

THUNDERBIRD POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 18, 2022

CALL TO ORDER

Meeting called to Order by Marshall at 10:30am. A quorum was present.

ATTENDEES

- President - Marshall Jackson
- 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

- Vice President – Scott Monaghan
- Board Member – David Newman
- Architectural Committee – Debbie Newman
- Maintenance – Darrell Sellers
- Events – Tammy Sellers

VISITOR

- Damon Jewell

Special Meeting – Annual Assessment increase from \$150 to \$200:

Total vote:	43
Yes	38
No	5
Approval	88.4%

MAY 2022 MEETING MINUTES

May 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 read by Darrell Corry

- All running well, no calls since last meeting

- One practice run – building burnt down
- Damon may be volunteering

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$4,220.37
- Petty Cash: \$119.65
- Savings: \$25,599.17
- Boat Ramp Loan: \$42,448.44
- Capital Improvements: \$2,199.31
- Events: \$665.11

Discussed decision that was voted on during Special Meeting.

Payments made at this time \$7600.00+ already received for next year.

Damon – Discussed WRIT of execution.

- Marshall – Association members have a judicial responsibility to pay their debt. The WRIT of execution will send this message to our community.
- Sue – Questioned property clean-up. Discussed how this is TX Health and Safety Code.

Adam – Discussed and gave proposal of 2023 budget.

- Treasurer / Accountant expenses will drop, insurance will increase, property taxes are expected to double, boat ramp property taxes have doubled, utilities increased, pool expenses increased. This past year we paid \$5,200.00 just in chemicals.
 - Discussed possibly contracting a pool company. Pool is 30+ years old. Marshall will call and get estimated prices.
- Repair and improvements we are on target but will increase for capital improvement.
- Legal cost will remain the same.
- Loan cost will remain the same.
- Administration was increased last year, lots of packets were mailed out. (Includes paying fire dept \$1000.00 – this will be placed in its own entity.) Possibly donating for a/c if it goes out.
- Discussion on fire department By-Laws permitting the use of facility for us and the community. Reach out to Pam and review By-Laws.
- Our expenses next year are planned to possibly be over our income.
 - Kelly motioned and Sue second for budget approval. Budget approved and passed by all present.

DEED RESTRICTIONS / ARCHITECTURAL COMMITTEE

Report read by Jean Stenfors.

Written report available upon request.

- Two new approved and many improvements are being made.
- 10 letters were mailed out.
- Recycle will be set up for September. Specific date will be announced.

ENVIRONMENTAL / PUBLIC NUISANCE REPORT

Report read by Damon Jewell (Guest Speaker).

POOL AND GROUND MAINTENANCE REPORT

Report read by Darrell Sellers.

All going well. Working the sand in bottom of pool.

Darrell does not charge us for gas used to travel to Longview and other places to maintain the pool.

EVENTS

Report read by Tammy Sellers.

She will not be at the Annual Meeting. Debbie will give her report.

- Summer Blow Out – July 30th - DJ/dance. Hot dogs, chips, and drink will be served. Donations will be accepted for supplies.
- Possible future Pot Luck.
- Community Garage Sale planned for September.

OLD BUSINESS

Capital improvements on hold

- 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

- Everyone bring a gift for giveaway
- Email election of officers info
 - John will send board the draft, then send out to membership
 - Board meet at 9:00, Annual Meeting at 10:00

Website will be paid the beginning of July

ADJOURNMENT

John moved that the meeting be adjourned and was agreed upon by Sue at 12:30am.
Annual Meeting will be Saturday, July 16th at 10:00am, Board Meeting prior at 9:00.