

THUNDERBIRD POINT OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 20<sup>th</sup>, 2023

**CALL TO ORDER**

Meeting called to Order by Marshall at 8:59am. 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 – Damon Jewell (by telephone)
- Architectural Committee – Jean Stenfors

**ABSENT**

- Treasurer – Denise Powell
- Board Member – Kelly Corry
- Fire Department – Darrell Corry

**VISITOR**

- Vicki Pollard

**MAY 2023 MEETING MINUTES**

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

**FIRE DEPARTMENT**

Report read by John Thornton from Darrell Corry

- No calls received.
- Brush truck is running great.
- Booster truck still having electrical problems.
- Auxiliary members performed monthly cleaning of community room.
- Successful fundraising at the Hot Link Festival.

## GROUND MAINTENANCE REPORT

- DC and JT cleaned the inside of green maintenance shed next to the pool.
- They are working on the Ford F-1700 tractor for possible sale. John suggested we sell it, put it on the market for \$2500-3000 and see how it goes. The clutch and radiator need replacing and feel it is not worth investing more money. All present agreed to this. Sales money will be placed in Capital Improvement and used for pool expenses. Adam motioned the sale and Sue second.
- X-Mark zero turn mower:
  - Replaced solenoid, battery, spark plugs, and oil changed.
  - Belts and blades look good.
  - Mower has 142 hours since 2019 purchase.
- DC has begun mowing but has had challenges due to wet conditions and fiber optic cable installation.
- JT received two bids for mowing, DC was selected and agreed to \$500 monthly for one year. A new Maintenance Contract was written, signed by DC, Treasurer, and President, and put into effect May 1<sup>st</sup> 2023. We will review contract in April 2024.

## POOL MAINTENANCE

Report given by John Thornton. See attached Pool and Pool House Issues dated May 18, 2023.

Additional notes and important points are below:

- DC will help as needed.
- Grigsby Splash Pools & Service - Invoice 17463, dated 5/19/23
  - PowerClean Ultra VS Inline Feeder w/Clear Lid (CTM-45-4001) Chlorinator – \$189.00
  - Pentair 3THP 208-230V Intelliflo3 VSF Pump w/Relay - \$2,199.00
  - Labor & Plumbing - \$280.00
  - Pentair Prowler 930 Robotic Cleaner - \$1,899.00
  - Misc & Safety Rope- \$121.33
  - Tax - \$363.69
  - Total - \$5,052.02
  - Does not include the \$375.00 monthly fee or initial chemical supply which will start in June.

JT explained further the poor plumbing construction of the pool making it more difficult to keep clean.

Marshall asked if money had been transferred into our Capital Improvement Account for coverage. Treasurer was not present to answer.

JT discussed pool closing on Monday's and what type of maintenance will be involved on this day. Grigsby Pools will do their weekly service on Tuesday mornings.

JT discussed the removal of the old secondary gate due to the new equipment room door swinging outward. JT also mentioned the chain link fence is most likely not in compliance with state guidelines. More research required on state guidelines for pools.

Adam questioned the total of over \$5000.00 expense per the By-Laws. JT reminded everyone that he was given unanimous approval by all in the previous BOD meeting to proceed and get the pool running and opened before May 27<sup>th</sup>. JT read Article Seven Section 4 from the By-Laws. Damon reminded everyone that the annual assessment was raised from \$150 to \$200 per year largely due to high pool expenses. (NOTE: There should have been a vote by all to formally approve these expenses. Everyone did agree that the pool & pool house repairs and expenses were needed, but a formal vote did not occur).

JT discussed currently saving \$225 monthly from previous pool contract. Volunteers are currently maintaining the pool house and pool area. Scott does foresee in the future a discussion on a contract for cleaning pool restrooms.

### **EVENTS COMMITTEE**

- Tammy Sellers has resigned from this committee and moved out of the area. Jamie Barker may be interested in taking this over.

### **TREASURER REPORT**

Report received by email from Denise Powell.

- Money Market: \$35,285.85
- Commercial Interest Checking: \$7,231.04
- Capital Improvements: \$973.05
- Petty Cash: \$90.40
- Events Committee: \$751.90
- Land Loans: \$38,163.37

Damon said the Annual Letter was written, copies made, and are ready for mail out. All owner's are identified in Denise's file. We will have all correct addresses for yearly invoice mailout. Any new identified owner's will be sent their invoice at a later date.

