

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors MEETING

April 26, 2025

CALL TO ORDER – Meeting called to order by Marshall at 8:05am.

ATTENDEES

- President – Marshall Jackson
- Treasurer – Denise Powell
- Board Member – Al Tatar
- Board Member – Patricia McDonald
- Board Member – Daniel Bourns
- Maintenance – Craig Shaffer
- Architectural Control Committee – Jean Stenfors
- Secretary – Debbie Thornton

ABSENT

- Vice President – Scott Monaghan
- Board Member – Adam Hearnberger
- Board Member – Sue Wells

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- March Meeting Minutes were approved as is. Motion approved by Trish and Al seconded.

TVFD– Nothing to report.

GROUND MAINTENANCE REPORT – Craig Schaffer

- Blower is not working.
- Equipment Maintenance Schedule – Is there a schedule or guideline for the equipment?
 - Craig may not know how often to change the oil, belts, etc., on the mower, chain saw, etc. This was not discussed.
- Discussed entrance lots – mowing and tree removal.
- Pond is clogged. Marshall will go with Craig to look at this after the meeting. Possibly asking Jake to help and give us a quote to unclog pond and remove/cut up/burn trees that are down in the entrance.

DOG SITUATION UPDATE – Sue Wells

- On March 27, 2025, I received a dog complaint from Darla Boettcher on 2608. She reported that the pit bull that lives on 2609 (across from Fire Station) attacked and killed her cat. She witnessed the incident. She contacted the sheriff's department, but they could not do anything since it did not involve a person being bit. I sent a letter to the property owner and, also to the renter. I did not receive a response, but I did see that the pit bull is now tied up outside the home.

POOL MAINTENANCE –

- May 26th will be the opening date.
- Marshall will contact Grigsby Pool to remove the cover and dewinterize the pool.
- Craig has received training to care for the pool.
- Leak detection and silicon around skimmers cost from Grigsby was \$1200.00.
- Monthly payments to Grigsby were not discussed.

ARCHITECTURAL CONTROL COMMITTEE

April 26, 2025 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATION

- Marla Jones (2606) Application for storage building to be relocated on property. (4-13-25)
- Rhonda & James Irwin (2609) Application for Carport /c Storage (3-14-25)(4-3-25). Complete
- Tanya Bradley (2603) Application for Fence and deck (3-7-25) IN PROCESS
- Roberto Royes (2601) Application for repairs to existing Mobil Home (3-2-25)
- Ana Navarro (2601) Application for carport (2-26-25) IN PROCESS
- Dwayne Boyd & Cate Turner (2601) Application for new carport and to relocate existing carport foundation work in progress. (4-22-2024) all work has stopped due to Upshur Electric IN PROCESS
- Kris Robinson (2607) application for metal house (7-17-2024)
- Greg Gust (2601) application for Deck-Steps-Retaining walls (2-13-25) IN PROCESS
- Sarah Lyons (2603) application for addition on existing cabin increase sq footage to 822 (11-7-2024) IN PROCESS (4-22-25) Complete
- Pickette-Fence – T-posts still need to be removed on south side of property. And gate / has 6-22-2024 to finish project. Was sent an email stating his time was up on getting the T-posts removed on the side of the property. No response. Spoke with Mr. Pickette about removing T-posts from his fence and to start getting approval for projects being done on his property. Also informed him of deed restrictions about his travel trailer being parked on his property across the street from his house. His travel trailer needs to be parked on his property that his house is on. Trailer has been removed from property. Sent 30 day letter 4-24-25

CCR REPORT

30 DAY VIOLATION LETTER

- Pickette (2601) Violation on ACC To remove T-post (4-24-25)
- Rodolfo Noriega (2603) Maintenance improvements (1-17-2025) (2-28-25) Improvements being made on yard will give more time before sending out 10 day notice

NEW 10 DAY LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS WITH PICTURES

- Tammie Johnson (2602) Maintenance improvements & Vehicles (1-17-2025) 10 Day (3-8-25) working on violations, has removed 1 vehicle and cleaning up yard.
- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance. 10-day certified and regular letters with pictures Board member will send out fine letter. Previous letters were sent to the wrong address.
- Jeffery Boniol New 30 day letter (1-23-25) 10 Day (3-8-25) Will send out Fine Letter.
- Janice McKee Sec 1 (2613) – porch lattice, storm damage trees. Continues to work on property trees. Received reply, will see that the work on yard will continue and get completed asap. Text from Janice, she will try to get property taken care of as soon as possible. Son is not any help since his accident .
- Janice McKee - New 30 day letter (1-23-25) 10 Day (3-8-25) on repairs to trailer.

