

THUNDERBIRD POINT OWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
May 22, 2021 Thunderbird Point Volunteer Fire Station

CALL TO ORDER

Meeting called to Order by Marshall Jackson at 9:30 AM. A quorum was present.

ATTENDEES

President - Marshall Jackson
Vice President - Scott Monaghan
Board Member - Don Mays
Board Member - John Thornton
Board Member - Sue Wells
Board Member/Acting Secretary - Kelly Corry
Architectural Committee - Jean Stenfors
Maintenance - Tammy Sellers
Beautification Committee - Lynn McRobie

ABSENT

Board Member - Adam Hearnberger
Secretary - Debbie Thornton
Treasurer - Denise Powell
Accountant - Corina Wallace
Beautification Committee - Brian Gentry

APRIL 2021 MEETING MINUTES

It was moved by Scott and seconded by John the April 2021 minutes were approved and will be posted on the Thunderbird Point Website.

TREASURER'S REPORT

Denise Powell was absent report given by John Thornton.

Checking balance	\$4298.34
Money Market Balance	\$30,417.69
Boat Ramp Fundraiser Balance	\$18,629.83
Pool Loan Balance	\$14,000.00

Carina and Denise working together to correct errors in the database. Changes are not quite complete; therefore, Carina is currently unable to provide the April 2021 accounting

reports.

Bank statement monthly closing dates have now been moved to coincide with the accounting ending date (end of month) to avoid the discrepancy seen between reports
Discussed paying an additional \$1000 on pool loan principle. Decision to defer keeping the extra \$1000 in the account due to possible seasonal unforeseen costs. May be revisited at a later date.

ARCHITECTURAL COMMITTEE/DEED RESTRICTIONS

Jean Stenfors gave the report.

Report available if requested

Property on CR 2602 approved 8 ft L x 4 ft H fence due to increased traffic (turn arounds) in their driveway.

Sellers property on CR 2609 application for front deck, attaching current deck to back, and adding back fence. Have finally received keys and will begin moving out of RV into trailer.

Amy Jackson property on CR 2613 wood cover for porch

Burns property has the concrete slab currently waiting on building

McDonald property on CR 2609 dirt work has begun.

Meshberg on CR 2606 still work in progress.

30 day letter sent to the Goforths on CR 2610 to clean up yard and repair back side deck and underpinning.

Dane Riddle's renters put in storage unit without approval, he was not aware. Paperwork given to fill out to complete process. Building is new and will remain. Property is cleaned up and taken care of.

Ledbetter property on CR 2609 is being used as storage and needs to be cleaned up. Also his property on CR 2608 lot across from his house has a storage building that was never approved and the lot is accumulating more and needs cleaning up. 30 day letter is up will be sending 10 day letter

Biddle property car was removed and working on yard. Still owe back dues \$400 and currently 2 liens on property.

Michelle Phillips 30 day letter up, no response, will receive a 10 day letter.

Goth property will get 10 day letter to clean property.

Clifton property is still in probate so currently on hold.

McKee property to receive 10 day letter to continue cleanup on the trailer.

Swan property on CR 2610 needs a 30 day letter for cleanup.

BEAUTIFICATION COMMITTEE

Lynn McRobie gave report. Bryan Gentry was not present

Merry go round, teeter totter, and grills to be recycled.

Picnic tables to be checked and repaired using existing tables.
Tables will be sanded and painted at the end of the season
Grills by pool area to be cleaned and painted with high heat paint.
Last recycle was successful, 6 trips made to collect all the items.
Lynn volunteered to head the recycle from this point. Jean will pass on the information she has.
Noted there was some cleanup and branches picked up, Jr used his tractor to move the heavy ones. Also noted a broken branch is hanging over CR 2609 just passed the pool.
Will try to get removed to avoid damage if it advertently falls.

POOL AND GROUND MAINTENANCE

Report given by Marshall for Tammy who had to leave meeting early.

Pool is ready to be open for Memorial Day Weekend, Friday, May 28, 2021
Currently need chemicals, chlorine and shock, for pool. Marshall working on getting supplies. Leslie's did not have what was needed due to a chlorine shortage in the USA.
Will buy when available, continuing to use Leslie's as they continue to gift us a 20% discount.
All equipment is running just need a break in the weather to be able to mow.

THUNDERBIRD POINT VOLUNTEER FIRE DEPARTMENT

Don Mays gave the report.

No fires reported
Equipment is all good, full of water, and ready to go.
Continuing to hold drills and have 1 new volunteer.
Reported there has been an increase county wide in traffic accidents.

GOVERNING DOCUMENTS COMMITTEE

John Thornton gave the report.

The mail out has been completed. Only received one return to sender, suspect member is deceased.
Received about half of the proxy votes back so far, mostly yes votes, a few no's.
A typo has been fixed on the document.
Received feedback on speed limit from a member who wanted it to be 35 mph not 25 mph as has always been. A week later at the intersection of CR 2318, CR 2609, and CR 2610, the 25 mph sign strangely was changed to 35 mph. John spoke to Hudnall, county commissioner, and to Judge Mason, neither knew of any change. History, when private roads were taken over by the county, the current 25 mph limit was adopted for Thunderbird by the commissioners. The HOA cannot change speed limits, the county

commissioners must do so. Hudnall will have the 35 mph sign removed and the 25 mph will be reposted.

Board would like to recognize and give a big THANK YOU to Matt and Martin Jackson for donating the material and envelopes, printing the documents, collating packet information, then metering (paid postage) at an expense of around \$800.

OLD BUSINESS

Discussion of old business (pool loan info and special assessment) was covered in the Special Meeting at 0900

NEW BUSINESS

Reminder that handy numbers are located on the website at thunderbirdpoint.com

Pond dam needs to be cleared and kept up to avoid having future issues. Discussion about hiring someone to clear that area, will revisit next meeting.

Audience member asked about long range plan to park area. Would like to make a true park area but need to take care of pool loan & boat ramp road first then work on that. Pam Goforth suggested including a fishing pier/floating dock for the neighborhood children to fish from.

Jean has received the new pool cards, the 2021/2022 color is Royal Blue. She will get invoice to Denise.

Pam asked when the assessment/yearly dues letters were going out and if it was still possible to send in the packet their annual donation form for the fire department. Pam will give a copy of letter to Marshall and again Matt and Martin will help us with the copies.

Yearly letters being prepared for mailing to go out soon.

ADJOURNMENT

Sue moved the meeting be adjourned, this was seconded by Scott at 1023 AM.

Next meeting will be Saturday, June 19, 2021 at 9:00 AM