Adam asked how many Section 2 owner's are outstanding, Damon said we don't have exact number but it is approximately 60%. Approximately out of 292, should be 175 who may be current in good standing paying the \$200.00 per year. Damon estimates 149 owners, then approximately 60% should be current. More will be looked into this when Denise returns. This number is needed to create our budget in June.

Adam stated Denise has been collecting money and depositing it into accounts for multiple months. For tax purposes, it would be beneficial in multiple ways if she deposits all upcoming yearly assessments and anything else she collects after July 1<sup>st</sup>. Scott said a lot of people pay their assessments in July. Adam said we are within \$2000.00 less than budgeted. We may bust but not anything substantial. Budget is looking good.

Marshall suggested not touching additional funds in Capital Improvement, hold reserve for anything catastrophic. Scott suggested pool pump and other costs are considered catastrophic. Adam said we agreed 50% in reserve account. This will be discussed again during the budget meeting. Future expenses will need to be identified at budget meeting such as Pool cover, deck and fence.

Discussion in June during Budget meeting will take place on increasing Treasurer monthly payment amount.

All past due collection money received; half should go in capital improvement account.

### **DEED RESTRICTIONS / ARCHITECTURAL COMMITTEE**

Report given by Jean Stenfors.

Written report of details available on request.

See attached TPOA Architectural Control Committee – May 20, 2023

## **ENVIRONMENTAL / PUBLIC NUISANCE REPORT**

Report received by email from Jean Stenfors.

See attached TPOA Architectural Control Committee Board Meeting Summary

Discussed Matthews property. Property was sold to Bittle. No running water in the house, possible eviction. We will discuss with the JOP. Jean is taking care of this case.

## **TPOA REAL ESTATE PROPERTY COMMITTEE**

Report given by Damon Jewell telephonically.

See Real Estate Committee briefing to the Board in a separate pdf file.

Additional notes and important points are below:

A lot of data was collected. He discussed his PowerPoint slides, all members are very focused and beneficial. We are not in the business of buying and selling. We can try to sell and recover lost revenue. Local investors are targeting our community to purchase property. Each offer we are seeing (discussing), we need to collect more data. Businesses are willing to help us, they see we are trying to grow our community and prosper. We want to do this right and not be in a hurry. Several have inherited their property, wanting to sell and offers are being made. We need to insure we collect the correct data on the lot before we make any decisions. Vicki is one of the members who went and collected data from camp county tax assessor. Vicki discussed they would not give us any special privilege. They will continue to do their process and we will just need to watch the paper and see what becomes available. Adam says it takes approximately 2 years before it hits the paper, sometimes longer if there are problems identifying owners which is sometimes impossible to do. Adam asked how we determine if title is clear without title search. Damon identified this on another page of his presentation, Risk Mitigation on Title Transfer. This makes it legal and clears us, this is using the title company. They have electronic access, and they have a process to make this happen. Adam discussed a fear of additional costs, ref a friend of his. Damon said we would not use an escrow account or title insurance. High risk litigation process. Sue asked if this was mostly camper lots and if this process was even worth it. Damon recommended maybe take one as an example and run through the process and keep board updated on each action. Scott also asked about external investors and no future dues. Investors buy and sit on lots with inflated prices, suggested they discuss at next meeting. Sue asked if maybe one of them is already a property owner, then we will not receive any additional dues from them either. Damon said this information will be added on the Data Sheet. Denise will add a line on the paperwork asking if they would possibly consider selling their property if unable to pay. John and Damon are trying to reach Realtor's for information and having trouble getting call backs. Who will manage data production and present to board discussed. Giving Denise authority to approve negotiation threshold of 50% of total value assessments owed, one time offer, paid in full. Adam made motion on approval and Sue second, all in favor. Next status will be presented at the June board meeting. They will bring a case to the board and show what funds are needed to execute the deal. We are too early in the process to set money aside for this. Damon will get with Denise and discuss the Buckner case. He will then send the information electronically so we can see the process and cost. Adam asked if the realtor would require an official closing.

## **OLD BUSINESS**

- Pool Signage – Adam still working this. Will be in next year's budget, will be discussed in June Budget Meeting.
- Annual Letter – Completed with copies made and ready for mailing.

