

# THUNDERBIRD POINT OWNER'S ASSOCIATION

## Board of Directors Meeting

October 21st, 2023

**CALL TO ORDER** – The meeting was called to order at 09:00 by John Thornton.

### **ATTENDEES**

- President – John Thornton
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Architectural Control Committee – Debby Newman
- Board Member – Daniel Bourns
- Board Member – Kelly Corry
- Board Member – Damon Jewell
- Board Member – Sue Wells
- Board Member – Adam Hearnberger

### **ABSENT**

- Architectural Control Committee – Jean Stenfors

**VISITORS** – None.

### **APPROVE / MODIFY LAST MEETING MINUTES**

September minutes approved. Sue motioned and Daniel seconded.

**FIRE DEPARTMENT** – No one present to brief the BOD.

### **GROUND MAINTENANCE REPORT** – David Breen

- Purchased Stihl chain saw and hedge trimmer \$300 under budget.
- All equipment is in the metal building with padlock. All pool deck furnishings will also be placed in the metal building during the off-season.
- Adam noticed electricity bill had gone down after new pool pump replaced.
- Adam asked about issue with lady across the street. Certified violation letter return has not been received. No problems since letter was sent. Violation letter was also sent by regular mail.

### **POOL MAINTENANCE** – John Thornton

- Per discussion at SEP BOD Meeting
  - Slats purchased to cover north and east chain link fence.
    - Need volunteers and date for install in November.
    - Once slats installed, wood fence between Barkers and pool can be removed.
  - Pool cover was purchased, install NOV TBD.
- Deck Resurface – TBD.
- Replacement of remaining fence – TBD

## **ARCHITECTURAL COMMITTEE – SPECIAL REPORT – DANGEROUS & AGGRESSIVE DOGS**

\*\*\* See PowerPoint Presentation \*\*\*

- Damon and Denise had a meeting with attorney Kerry Wootten.
- We do have a dog problem.
- Adam and Damon discussed more of the Texas Laws on Judicial Foreclosure.
- Fining process is separate from their assessment process. If unpaid fine it can be added to the Annual Assessment, on invoice. Individual Assessment due to Special Circumstance is in our By-Laws and CCR's.
- Denise said best solution is taking away privileges.
- Information should be placed on website in a link, message board, blast email, and letter on legal notice should also be placed as an Annual Flyer in mailout.
- We are entitled to an aggressive animal program. It may take a few examples to get the word out and to enforce our program.
- Board member Sue Wells volunteered to be the liaison between TPOA, Sheriff Department, Justice of the Peace, and a member needing help filing a complaint.

## **ARCHITECTUAL CONTROL COMMITTEE – Debby Newman**

### *NEW ACC APPROVED APPLICATIONS*

- Copeland – Section II – Fence application not approved yet.
- Paulsen – Section I – Storage building and fence applications both approved.

### *APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS*

- Gentry Jeter – Roof extension over deck plus new deck.
- Wales – garage – doing very well on this project.
- Bell – They have permission for trailer to remain in driveway. It will remain there until new mobile home is placed where previous one was prior to storm destruction.
- Pickette-Fence – T-posts still need to be removed on one side of property.
- Dyson – New metal house and metal garage in progress.
- Pierce – Fence not completed. House is still not painted. More information on this is needed. How long will we let this continue?

### *APPROVED APPLICATIONS – COMPLETED – NONE*

### *NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS*

- Edwards – door repair. Received lots of damage during storm.
- New Owner, Jeff Alan Caddell purchased both properties (lots 70 and 71). 30-day letter was sent September 12, 2023 to have game room removed.
- Hernandez – 2 vehicles not DMV registered.
- Riddle – 1 vehicle not DMV registered.
- Quinn – 1 vehicle not DMV registered.
- Hamrick – sent property condition letter to surviving daughter.

### *NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS- NONE*

### *SUCCESSFULLY CLOSED VIOLATIONS FROM LETTERS*

- Ricky Swann – 15-day letter given on August 28, 2023, yard mowed. His assessments have been paid.

### *PUBLIC NUISANCE COMPLAINTS FILED - NOT YET HEARD*

- Taylor (2602) passed away/daughter lives in the house - yards overgrown, need to file public nuisance. She owns two homes and pays none of her assessments or taxes. Claims she has no money. Form is ready for signature and file. Form taken to Justice of Peace office 8-21-2023. Court Oct. 17th 9am.
- Pahlman - serving papers in Greg County (Longview) Service fee check taken to Camp County Attorney office on Sept 23. Supiona was served, waiting for court date.

### *OPEN PUBLIC NUISANCE COMPLAINTS HEARD IN COURT– NOT YET RESOLVED*

- Biddle (NEW) – open septic, rubbish, in-op vehicle, etc., vehicle has been removed. No one lives there, property now up for sale. Realtor is very aware of all the problems. Denise is keeping in contact with realtor. Price has dropped considerably. Sale was pending as of Sept. 18, 2023.
- Aumaugaher – Meeting at property with Justin Glenn of Allegheny Construction.

