

THUNDERBIRD POINT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 11, 2021

**CALL TO ORDER**

Meeting called to Order by Marshall Jackson at 9:10 am. A quorum was present.

**ATTENDEES**

- President - Marshall Jackson
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Board Member – David Newman
- Maintenance – Tammy Sellers
- Architectural Committee – Jean Stenfors
- Beautification Committee – Lynn McRobie

**ABSENT**

Vice President – Scott Monaghan  
Board Member – John Thornton  
Board Member – Sue Wells

**AUGUST 2021 MEETING MINUTES**

August Minutes were approved. It was moved by Kelly and seconded by Adam. Minutes will be posted on the Thunderbird Point website.

**TREASURER REPORT**

Report read by Denise Powell.

- Checking: \$1,164.67
- Petty Cash: \$122.34
- Savings: \$33,920.99
- Pool Loan: \$10,968.99
- Boat Ramp Fund: \$47,977.79

Denise went to bank a few weeks ago.

- All completed on Title search except for signing papers of Resolution giving Marshall and Denise authority to sign for loan.
- Monday, Denise will pay off pool loan. Loan will be closed on Monday at 3:00pm. Money will be in account to pay the boat dock ramp work.
- Marshall asked for the name on the Boat Ramp account to say Capital Improvements.

- Adam asked if there were any additional fees involved., ie. avoiding escrow fees by the title company. Marshall did not know of this and will discuss this subject with the bank.

Late notices have not been sent. Documentation on accounts will be caught up before letters can go out. Research being done if an attorney is needed. Adam suggested we delay the letter from attorney because as of September 1<sup>st</sup> there may be possible legal changes to the Texas Property Codes. This will be revisited in October.

- Four or five have not paid the 100.00. Another 100.00 should be coming from a current property sale. Adam knows of a property closing happening soon and another 250.00 will be coming in. Money will be split and placed in Nonpersonal and Boat Ramp Road fundraiser accounts.
- 180 residents have paid their annual and special assessments of \$250.00
- One cannot pay, she wants to give us her camper lot.

Annual audit will be completed by Kelly, Pam, and Linda.

### **DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE**

Report read by Jean Stenfors.

Report available upon request.

### **BEAUTIFICATION COMMITTEE**

Report read by Lynn McRobie.

- Brian is no longer on committee. He will continue when time allows but not on official committee.
- Both teeter totters in pool play area are not safe, Merry Go Round is not safe, they should be recycled. Jean provided Lynn the name and phone number for our new recycle person, Lynn will call and have them removed. Recycle will take anything needed. Call and set up recycle date. More than 2 a year may be possible if needed. 3 times should be scheduled. Residents will be given 2 weeks notice. Information will be placed on website.
- Tables were previously taken care of by Jerry. Tables need to be cleaned before fall fest. Power wash is needed.
- Grills need to be cleaned out and painted.
- Big park cleanup should be scheduled. After October meeting we will have a 2 hour clean up.  
**Volunteers needed.**

### **POOL AND GROUND MAINTENANCE REPORT**

Report read by Tammy Sellers.

- No Pool problems
- Belt came off mower but Darrell was able to put it back on and all is good now.
- Fall Fest
  - Saturday Oct 23<sup>rd</sup>
    - Fire Department will donate hot dogs/buns
      - Cooks will be Shelly/Jean
      - Deb will supply foil wrappers and look into renting a Bounce House.
    - Possible Bon Fire in big park to roast marshmallows. Wood will be brought in.
      - Save coat hangers
    - Hay Rides are scheduled if we find hay.

- Yard Decorating Contest – Announce on website
  - Judges needed
- Items Needed
  - Marshall will bring water/chips
  - Toys needed as prizes
  - Candy needed
    - Debbie and Kelly will be bringing candy. More needed.
    - Kelly is bringing glow necklaces/bracelets

## **OLD BUSINESS**

- Marshall will call Jayce and make appointment or call guy in Mount Pleasant to write letter for collecting back dues.

### Boat Ramp

- Going great
- Last concrete pour will be on Monday and then will need to sit. Buckets with tape will be placed to prevent anyone driving on new concrete. If all goes well, we can probably open back up October 1<sup>st</sup>.
- Rock pile has been dumped in the big park, this will be used to backfill the new spillway that has started washing out.
- Marshall ordered lights to donate and place on ground by gate to show where to stop while gate is opening. Lights are red.
- Adam asked about landscape lighting. It will be discussed next meeting.
- Pool cards will be used to open gate.
- David will perform an inspection on project before payment is made to workers.

## **NEW BUSINESS**

- Marshall working on Welcome Letter. He is creating a Table of Contents. He should have it ready next meeting.
- Fines on aggressive dogs. Discuss more next meeting.
- Camper Section Committee
- Septic in Camper Section

## **ADJOURNMENT**

Adam moved that the meeting be adjourned, and was agreed upon by Kelly at 11:09am.  
Next Board Meeting will be October 16<sup>th</sup> at 9:00am.