- Daniel Garcia Sec 2 (2619) To remove damaged structures on property. Received call, he wants to repair structure and make a storage building out of it. The ACC wants the structure to be removed and get approval for a new storage building. Spoke with Mr. Garcia
Daniel Garcia New 30 day letter (1-23-25) 10 Day (3-8-25)
TEXT from Daniel Garcia on the 11th of March
 - I'll start removing some parts this weekend. But the entire structure won't be done. It could probably be down by next month. You'll see some activity this weekend. If that ain't good enough let me know. I just don't have the time to be out there weekly. And I really don't understand what it's bothering. I understand my neighbors looked like an eye sore but mine is cleaner,
March 15, 2025, all buildings have been removed from the property. Some debris remain on property at this time.
- Tom Ray (2613) Lot Maintenance. Maintenance Improvements on Dumping.
 - 30 Day letter (8-12-2024)
 - Received call from Tom -- wants more time to make improvements to correct violations. Will work with him if we see improvement being made. 1-25-25 Improvements are being made toward violations. Will inspect property as soon as violations are completed.

NEW 30 DAY FINE LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS 5 Violations \$200.00 for each violation Total \$1000.00

- John Wells (2601) Lot Maintenance. Maintenance Improvements Dumping (water heater in yard) 30 Day letter (8-12-2024) 10 Day letter Certified and Regular pictures (10-17-2024)
- 30 Day FINE letter Certified and Regular with pictures (1-27-2025)
- John Wells (2604) Lot Maintenance Maintenance Improvements 30 Day letter (8-12-2024) 10 Day letter Certified and Regular pictures (10-17-2024)
- 30 Day FINE letter Certified and Regular with pictures (1-27-25)
 - Was told John Wells is selling trailer and lot on 2604.
 - April 2025 Joel and Shelly Claybrook has purchased John Wells property on Sec 1 lots 452-455. Their intent is to remove the existing damaged trailer and move in a new Mobile Home sometime this year. No application has been filed at this time. FILE ON Sec 1 Lot 57 address 874 CR 2601 I have the papers to file on John Wells property.

Ed Aguinaga (2603)

- Edgar Aguinaga Sec. 1 Lot 413
- 2 metal buildings moved in 7-20-24
- Construction. No motor home, travel trailer, RV, mobile home, out-building, or temporary improvement of any kind shall be used or permitted on any Lot during construction unless previously approved by the Architectural Control Committee. No building material of any kind or character shall be placed or stored upon a Lot until the Owner thereof is ready to commence construction of Improvements thereon.
- Edgar, you had 4 months plus to clear property and submit a plan for a home. Because the property has not been cleared of trees and burnt trees. The collapsed buildings must be removed from the property immediately.
- We appreciate your cooperation in this matter.
- 30 Day FINE letter Certified letter and Regular (2-19-25) Authority Lot Maintenance
- 2 Violations \$200. For each violation Total \$400. After 3-19-25

Adgar Aquinaga removed the 2 collapsed buildings March 2025 and paid the fine of \$400.00. He also continued to burn the existing trees on property and it got out of control. Fire dept. responded to call and put out the fire which went on another property and crossed over the street and burnt trees on another property.

TREASURER REPORT – Denise Powell AS of: April 2025

The Annual Budget was briefly discussed and will be looked over again next month.

Annual Assessment will increase from \$250.00 to \$300.00 monthly beginning in July 2025.

Briefly discussed the need to continue increasing the Annual Assessment until we reach \$400.00. Marshall did not see a need for this.

John will assist Denise on proper allocation of funds.

Money collected from fines should be placed in Capital Improvements. Let's discuss next meeting.

Time to order cards and inserts for Boat Ramp and Pool Access.

Annual Letter is being worked. Nothing will be mailed until June 1st.

TREASURER REPORT – Denise Powell as of 04/22/25

Savings	\$47,607.87
Checkbook	\$854.64
Capital Improvements	Click or tap here to enter text. \$4,258.89
Petty Cash	\$60.18
Loan	\$28,579.78
Events	\$460.88
CD	\$15,285.50

- **Balance Forward 04/22/25** **\$47,607.87**
 - All Accounts less loan
- **Total Deposits from 03/15/25 to 04/22/25**
 - Current Assessments \$695.12
 - Old Assessments \$0
 - Other Deposits \$0 (From Savings to CD)
 - Total Deposits \$695.12
- **TPOA Current Assessments Summary as of 04/22/25**
 - Section I – 263 Owners 293 paid in full; 2 partial
 - 26 delinquent > \$1000
 - Section II – 95 Owners 33 paid
 - 32 delinquent > \$1000
 - Total 358 Discreet Owners with 235 paid and 123 Delinquent on current assessments.
 - Budget assumes 250 paying owners, as of February - 289 have paid

Actions completed in last month:

- 30-Day Letters 0
- 10-Day Letters 1

Next Board Meeting will be May 17, 2025. Board was adjourned at 9:41. Motioned by Al, Trish seconded.