

THUNDERBIRD POINT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 16, 2022

**CALL TO ORDER**

Meeting called to Order by Scott at 9:09am. 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

**JUNE 2022 MEETING MINUTES**

June 2022 Minutes were approved with a few changes. It was moved to accept minutes after changes are made by Sue and seconded by Kelly. Minutes will be posted on the Thunderbird Point website.

**FIRE DEPARTMENT**

Report given by Darrell Corry

- 1 brush fire
- Sue will add Burn Ban info on marquee sign.

**TREASURER REPORT**

Report given by Denise Powell.

- Checking: \$2685.51
- Petty Cash: \$119.65
- Savings: \$46,549.02
- Boat Ramp Loan: \$42,066.47
- Capital Improvements: \$1,998.43 + \$200.00
- Events: \$665.19

She will begin working on 30/10-day letters (certified) and follow with legal action.

Payments so far this year have been good.

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

Report given by Jean Stenfors.

Written report available upon request.

Nothing new to report. Ten cases of Nuisance Reports are ready for presentation to the JOP with another five in process.

### **ENVIRONMENTAL / PUBLIC NUISANCE REPORT**

Report given by Damon Jewell (Guest Speaker).

As a community we are taking advantage of the process that is out there for us. Dues will be paid, properties will be cleaned up.....or else.

Charges and paperwork are complete and ready to file on:

- Bruce Clark – covered up building
- Leo Ornalas – possible buyer for A frame
- John Wells – has two properties. Not in good shape.
- Cheryl Dyke – trailer to be burned

Motion by Adam and second by Kelly to file with JOP.

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

Report given by Marshall Jackson.

Discussed pool costs and trash left in pool area causing problems. Everyone is responsible and has a right to enforce our rules. Maintenance costs are rising, and parts needed are getting hard to find.

### **EVENTS**

Report given by Debbie Thornton.

Past events have been very successful. Next event on July 30<sup>th</sup> will be Summer Blowout.

### **OLD BUSINESS**

**Capital improvements on hold**

- We are a private community, not public. Texas HOA's are excluded from ADA. Handicap facilities are not required.
- Signs for the pool, parks, Section II all on hold due to budget constraints.
- Park Picnic tables renovations on hold due to budget constraints.

## **NEW BUSINESS**

Discussed Annual Meeting Agenda

Governing documents updated to include \$200.00 instead of \$150.00 per vote in Special Meeting. By-Laws will be updated to include this change.

Website domain has been paid.

Motion made by Scott and Sue second to approve Special Meeting Minutes showing Annual Assessment change to \$200.00.

## **ADJOURNMENT**

Scott moved that the meeting be adjourned and was agreed upon by Kelly at 9:45am.

Annual Meeting will follow this meeting on Saturday, July 16th at 10:00am. Next Board Meeting will be August 20<sup>th</sup> at 9:00am.