, 155 have paid.
 - Expect to receive more.
- How many have paid and why money is needed.
- Annual Assessment Update – 23,950.00
- Special Assessment Update – 14,800.00
- General fund total – 47,142.84

Adam suggested to leave at least \$10,000.00 in savings account. All other monies should be paid out, i.e., pool loan, boat ramp road improvement.

New excel financial spreadsheet was created by Adam.

- Budget increased approximately \$2200.00 this year.
 - Payment to Corina our new Accountant. This was for setup, reconciliation, mailouts, and monthly payments. Denise forfeited her salary to Corina for her help.
 - Utilities will probably go up next year due to boat ramp gate machine.
 - Purchase of marquee sign.
 - Court costs. Court cost will probably go up because we will be more aggressive going after those violating new CCR's. Court costs to place liens is approximately \$200.00 each. Sometimes this cost is recouped. We should budget \$2000.00 for next year.
- Budget for next year should be approximately \$40,000.00.
 - New Loan – \$550.00 x 12 = \$6,600.00.
 - Admin – Payment to fire department each year for use of facility.
 - Utilities.

Denise will lay out budget information for all to see after the Annual Meeting. Questions will be taken at that time.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Report read by Jean Stenfors.

Report available upon request.

5 new architectural buildings/mobile homes/fences. Mobile home from camping area was removed.

BEAUTIFICATION COMMITTEE

Report read by Lynn McRobie.

Successful cleanup date and recycle.

All need to pick up trash around the area if you see any.

No update on park benches or park grills. This will be discussed at the next meeting.

POOL AND GROUND MAINTENANCE REPORT

Report read by Tammy Sellers.

Pool water has red clay from construction next door.

Residents are putting conditioner on their hair and jumping in the pool.

If they don't have a pool card ask them to leave.

Members should always be with their guest. Card should not be given to non-residents.

THUNDERBIRD POINT VOLUNTEER FIRE DEPARTMENT

Report read by Don Mays

No fires to report at this time.

Fire Station is looking great! New paint on walls and floors. Wonderful job!

GOVERNING DOCUMENTS COMMITTEE

Report given by John Thornton

- John reviewed the long history of problems with the previous By-Laws and Deed Restrictions. The By-Laws were updated July 2019. A 6-person committee was established to create the new Covenants, Conditions, and Restrictions (CCRs), numerous meetings and hours invested, a dozen families were selected to be a "Review Committee." After numerous revisions, our draft was sent to Russell & Wootten Law Firm in Mt. Pleasant. The draft still required more updates due to recent changes in the Texas Property Code. After the attorney's changes we sent it back to the review committee again and made very minor changes. The final document was mailed to ALL Members in Good Standing April 2021 with Proxy Vote instructions.
- Proxy Vote Summary
 - 326 Property Owners
 - 86 Delinquent Property Owners – NOT in Good Standing
 - 240 Owners in Good Standing
 - 240 CCRs/Proxy Vote Package mailed out April 2021
 - 112 Proxy Votes returned to us
 - 76 YES votes – 67.8%
 - 35 NO votes – 31.2%
 - 1 invalid vote due to voting Yes and No
 - 128 NO RESPONSE – Cast as YES per Proxy Vote Instructions
 - 204 Total YES votes (76+128=204) = 85%
 - 35 Total NO votes = 14.5%
 - John will make a motion to Ratify the Proxy Vote and explain how the CCRs would be signed, notarized, and then be filed/recorded at the Camp County Court House on Monday July 19, 2021.
- Next, he explained why the last two paragraphs of the 2019 By-Laws needed to be removed. To update the By-Laws requires at least 51% of those present at the Annual Meeting to approve.
- 25 MPH Speed Limit history was explained and how the Commissioners Court has jurisdiction and that it is set in accordance with the Transportation Code 545.355.

OLD BUSINESS

Discussion on Boat Ramp Road Repair given by Adam Hearnberger.

- Contractor Selection
 - Talking paper passed out (see attached paper)
 - Discussed summary of all bids (3 bids) - * indicates voted item
 - Ramp Road Repair
 - THK Construction – \$68,310.00
 - Beckham Dirt Work, LLC – \$65,900.00
 - *Beckham Dirt Work, LLC – \$62,600.00 with warranty
 - Road Gate
 - Texas Gate – \$12,254.38 (they will not use our box system)
 - MS Custom Welding (logo on gate)– \$10,137.57
 - *MS Custom Welding (without logo on gate)– \$9,560.48
 - *Stop Sign bolted to the gate – \$525.00-\$575.00
 - Sign included for dump station
 - *Card Lock Company, Inc – \$449.00
 - *Purchases from Lowes (for extra materials needed) – \$600.00
 - Total will be approximately \$73,000.00 (\$8,000.00 more than originally planned)
- Date scheduled to begin – Some time after Labor Day (to be announced)

Discussion on Agenda/Rules for Annual Meeting

Marshall explained how the Annual Meeting will be run. After introduction the rules and agenda will be announced. If anyone has any questions they can speak to each individual after the meeting. Those individuals will be in different areas of the room for so that residents can reach out to them.

- Only Good standing members will be allowed to attend.
 - Good standing members are those who have paid Annual Assessment and Special Assessment.

NEW BUSINESS

Members up for election. Nominations will be made.

- Kelly Corry
- Sue Wells
- Don Mays

ADJOURNMENT

John moved that the meeting be adjourned, and was agreed upon by Kelly at 9:38am.
Next Board Meeting will be August 21st at 9:00am.