

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors AGENDA

June 21, 2025

CALL TO ORDER – Meeting was called to order at 8:01 by Scott Monaghan.

ATTENDEES

- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – Daniel Bourns
- Board Member – Al Tatar
- Board Member – Patricia McDonald
- Maintenance – Craig Shafer
- Architectural Control Committee – Jean Stenfors
- Architectural Control Committee – Debbie Newman

ABSENT

- President – Marshall Jackson
- Board Member – Adam Hearnberger
- Board Member – Sue Wells

VISITORS

- Bob McDonald
- Connie Wiginton

APPROVE / MODIFY LAST MEETING MINUTES

- May Meeting Minutes were approved with changes. Trish motioned to accept approval first and Daniel seconded it.

TVFD – Nothing to report.

GROUND MAINTENANCE REPORT – Craig Shafer

- Mower is up and running, right front tire needs repairs.
- No other major issues or concerns.
- Scott discussed issues with the chain and gave Craig some guidance.
- Chainsaw is not working.
- Weedeater is working.
- Trish discussed problems with the current mower and increased maintenance cost vs purchasing a new one.

DOG SITUATION UPDATE – Sue Wells

Nothing to report.

POOL MAINTENANCE – Craig Shafer

- Update on Pool – Scott discussed pool issues on fence. We installed temporary slides, it would not totally cover whole fenced in area. He said fences are not highly regulated. If inspected, they will come out, write you up and give you time to correct. He discussed the pool's second fence, it needs to be chained and locked as needed. He discussed the cost of new fence. This will be addressed at the Annual Meeting and voted on at that time.
- Bob McDonald –
 - He discussed the need for the new fence according to the State Laws.
 - State Laws – He passed out copies of the actual state law for the HOA pool. Our HOA pool fence and second gate are not in compliance with the law. At this time, this pool does not have a permit from the state, this is necessary by law. This permit needs to be renewed annually by law. A logbook is required with past three (3) years documentation, this is kept in the maintenance room. State could take the HOA to court and sue us. The HOA has a Class C pool allowing only members. He suggested we receive three (3) bids for fence replacement. Craig is doing a great job and no longer needs assistance from Bob. He stated the second gate was only temporary and serves no purpose. It does not self-close or self-latch.
 - We will decide at the next meeting who will discuss this subject at the Annual Meeting.

ARCHITECTURAL CONTROL COMMITTEE

MONTHLY SUMMARY

June 21, 2025 Jean Stenfors Debby Newman Junior Blount

NEW ACC APPROVED APPLICATION

- Jeff Marchefski (2610) Application for concrete driveway (6-6-25) IN PROCESS (6-11-25) Complete
 - Jeff Marchefski (2610) Application for Garage (6-6-25)
 - Dana Bishop (2606) Application for Fence (4-13-25)
 - 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)??? 30 day (5-8-25) and 10 day letters (6-13-25) sent out to owner of property Peblo Ferrufino
 - Ana Navarro (2601) Application for carport (2-26-25) IN PROCESS (6-13-25) Complete
 - 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 Date has expired Reapply
 - Kris Robinson (2607) application for metal house (7-17-2024)
 - Greg Gust (2601) application for Deck-Steps-Retaining walls (2-13-25) IN PROCESS (6-13-25) Extension approved by ACC
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CCR REPORT

30 DAY VIOLATION LETTER

- Pablo Ferrufino (Green Factoring Services) (2601) Maintenance Improvements Lot Improvements (5-8-25)
- Kenneth Vanhose (2613) Maintenance Improvements Lot Improvements (4-24-25) some improvements on yard
- 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) Lot Improvements being made on yard will give more time before sending out 10 day notice
- Jeff Boniol (2613) Lot Maintenance and Maintenance Improvements (4-4-25) some improvements have been on the yard

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

- Pablo Ferrufino (2601) Lot Maintenance & Maintenance 5-8-25) 10 day (6-13-25)
- 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) (2-26-24)30 day letter (3-3-25) 10 day letter 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. (6-30-25) Debris removed from the property violations corrected. Complete

Tom Ray (2613) Lot Maintenance 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, 874 CR 2601 I have the papers to file on John Wells property. Board says to not file at this time. 5-2-25 Property has had some cleanup done to it.?

Fines paid Edwards \$400. Fisher \$1000. Aguinaga \$400.

TREASURER REPORT – Denise Powell AS of: 19 March 2025

Savings	\$28,751.72
Checkbook	\$3,219.85
Capital Improvements	\$15,563.26
Petty Cash	\$110.00
Events	\$460.88
Reserve CD	\$15,429.00
Sub Total	\$63,534.71
Loan	\$24,483.25
TOTAL All Accounts - Loan	\$39,051.46

- Annual Budget Review was sent out by email to all Board Officers and Board Members on the evening of June 20, 2025.
- At the time of this meeting, 293 members have paid their assessments.

OLD BUSINESS

- Dogs left out in extreme weather conditions left loose should be discussed at the Annual Meeting.

NEW BUSINESS

- Open Officer Positions
 - President
 - Nominations include Debbie Newman
 - Vice President
 - Nominations include Bob McDonald
 - Secretary/Website
 - Nominations include Connie Wiginton
 - Al Tatar
 - At this time, we have no nominations for his spot.
 - Nominating Committee
 - Connie Wiginton
 - Kelly Meshberg
 - Carole Gust

Debbie will have ballots typed and printed before Annual Meeting to be given to each resident in good standing when they enter the Annual Meeting.

Jean has inserts for new cards and Denise has new cards. Denise will keep a list of each member and their card number. Daniel will make the electrical change needed on the card reader at the pool and boat ramp gate.

Trish will not be present at the Annual Meeting but will be available by phone if needed.

ADJOURNMENT

Next Board Meeting will be July 19, 2025 at 8:00am. Annual Meeting will be July 19, 2025 at 10:00am. Board was adjourned at 9:33am, Trish motioned it and Al seconded.