

THUNDERBIRD POINT OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 15th, 2023

CALL TO ORDER

Meeting called to Order by Marshall at 8:31am. A quorum was present.

ATTENDEES

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

ABSENT

VISITOR

JUNE 2023 MEETING MINUTES

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

EVENTS COMMITTEE

Reimburse Jamie

FIRE DEPARTMENT

Report read by Darrell Corry

June 16th, they were called out.

July 4th, Debbie K sat at the Baptist church as her station in case needed.

All is good at the Fire Department

Hasn't had time to look into mower.

GROUND MAINTENANCE REPORT

DC tries to mow on Tuesdays while pool is closed. Parks are mowed every week and streets are alternated. Thursday's is the little park, fire station. Pully on spindle began to vibrate while mowing the big park. He will look into this.

POOL MAINTENANCE

Report given by John Thornton. See attached Pool and Pool House Issues dated July 15, 2023.

Additional notes and important points are below:

CCR / ARCHITECTURAL COMMITTEE

Report given by Jean Stenfors.

Written report of details available on request.

See attached TPOA Architectural Control Committee –

Be sure to get permission before building a fence or any construction on your lot. People need to be reminded of this.

10/30 day letters will be summarized for all to hear.

CCR violations will be discussed.

We are trying to get everyone collectively as a community to get this place cleaned up.

ENVIRONMENTAL / PUBLIC NUISANCE REPORT

Report received by email from Jean Stenfors.

See attached TPOA Architectural Control Committee Board Meeting Summary

Grace period after storm damage has been extended. Communicate that it will be cleaned up by the county, it is in progress. We will mention the brush should be put on the road. It will be cleaned up by the county but give them patience. TBM has volunteered to remove limbs on property for free. Recommend getting on curb as soon as possible for pickup by the county. **TREASURER REPORT**

Report given by Denise Powell.

- Money Market: \$
- Commercial Interest Checking: \$ 62,948.00
- Capital Improvements: \$
- Petty Cash: \$
- Events Committee: \$752.46
- Land Loans: \$37,363.91

See attached TPOA Assessments Summary –

15,054.93 additional assessments were received. Filed 3 suite's. (get info from Denise)
Almost 7000.00 over budget for pool. Almost 600.00 for lawsuit's.

This year we will raise the assessments, so far doing good. She has collected 35,000.00 was transferred over.

- At this time, only 162 out of 250 have paid. This is not a good number. She will begin calling.
- Money will be collected today, she has over 1000.00 at home to be deposited. The budget is based on the number of 250 paying members. We will look at this again after today. Hopefully this will shrink the number who have not been paid. Damon would like her to communicate during meeting about the 15,000.00 and we will go after them if they don't pay. Let them know we will be pursuing those who don't pay.

Owners in Section 1 –

Owners in Section 2 –

- The 39 who owe on camping lots who have not paid, owed is 2000.00 and we will never collect.

Adam will touch on the budget numbers.

OLD BUSINESS

Updated By-Laws was emailed to all. We will need an acceptance vote of 51% to finalize. John will make the motion and Scott will second. All in favor will be announced and it will be finalized.

NEW BUSINESS

Marshall will announce the changes and we will need acceptance of the entire slate. If anyone in the audience does announce a challenge. If so, a vote will be taken by a show of hands. Paper ballots are available if needed.

COMMENTS AND QUESTIONS

Marshall will announce at the beginning of the meeting to hold questions and concerns to the end. Door prizes

ADJOURNMENT

Sue moved that the meeting be adjourned and was agreed upon by Adam at 9:16am. Next Board Meeting will be August 19, 2023 at 9:00am.

Pool and Pool House Update 4 – June 29, 2023 BOD Meeting July 1st

New pool equipment running as desired with no significant increase in water or electrical costs. Bob McDonald has been cleaning pool and pool house daily voluntarily.

Grigsby Pools service done on Tuesdays and pool closed due to shocking with chlorine.

Highly recommend a “field trip” to the pool to see items of concern listed below:

- Per Texas Title 25 Part1 Chapter 265 Subchapter L we are NOT compliant with proper signage, daily log for past 3 years – started in June, no Emergency summoning device (phone), chain link fence has been prohibited since 1999.
- Deck and coping are severely deteriorated, chucks are falling into the pool and should be repaired in SEP-OCT.
- Wood Privacy fence condition.
- Pool cover required before leaves start falling to protect recent investment.

