

# THUNDERBIRD POINT OWNER'S ASSOCIATION

## Board of Directors MINUTES

May 17, 2025

**CALL TO ORDER** – Meeting called to order at 8:03am by Marshall Jackson.

### **ATTENDEES**

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Board Member – Adam Hearnberger
- Board Member – Sue Wells
- Board Member – Patricia McDonald
- Board Member – Daniel Bourns
- Architectural Control Committee – Jean Stenfors
- Secretary – Debbie Thornton

### **ABSENT**

- Craig Shaffer
- Debby Newman
- Al Tatar

### **VISITORS**

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

- April Meeting Minutes were approved. Motioned by Trish, seconded by Scott.

**TVFD** – Marshall will call monthly prior to the meeting to get information to pass on.

### **GROUND MAINTENANCE REPORT**– Craig Shafer

- Equipment Maintenance Schedule was discussed.
- After this meeting, Denise will need help taking the pool cover to the McDonald's for cleaning.
- Craig will work on the chairs and tables this week at the pool.
- Starter needed replacement. Adam looked the starter up, it was \$200.00, replacement labor was \$50.00. Adam questioned the ledger entry of \$390.00. Denise justified the payment for other work done; belt, blades, oil change, and air filters.
- Blower, chain saw, and was taken in for repairs at B&S.

### **DOG SITUATION UPDATE** – Sue Wells

- Nothing to report.

### **POOL MAINTENANCE** –

- Pool opening date will be May 23, 2025.
- Grigsby Pool removed the cover and de-winterized the pool.

- Training for Craig?
- What are we paying Grigsby? How much did we pay during the winter months?
  - ANSWER:
  - \$375 monthly                      \$4,500 Annual verbal Agreement – 52 weekly service since 2023
  - \$225 monthly chemicals        \$2,700 Annual Budget
  - Total                                \$7,200 Annual Budget Pool Recurring

Discussed pool responsibilities of Grigsby Pools and Craig. Marshall will look into the responsibilities of each on Monday. What we are paying Grigsby is justified monthly as to their responsibilities. They send photos and information weekly of their work.

Discussed the need for the second gate due to the fact we have a unique situation due to bathrooms. Gate will stay.

## **TREASURER REPORT – Denise Powell as of 05/17/2025**

<b>Savings</b>	<b>\$31,157.60</b>
<b>Checkbook</b>	<b>\$3,493.02</b>
<b>Capital Improvements</b>	<b>\$13,258.89</b>
<b>Petty Cash</b>	<b>\$25.49</b>
<b>Events</b>	<b>\$460.88</b>
<b>Reserve CD</b>	<b>\$15,285.50</b>
<b>Sub Total</b>	<b>\$63,681.38</b>
<b>Loan</b>	<b>\$24,483.25</b>
<b>TOTAL All Accounts - Loan</b>	<b>\$39,198.13</b>

- Total Deposits from 04/22/25 to 05/17/25
  - Current Assessments \$0.00
  - Old Assessments \$0
  - Other Deposits \$0.00 (From Savings to CD)
  - Total Deposits \$0.00
- Corrected Capital Improvements for FY 23-24 \$4,000 plus FY 24-25 \$5,000 = \$9,000 transferred
- Reserve CD only \$2,000 added 11/1/24 should have been \$3,500
  - Will get new CD \$1,500 + \$4,200 budgeted = \$5,700 July 2025 to correct shortfall
- Annual Budget FY 25-26 discussion
- TPOA Current Assessments Summary as of 05/17/25
  - 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 Feb. 289 has paid

### **Actions completed in last month:**

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

Craig's contract was discussed as to date of payment each month. Sue moved that we pay the maintenance person, Craig Shafer, on the 15<sup>th</sup> of the month. Should the maintenance person leave before the last day of the month, Denise will pay for any work not rendered. Trish seconded. All agreed in vote.

Continue placing money coming from fines: ½ goes to Capital Improvement, ½ goes to General Fund.

Adam discussed 2025/2026 Budget. Expected to spend \$65,500.00. Add the 3.5 percent will be \$67,800.00, rounded to \$68,000.00. He will get with Marshall and work this budget and have it ready to present to us next month and then for the Annual Meeting.

# ARCHITECTURAL CONTROL COMMITTEE

## MONTHLY SUMMARY

May 17, 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) 4-26-25) Complete
- Rhonda & James Irwin (2609) Application for Carport/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
- 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 also 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 (5-2-25) Complete

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### **CCR REPORT**

#### **30 DAY VIOLATION LETTER**

- Pablo Ferrufino (Green Factoring Services) Maintenance Improvements Lot Improvements (5-8-25) Denise will call them on Monday to discuss this matter.
- Kenneth Vanhose (2613) Maintenance Improvements Lot improvements (4-24-25)
- Pickette (2601) Violation on ACC To remove T-post (4-24-25) ( 5-2-25) Complete
- Robert Kettlewell (4-24-25) Maintenance Improvements Lot Maintenance (4-28-25) Responded by email to begin work to correct violations.
- Kris Robertson (4-4-25) travel trailer on Sec 1 Lot
- 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
- Janice McKee Sec 1 (2613) – porch lattice, storm damage trees. Continue 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 of any help since his accident .
- Janice McKee on noticed ACC on violations. He has a crew hired to make improvements on property and will make arrangement to remove trailer or make all repairs to trailer  
4-14-25 Crew is working on property. Lot maintenance (5-2-25) Complete

The plan for mobile home is to have it removed from the property.

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 - **March 15, 2025 all buildings have been removed from the property. Some debris remains on property at this time.**

#### **Tom Ray (2613) Lot Maintenance Improvements 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**

- 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)
- **5 Violations - \$200.00 for each violation. Total - \$1000.00.** 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 260. I have the papers to file on John Wells property. 5-2-25 Property has had some cleanup done to it.

#### **Fines paid :**

**Edwards \$400.00**

**Fisher \$1000.00**

**Aguinaga \$400.00**

**\$900.00 of these fines will be placed in Capital Improvements.**

#### **OLD BUSINESS**

- Game Night was a success!
- Breakfast Fundraiser Date TBA.

#### **NEW BUSINESS**

- Key cards for Pool and Boat Ramp have been ordered. They will be teal in color. Adam will come July 1<sup>st</sup> and change the machines and place sign indicating new cards are dates.
- Annual Meeting Agenda
  - Secretary position will need to be filled at the Annual Meeting. I have enjoyed working with this board for the past 6+ years but I feel the need to step down and let someone else take this position.
  - Discussed voting procedures and who will be up for vote.
  - Annual Budget will be presented.
  - Discussed gifts at meeting. Will discuss this again next month.

- Annual Letter has been written and approved with a few changes. Will be mailed out soon.
- Next Crime Watch will be June 10<sup>th</sup>. Hot dogs will be served.

### **ADJOURNMENT**

Next Board Meeting will be June 21, 2025. Adam motioned to adjourn, Scott seconded the motion at 10:30am.