- By-Laws Draft Update – John will send it to all by email and make changes as needed from board members. It will then be sent to members for approval.

## **NEW BUSINESS**

- Welcome Packets were discussed. Adam suggested we need to have them printed in addition to the information on the website. Sue and Adam volunteered to assist in this. John suggested we wait till the By-Laws changes are approved at the Annual Meeting. This is needed to give new residents a reference.
- Nominating Committee – Vicki Pollard
  - Nominations are:
    - President – John Thornton
    - VP - Scott Monaghan
    - Treasurer – Denise Powell
    - Secretary – Debbie Thornton
    - BOD – Adam Hearnberger
    - BOD – Damon Jewell
    - BOD – Sue Wells
    - BOD – Kelly Corry
    - BOD – Daniel Bourns
- Annual Meeting Agenda – Send me any inputs.
  - Peoples Telephone Fiber optic – Scott will reach out to them to discuss road and ditch damage.
  - We should have documentation to hand out on this subject.

## **ADJOURNMENT**

Marshall moved that the meeting be adjourned and was agreed upon by John at 11:58pm. Next Board Meeting will be June 17<sup>th</sup>, 2023 at 9:00am.

## Pool and Pool House Issues – Update 3 – May 18, 2023

The good news is the pool itself is open, up and running properly! Grigsby Pools has been great to work with and getting the equipment and water to proper specifications. The filter closure kits, main pump, chlorination tower, and some plumbing have been replaced. The robotic pool cleaner is doing an amazing job and helps circulate the water better. The inside of the pool is in very good condition, but the deck will need work in the future. I am not going to go into all the details of why all this failure happened again. The pump is running 24/7 at only 70% or 100 GPM (gallons per minute), as 51,300 gallons of water needs to be filtered 2.5 to 4 times per day to be clear, sanitized, and balanced. This will help lower electrical costs and keep everything running smoothly.

The monthly contract with Grigsby Pools is only \$375 per month, with weekly cleanings and maintenance. That is \$225 **less** a month than what we were paying for poor service! After 3 visits so far, they should be here every Tuesday morning for about an hour. Obviously, this does not include the necessary chemicals or any other future equipment problems. They email Denise and I a full detailed report of “before and after each visit” status.

The Pool House was painted by the Thornton’s, Corry’s, Bob McDonald, and Denise Powell. It has been thoroughly cleaned and supplied with proper amenities. All the other equipment room issues have been dealt with. The pool deck now has 6 chase loungers, 6 blue Adirondack chairs, and 3 umbrellas with correct bases. The park picnic tables have been renovated with pressure treated wood and will be stained with sealer in 1-2 months. The tree line between the Barkers and the east property line of the pool has been significantly cleared, removing much of the source of leaves in the pool. The entrance key card reader has been repaired and painted.

Items remaining to accomplish are to install the security camera system as originally planned, trim and prune park trees, updated signage, and obtain the proper pool cover in late fall. We need to discuss paying an individual to maintain / clean the Pool House or just monitor it ourselves. I think if several of us can monitor it during the week we should be fine and save \$200 a month, but honestly, I don’t think this is a popular idea and hear apathy.

The feedback from numerous people already has been nothing but compliments and long overdue!

JT

**TPOA Architectural Control Committee  
Board Meeting Summary  
MAY 20, 2023**

**ACC Applications**

**New ACC Approved Applications**

- Ahrens front deck & ramp on existing back deck
- Pierce panel fence
- Barker enclosed front porch
- Janak concrete slap 5-11-2023 complete

**Approved Applications – Construction in Process**

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

**Approved Applications – Completed**

- Langley New mobile home
- Clark – New storage building

**CCR Violations**

**New 30 Day Letters on CCR Violations**

- Section I –
  - a. Edwards – door repair
  - b. Dyke – mobile home needs removed
  - c. Lohn- maintenance, in-op vehicles, dumping
  - d. Luquin – Treehouse falling - has done nothing (10-day next)



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

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

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



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- Section II – None

### **Successfully Closed Violations from Letters**

- Drake
- Kettlewell
- Janway
- Brundrett
- Lane
- DavMat Holdings
- Gilmore
- Stark
- Kelly

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

- Section I – (example photos upon request)
  - 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**

- Kirkpatrck – lot maintenance
- Aumaugher – 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