Required signage is readily available online – estimate \$500 – need BOD approval to purchase.

Emergency Phone also available - \$295 + shipping – 911 only cell phone – need electrical power to charge- need BOD approval to purchase.

Deck last resurfaced August 2014. Cost to repair \$4-5 per square foot at 2305 sq ft approximately \$12,000. Best time frame end of September early October before leaves start to fall and end of the season.

Have already received two fence estimates around \$12,000.

Wood privacy fence between pool and Barkers needs replacement or removed. ACC threatening 30-day letter. Current length 96’, estimate to relocate fence 3” from property line with metal posts, 6’ wood fence, \$2,400. Requires 2 trees to be removed which Barker’s desire removed.

Another option is entire property line of 179’ \$4,475. Simple solution is to remove the wood privacy fence entirely.

Pool cover 30’ x 50’ \$5,200 plus \$800 to install anchor points = \$6,000.

Total Non-Recurring Expenses that require action:

- Remove chain link fence and install state approved fencing and gates - \$12,000
- Remove and replace deck and coping - \$12,000
- Install cover - \$6,000
- Total required items - \$30,000

Security Camera system still not installed due to dealing with our storm damage.

JT

TPOA Assessments Summary

July 1, 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

- {0}} 30-day letters mailed
- (0)10-day letters mailed
- 3 Suits filed for liens
- 0 Suits prepared and ready to file for liens
- \$15054.95 in late assessments received YTD **\$2505.00 the last 30 Days.**
- **\$19440.00 (2023 Assessments) has been collected (not deposited yet)**
- 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

- 2022 estimate of owners was 350 with 250 paying
- Based on 250 paying estimate is \$50,000.00 income for 2023/2024

Actions for Annual Meeting

- Complete the reconciliation of Section 2
- Accurate number of owners total for Section 1 & 2
- Calculate Range estimates for owners who will pay in 2023

TPOA Architectural Control Committee Board Meeting Summary July 1, 2023

ACC Applications

New ACC Approved Applications

- Pickett - Fence

Approved Applications - Construction in Process

- Work in process due to builder and supply delays
 - Pierce – Fence work in process
 - Peters – New build home
 - Gallegos – A-Frame remodel
 - Dyson – New metal house and metal garage

Approved Applications - Completed

- Janak concrete slap
- 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 –

Taylor - yards over grown

Edwards – door repair

Lohn- maintenance, in-op vehicles, dumping

- Section II – **New List in Process**

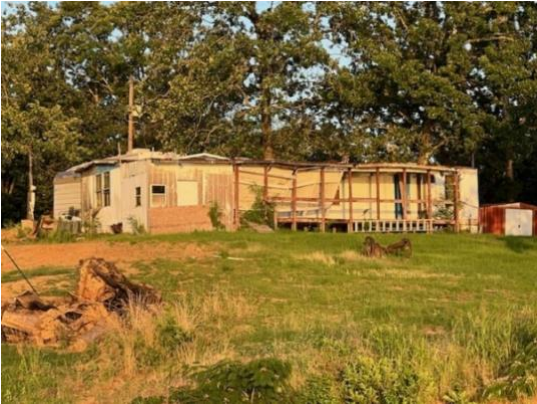
New 10 Day Letters (CERTIFIED) on CCR Violations

- Dyke – burned out but mobile home needs removed



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- Reniewicki - game room mobile home (owner recently deceased)



- 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

Public Nuisance Complaints Filed - Not Yet Heard

- Section I – (example photos upon request)
 - Biddle (NEW) – open septic, rubbish, in-op vehicle, etc.
- Section II – (example photos upon request)
 - Pahlman filed 3-3 – shanty town

Open Public Nuisance Complaints Heard In Court- Not Yet Resolved

- Kirkpatrck – lot maintenance
- Aumaugaher – mobile home maintenance

Successfully Closed Public Nuisance Complaints After Court

- Swan – mobile home removal
- Goth – rubbish cleanup
- McKee – hoarder cleanup
- Clark—damaged storage building removed & replaced with new building
- Wells- mobile home maintenance