

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

September 23, 2023

CALL TO ORDER – Meeting called to order by John at 8:58am.

ATTENDEES

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

ABSENT

- Board Member – Adam Hearnberger
- Fire Department – Darrell Corry

VISITORS

Shelly Monaghan

APPROVE / MODIFY LAST MEETING MINUTES

Minutes approved by Damon and seconded by Kelly. All in favor of approval, minutes will be posted to website.

FIRE DEPARTMENT – Given by Kelly Corry for Darrell Corry

- Trucks are all running good.
- No calls this past month.
- We have one new member (name not given).
- Fundraiser for Pioneer Days went well. Tickets for AR-15 are still available. Exact date for drawing has not been determined.
- Darrell is stepping down from the Fire Department, we will have a new representative next month.

GROUND MAINTENANCE REPORT – David Breen

- Boat Ramp brush cleared from gate to lake by David and JT.
- High branches trimmed with professional bucket truck. Thank you to Brian Gentry for getting professional help for this.
- Adam cleared remaining logs and placed in big park burn pile with personal tractor.
 - Big Park burn pile needs to be burned when safe.
- Boat Ramp Gate continues to be a problem.
 - People move while gate is still moving which interrupts cycle.

- Faults continue with ground sensor loops.
- Adam having difficulty reaching Marcos Sanchez.
- Request funds to purchase Stihl chain saw and hedge trimmer. Explained why this purchase is needed. David was given permission to spend \$800 total for chain saw and hedge trimmer. Sue motioned and Damon seconded, all approved.

POOL MAINTENANCE – John Thornton

- Per discussion after August BOD Meeting
 - Slats purchased to cover north and east chain link fence.
 - Need volunteers and date for install after it cools down. David volunteered to help.
 - Once slats installed, wood fence between Barkers and pool can be removed.
 - Pool cover was purchased, install OCT / NOV TBD.
- Deck Resurface – TBD.
- Replacement of remaining fence – TBD
 - South, West, Northwest sections – need measurements and estimates for materials.
 - Scott received great cost price from Tractor Supply.
- NEW BUSINESS
 - Right filter housing leak may be able to be patched. John bought sealant and will try to repair this.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors

New ACC Approved Applications

- Gentry Jeter – Roof extension over deck plus new deck
- Brent Pickette – garage

Approved Applications – Construction in Process

- 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. This type of fence will no longer be approved in our neighborhood.
 - Damon asked if fence is continuing to be built. Yes, it is ongoing, and they permanently live there now.
- Dyson – New metal house and metal garage.
- Pierce – Fence not completed. House is still not painted

Approved Applications – Completed - None

Scott and Shelly Monaghan purchased another additional lot on corner of 2601/. They purchased the trailer from Jeff and Sue Wells and will move the trailer onto their new lots. They will repair and ensure trailer looks great. Damon moved to accept approval and Kelly seconded. Approval was given by board to move this trailer to new lots.

CCR Violations

New or Active 30 Day Letters on CCR Violations

- **Section I**
- Ricky Jones – 30-day letter given to clean up yard, this has been completed as of August 21, 2023. Still has lots of damage on house from July storm.
- Ricky Swann – 15-day letter given on August 28, 2023, yard needs mowed. Fine will begin on September 15th, 2023 if not done. Letter will be followed by lien and then judicial foreclosure. Denise will speak with him and let him know he will be receiving official letter of \$100.00 week fine if not cleaned up.
- James Wooddell – 10-day letter to remove household trash stored in trailer. As of September 10, 2023, he has corrected the violation. No additional trash on property since then.
- Edwards – door repair. Received lots of damage during storm.
- Reniewicki - game room mobile home (owner recently deceased). This property was purchased and contract work still in progress. Jean will contact his son and ask what is going on. Sale was pending prior to the storm that caused damage to the property. 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.
- **Section II**
- Copeland – has put up fence without permit. Emailed the application to him. Fence is not one that would be approved. T-posts are temporary fencing. More to come on this one.

