

THUNDERBIRD POINT OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

JULY 1st, 2023

CALL TO ORDER

Meeting called to Order by Marshall at 8:21am. A quorum was present. Meeting was held two weeks late due to extreme weather conditions and destruction.

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
- Architectural Committee – Jean Stenfors
- Treasurer – Denise Powell
- Fire Department – Darrell Corry

ABSENT

VISITOR

- Daniel Bournes
- Jamie Barker

MAY 2023 MEETING MINUTES

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

EVENTS COMMITTEE

Report read by Jamie Barker

Survivor Celebration next Saturday, July 8th. Potluck beginning at 11:00 located at the Fire Station. Email will be sent out and placed on the website and marquee.

FIRE DEPARTMENT

Report read by Darrell Corry

- No calls received.
- Brush truck is running great.
- Booster truck is now running.

GROUND MAINTENANCE REPORT

- Zero Turn Mower
 - He is cutting what he can, weather permitting.
 - He is constantly getting stuck and having to call someone to tow him out. This is pulling a lot of dirt and pulling bearings out.
 - Purchased in 2019, only has 130 hours the past 5 years.
 - All terrain tractor is needed for this type terrain. Possibly trade in or sale, he will investigate this option and get back to us next meeting.
 - Maintenance will constantly be needed on this one.

POOL MAINTENANCE

Report given by John Thornton. See attached Pool and Pool House Issues dated June 29, 2023.

Additional notes and important points are below:

- Bob is doing an awesome job taking care of the pool for the community!
 - He is logging daily the chemical report on a log in the maintenance room.
- Grigsby Pool will continue maintenance on Tuesday's.
- Suggesting purchasing the State Signage for approximately \$500.00.
 - Cell phone should be purchased for \$294.75 and placed on the pool side wall. GPS/911 address will be posted on a sign near the phone.
 - Motion from John for purchase of signage and emergency phone for approximately \$800.00, seconded by Adam. All board members agree.
 - To replace the deck the cost will be approximately \$12,000.00.
 - Camera's were put on hold due to storm damage on our personal property.
 - Liability for chain link fence has been Texas Law since 1999. Two estimates have been given with cost of fence approximately \$12,000.00.
 - Scott spoke with his city county commissioner. Fencing was banned back in 1994, however it was grandfathered in. You can purchase 6 ft fence slats and slide in chain link, making it unscalable. This has been a grey area for some time and chain link continues to be installed. \$1443.00 would be the purchase of the slats. This creates privacy, we could then remove the wooden fence and not replace. \$57.75 per linear ft. Material purchase only, we would do labor ourselves.
 - Estimate for wood fence at exact same length or \$4500.00 for full length. Or we can just tear the fence down.

TREASURER REPORT

Report given by Denise Powell.

- Money Market: \$31,535.79
- Commercial Interest Checking: \$2,512.65
- Capital Improvements: \$973.05
- Petty Cash: \$104.40
- Events Committee: \$751.90
- Land Loans: \$37,764.43

See attached TPOA Assessments Summary – July 1, 2023

Scott Motion to raise Denise's pay \$100.00 a month and Sue second. All members are in favor for Denise's pay to increase \$100.00, pay will begin \$400.00 in the month of July 2023.

Adam discussed the 2023-2024 Budget. See attachment.

- Budget review will be added to the Agenda every quarter.
- At this time, we have approximately 223 members in Section 1 who are in Good Standing on assessments. In Section 2 we have 90 owners and only 37 in Good Standing with assessments. That gives us an approximate 260 members in Good Standing.
- At this time, we have collected (not deposited) \$24,340.00 of 2023 Assessments.

Scott motioned to accept the budget and Sue second. All member's are in favor.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Report given by Jean Stenfors.

Written report of details available on request.

See attached TPOA Architectural Control Committee – July 1, 2023

- Taylor lives in father's home on CR 2603
 - Owner died and did not probate property. A 10/30 day letters of all violations will be given and possibly have water turned off.
- Biddle – will be taken to court on July 11th. Denise spoke with the realtor and passed on all information. John suggested giving realtor the Resale Certificate and document all information on the certificate.
- Pahlman did not show last court date. Gregg County will not serve public nuisance, we will pay service fee for Gregg County to serve them. Permission from board given to Jean to pay \$100.00 for this service.
- Kirkpatrick - Damon and Jean will go speak with them. Let them know we will continue to the next step of taking them to court if cleaning is not completed.
- Aumaugaher – Septic may possibly be running out on the land. This will be looked into.

Time will be needed and given to all after storm damage for cleanup. Some are only weekenders or rarely come at all. Two months will be given to those with storm damage.

ENVIRONMENTAL / PUBLIC NUISANCE REPORT

Report received by email from Jean Stenfors.

See attached TPOA Architectural Control Committee Board Meeting Summary

TPOA REAL ESTATE PROPERTY COMMITTEE

Report given by Damon Jewell telephonically.

- Damon and Jean are continuing to work this.
- We need new members for this committee.

OLD BUSINESS

- By-Laws Draft Update – John will send it by email to Board Member's and changes will be made as needed. It will then be sent to members in Good Standing for approval at the Annual Meeting.
- Ford Tractor has been listed on EBay. Received quote from a qualified individual on value, \$2500.00 and no lower than \$2000.00. One call was received and then storm occurred, he called and will schedule to visit next week. Adam suggested to put on Market Place.

NEW BUSINESS

Annual Agenda reviewed and agreed.

Bring a gift to Annual Meeting, they will be handed out at the end of the meeting.

ADJOURNMENT

Adam moved that the meeting be adjourned and was agreed upon by Sue at 10:38am. Next Board Meeting will be July 15th, 2023 at 8:30am to practice and prepare for Annual Meeting. Annual Meeting will be July 15th, 2023 at 10:00am.

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**

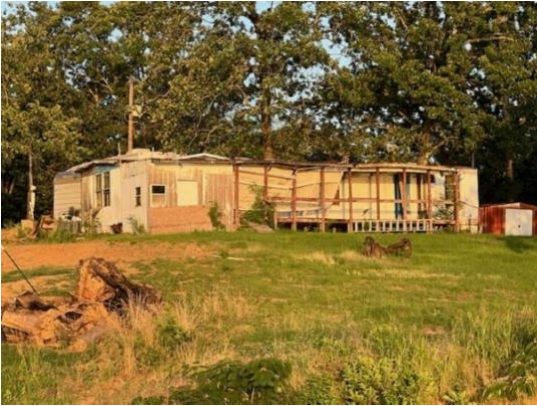
New 10 Day Letters (CERTIFIED) on CCR Violations

- 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