

THUNDERBIRD POINT OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 18, 2023

**CALL TO ORDER**

Meeting called to Order by Marshall at 9:00am. A quorum was present.

**ATTENDEES**

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasure – Denise Powell
- Board Member – John Thornton
- Board Member – Sue Wells
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Fire Department – Darrell Corry
- Events Committee – Tammy Sellers

**ABSENT**

- Board Member - David Newman
- Architectural Committee – Jean Stenfors
- Maintenance – Darrell Sellers

**VISITOR**

- None

**FEBRUARY 2023 MEETING MINUTES**

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

**FIRE DEPARTMENT**

Report given by Darrell Corry

- Nothing new on fire and maintenance.
- AR-15 will be raffled instead of the usual gun. Tickets will begin for sale.
- Code on front door will be changed. Due to vandalism and theft, the door code will be limited. Do not pass it on to others (include kids).

## **TREASURER REPORT**

Report given by Denise Powell.

- Money Market: \$38,458.25
- Commercial Interest Checking: \$1,501.77
- Capital Improvements: \$4,969.47
- Petty Cash: \$90.40
- Events Committee: \$751.36
- Land Loans: \$38,956.27

See attached TPOA Assessments Summary of Section I

Late assessments received are a mixture of assessments due and late assessments.

- Money continues to come in. A total of \$2450.00 has been received in the past month.
- Process is working and progress is being made!
- Resident we discussed last month paid the \$1000.00, was cleared and ready to start over.
- Discussed options on the following:
  - Danforth's (\$2157.00 owed) – they are deceased and family didn't know and doesn't want this property. Follow the process, a lien is needed to be placed on this property. This will be filed next week.
  - Section II (two lots-46/58) - (\$762.00 owed) – She offered to begin paying \$30.00 a month. We need to follow the process, a lien is needed to be placed on this property. This will be filed next week.
  - Dodd (lot 415) – (\$601.00 owed) - 30 day letter sent. Denise believes payment will be received. Follow up on this next month.
  - Section II – Young (lot 155) - (\$476.00 owed) – Having difficulty finding resident with certified letter. Denise will continue to try.
- Property Committee needs to be established. This committee will discuss properties that owners are wanting to give up. Try to recoup what we are owed. John suggested a possible long term goal could be turning lots around pond into community property, possibly in the future making improvements for the community.

## **DEED RESTRICTIONS / ARCHITECTURAL COMMITTEE**

Report received by Jean Stenfors.

Written report of details available on request.

- Process is working and progress is being made!

## **ENVIRONMENTAL / PUBLIC NUISANCE REPORT**

Report received by email from Jean Stenfors.

See attached TPOA Architectural Control Committee

## **POOL AND GROUND MAINTENANCE REPORT**

Report given by Tammy Sellers.

- Prior discussion determined we would save money to drain pool and start fresh for the year.
- Marshall donated two new types skimmer baskets.
- Mowing has started and all equipment is working.
- Security Cameras – Adam investigated
  - Timer for light needs repair or replaced. Two are needed, Adam will research this, John suggested a timer button.

## **EVENTS**

Report given by Tammy Sellers.

- Having an Easter Egg Hunt next Saturday. Thunderbird Fire Department Egg Hunt. Eggs and candy are needed. Place on marquee and website.

## **OLD BUSINESS**

- By-Laws need minor updates such as \$200 assessment and match CCRs guidelines.
- Park clean-up went very well and looks much better!
  - Thank you for your community support to Bob McDonald, Eddie Landrum, and Dale Devane.
  - Thank you to the board members and spouses who helped, John, Sue, Jean, and Adam.
  - Adam was MVP with his tractor!
- New Pool Signs – Adam working on sign design for pool, security cameras, and short-term camping signs.

## **NEW BUSINESS**

- Discussed setting up a Real Estate Property Committee. Motion led by John and Sue seconded, all members present agreed. Committee will determine short and long term goals, legal options, and provide guidance to the board at our next meetings. John and Damon will meet with the Attorney who helped John with the Governing Documents. Damon will chair and advise of members.

## **ADJOURNMENT**

Adam moved that the meeting be adjourned and was agreed upon by John at 10:35am. Next Board Meeting will be April 15th at 9:00am.

# TPOA Assessments Summary

## Mar 18, 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

- (1) 30-day letters mailed
- (4 )10-day letters mailed
- 3 Suits filed for liens
- 3 Suits prepared and ready to file for liens
- \$7272.54 in late assessments received YTD, 2450.00 collected the last 30 days
- 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

- 496 individual properties identified in database (Section I only)
- 250+/- individual owners identified in database (reconciliation in process)
- 43 individual properties delinquent on 2022 assessments or more (18%)
- 41 individual owners delinquent (2 have second residences) (17.5%)
- \$21,029.43 delinquent including past years and special assessments

### Actions for Next 30 Days

- Mail out next wave of 10-day letters
- File 3 more Section I liens
- 4 more ready to file suit if affordable
- Word on Camp Cad reconciliation with data base
- Pull in dead beats & write offs to file liens

# TPOA Architectural Control Committee Board Meeting Summary Mar 18, 2023

## ACC Applications

### New ACC Approved Applications

- None

### Approved Applications - Construction in Process

- Work in process due to builder and supply delays
  - Pierce - Work in Process
  - Peters - New build home
  - Langley - New mobile home installation
  - Gallegos - A-Frame remodel



- Dyson - New metal house and metal garage

### Approved Applications - Completed

- Ahrens - New Carport and Deck



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- Monahan - Double wide and deck



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# CCR Violations

## New 30 Day Letters on CCR Violations

- Section I –
  - a. Booth – garage maintenance
  - b. Brundrett – home maintenance
  - c. New Violators



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

## New 10 Day Letters (CERTIFIED) on CCR Violations

- Section I
  - Reniewicki - game room mobile home
  - Stark – inoperative vehicle in front yard



- Section II – None

## Successfully Closed Violations from Letters

- Drake

- Kittlewell
- Janway
- Lane (section II)

### **Public Nuisance Complaints Filed - Not Yet Heard**

- Section I – (example photos upon request)
  - Aumaugaher filed on 1-31 – mobile home maintenance
  - Kirkpatrick filed on 3-3 – rubbish, in-op vehicles
  - Dyke – owner deceased, property in probate - rubbish
  - Goodson – A-Frame septic system
  - Mathews/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**

- Clark – heard in court Mar 7 with ruling that TPOA confirms completion
- Wells - heard in court Mar 7 with ruling that TPOA confirms completion

### **Successfully Closed Public Nuisance Complaints After Court**

- Swan – mobile home removal
- Goth – rubbish cleanup
- McKee – hoarder cleanup