New 10 Day Letters (CERTIFIED) on CCR Violations

- **Section II – None**

Successfully Closed Violations from Letters

- Ricky Jones - yard
- James Wooddell - trash

Public Nuisance Complaints Filed - Not Yet Heard

- Section I – (example photos upon request)
- 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
- Dyke – (2601) burned but mobile home needs removed, need to file public nuisance. More damage during the storm, nothing done to repair. Form is ready for signature and file. Form taken to Justice of Peace office 8-21-2023. Court Oct 17th 9am
- 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, sale did not happen.
- Section II – (example photos upon request)
- Pahlman– shanty town need to talk to JP about serving papers in Greg County (Longview) and the association will have to pay for it at a cost of \$90.00. Jean will contact the Judge on Monday to proceed on this one. A \$90.00 check was taken to County Attorney Mike Wallace office. Aug. 22, 2023 Denise informed me on September 5, 2023 check had not cleared the bank. I called Wallace office on

September 6, 2023, Wallace not in the office this week, but she would give him my number to return my call. Have not heard from him. Damon reached out to AJ and will update us at next meeting.

Open Public Nuisance Complaints Heard In Court– Not Yet Resolved

- Kirkpatrick – lot maintenance, need to resubmit and continue. Send letter to JP office, close case.
- Aumaugaher – mobile home maintenance, need to resubmit and continue. We are giving them options to take care of property in 30 days as of Sept. 19, 2023. John asked Justin Glenn from Alleghany Construction if he would be interested in removing old, burned up trailers. John passed his contact information to Jean and she will reach out and follow up with him.

Successfully Closed Public Nuisance Complaints

- Swann – Mobile home removal
- Goth – rubbish cleanup.
- McKee – hoarder cleanup.
- Clark—damaged storage building removed & replaced with new building.
- Wells- mobile home maintenance.

NEW BUSINESS

- New trailer on Kris Robertson was not approved. Jean will investigate this.

TREASURER REPORT – Denise Powell

Savings	\$71,885.13
Checkbook	\$1,489.69
Capital Improvements	\$2,417.26
Petty Cash	\$84.70
Loan Balance	\$36,558.39
Events	\$650.20

**** NOTE: The following is from July 1, 2023 briefing**

Ground Rules and Assumptions

- Section I only to start – Residential Owners
- Data from Treasurer 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

- (3) 30-day letters mailed
- (2) 10-day letters mailed
- 2 Suits filed for liens.
- 3 Suits prepared and ready to file for liens.
- \$15,054.95 in late assessments received YTD **\$0.00 the last 30 Days.**
- \$19,440.00 (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
- 237 owners (237 x \$200=\$47,400) of total 381 are current on assessments.
 - o ONLY 62% owners current on assessments – 38% Delinquent

Denise gave information to Damon on available properties. Most are Section 2 - not worth going after for purchase, assessments owed and property value. Section 1 will be worked on Tuesday.

Charles Buckner – Lots 246/247 – Spoke with Karen Buckner, they are going to sell this property. Committee will work this one. We already have a lien on this property as of May 2, 2023. This property can be considered residential.

Lots 248/247 owned by Reinwicki are for sale. This property can be considered residential.

She will file 3 lawsuits on Tuesday.

Discussed that only 237 of 381 residents have paid, we are only 62 percent paid. We need a minimum of 13 more to pay this year’s assessments to meet our budget. Fines should be placed on those who have not paid and are late.

Section 1 compliance and list of names and amounts owed will be given at future meetings. This information will be minimum needed to present to lawyer.

OLD BUSINESS

- ***Scott to discuss findings / suggestions for the following:***
 - o We continue to be in crisis mode. Have asked for Special Assessments in the past to help.
 - o We need to maintain a fund to stay out of crisis mode. There is no set amount needed for a Reserve Fund. 120 days of operating expense is normal. Looking at our Savings Account, now is the time. Discussed possibly taking some and locking it in CD to receive additional monies.
 - o Explained our purpose and needs for this account.
 - o He presented examples of expenses Reserve Fund Account could be used for.
 - o A reserve fund is needed to prevent future Special Assessments.
 - o To be discussed and decision made at next meeting. Thank you to Scott, outstanding work on this.
 - o ***The following was briefed and in the form of a handout:***
 - o The TPOA shall use the following guidelines to maintain the fund balance, working capital, and net assets of various operating funds at levels sufficient to protect the association creditworthiness as well as its financial position from unforeseeable emergencies.

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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NEW BUSINESS

- Property Committee – status of first test case on Buckner was not discussed.
- Other concerns / issues - None
- November 18th – Thanksgiving Dinner will be held on November 14, 2023 with Hayride that evening.
- Next Meeting – October 21st **Note Last meeting of 2023!

ADJOURNMENT

Meeting was motioned for adjournment at 11:09 by John and seconded by Sue.