### *SUCCESSFULLY CLOSED PUBLIC NUISANCE COMPLAINTS*

- Kirkpatrick – Cleanup completed. Release letter to JOP office on 10/6.
- Dyke –burned but mobile home now removed, need to file public nuisance and lot cleaned up. Release letter sent to JOP office on 10/6.
- Swann – Mobile home removal.
- Goth – rubbish cleanup.
- McKee – hoarder cleanup.
- Clark—damaged storage building removed & replaced with new building.
- John Wells- mobile home maintenance.

### *NEW BUSINESS- NONE*

- Discussed fence types and approval process. If homeowner does not put in place type of fence approved (documented and photo), now we have an issue. Will need to be fixed or removed.
- Adam questioned the A frame on 2606. Did you see the ladder????

**TREASURER REPORT – Denise Powell As of OCT 21, 2023**

Savings	\$65,928.90
Checkbook	\$6,825.15
Capital Improvements	\$2,417.26
Petty Cash	\$89.40
Events	\$650.20
Reserve Fund CD -TBD**	0
<b>TOTAL AVAILABLE</b>	<b>\$75,910.91</b>
Loan	\$36,153.10
Other	

*The excel spreadsheet financials will be reflected and match in the chart above in the future.*

- Total Deposits from 9/23/23 to 10/21/23
  - Current Assessments \$600.00
  - Old Assessments \$1285.50
  - Other Deposits \$00.00
  - Total Deposits \$1885.50 Total
  
- TPOA Current Assessments Summary as of OCT 21, 2023

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	263	202 / 79	55 / 21	26 owe > \$1,000
2	95	33 / 35	62 / 65	33 owe > \$1,000
<b>Total</b>	<b>358</b>	<b>235 / 65</b>	<b>123 / 35</b>	<b>59 owe &gt; \$1,000</b>

- Budget assumes 250 paying owners = \$50,000
- 235 paid = \$47,000. Short \$3,000.

**Actions completed in last month:**

- 30-Day Letters 10
- 10-Day Letters 5
- Suits File for Liens 3 lien judgement pending
- Assessment Lien Status file built for monthly Board review.

*After much discussion, all agreed that we desire a list of Section I owners that are delinquent and prioritized as those being "ACTIONABLE".*

- If we overrun our budget. We need to have information documented, contingency plan for next year, budget plan for next year.
- Discussed cost of taxes this year, considerably more than budgeted.
- \$500.00 under budget on insurance cost. Are we as board and officers protected by Texas Law or does our insurance cover all. This needs to be investigated, if not covered, what is the cost? Email our policy out to members/officers on board for review.
  - Discussed someone taking this over and looking into as a start. John will start this and summarize.



**General Fund Unassigned Fund Balance** – The Thunderbird Point HOA shall strive to maintain the general fund unassigned fund balance at an amount equal to a minimum 120 days of general operating budget. Any excess above the minimum will be reviewed by the HOA Board and may be designated to the capital improvement program or the equipment replacement program, or any other programs the HOA Board may deem appropriate. The minimum 120 days unallocated fund balance will be used at the HOA Board discretion to avoid cash-flow interruptions, generate interest income, reduce need for short-term borrowing, assist in maintaining positive insurance ratings, and for rainy days.

**Capital Funds** – The Thunderbird Point HOA shall strive to maintain a positive capital reserve fund for reserve shortfalls and emergencies. This fund will include major purchases that cannot be accomplished through current year savings, with the balance being designated by the HOA Board. Should such expenses be used and reduce the balance below the appropriate level set as the objective for the fund, recommendations will be made on how to restore.

**Note:** Periodic review of the cash flow position shall be performed to determine the potential for reserve fund investments, the underlying theme shall be that idle cash shall be invested with goals and objectives as identified by the HOA Board.

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- **\*\*Reserve Fund CD Establishment at Cypress Bank**
  - 120 days (4 months) =  $\$4,166.66 \times 4 = \$16,666$  Minimum
  - 150 days (5 months) =  $\$4,166.66 \times 5 = \$20,833$
  - Suggest start \$20,000 12-month CD at 5.00% APY (earn \$1000 interest in 12 months) We will have to pay taxes on the interest earned.
- ***After much discussion, all agreed to start with a 3-month reserve of operating expenses (\$12,500) and to establish a 12-month CD at a minimum of 5.00% APR. Damon motioned and Sue seconded, all in favor. Treasurer Denise Powell was asked to establish this new CD account.***
- Capital project cost to consider. John will investigate cost of fence around pool assuming self-installed.

## **NEW BUSINESS**

- Other concerns / issues?
  - Replacement for TVFD representative at BOD meetings has not been chosen.
- November 11<sup>th</sup> Saturday – TPOA FALL FEST 4 - 9 PM
- November 18<sup>th</sup> Saturday – Thanksgiving Dinner
- Next Meeting Saturday – January 20<sup>th</sup>, 2024!

## **ADJOURNMENT**

Adjournment was at 12:00, motioned by Sue and seconded by Adam.