

Thunderbird Shores POA
Spring General Membership Meeting
September 07, 2024

General Assembly meeting met at the park. 22 residents in attendance

Meeting called to order by Lisa Waite at 11:04

Board Members in attendance were introduced by Lisa Waite -President, to include Dan Boyle-Treasurer, Natalie Bentley - Secretary, Jay Perkins - Vice President and Board Member Kathy Greathouse.

No Architectural Control Committee (ACC) member in attendance

Everyone in attendance introduced themselves with first name and street they live on.

Treasurer report: Dan Boyle reminded everyone that the Treasure report is posted on the Website and as of September 1st our checking account balance is \$22,072.99.

Improvements this year \$13,350

- Boat ramp retaining wall: \$7,850
- Boat ramp pavement repair and resealing: \$5,500 (to be started in the next 3 weeks)

Total expenses this year is forecasted at: \$29,671.

Dues collected to date: \$18,310 with \$1,200 estimated to still come in.

- Dues outstanding for 2024 year alone is: ~ \$9,000.
- Outstanding past due from 2020 through 2023 is at \$10,812

A big thank you to community members who donated the dumpsters, food, and gift cards saving us \$1,800.

Architectural Control Committee (ACC) report:

- Big thank you to Nancy Creek who has stepped down from ACC as she will be moving. We are needing a third person, per our by-laws, to join the ACC.
- There are 32 properties identified with serious code violations. Please report to the Fire Marshall.
- As a reminder, for the Fire Department to be able to find correct address we ask that everyone display your street address not only on mailbox but on home or fence.
- Please remember to submit building/construction or mobile home projects to the Architectural Committee by email or phone number listed on our website. Also, check with the ACC before starting a project by submitting building construction documents - thunderbirdshoresACC@gmail.com

Old Business:

- Update on road resurfacing and drainage- Scott Tuley let us know that we are of four neighborhoods to be addressed during 1st Quarter 2025
- Reminder to everyone that burn ban is in effect. All burning is subject to the rules of the Henderson County Fire Marshal's office as well as the Texas Commission on Environmental Quality. These rules can be found on our POA website.
- Flock safety camera continues to be an asset. Contact the POA by phone or email for data.

- Reminder- for their safety. children are not permitted to play or swim at the boat ramp.
- All children under 12 years old must be accompanied by an adult while on POA owned property.

Check our website for links to Henderson County office if you need to report crime, Animal Control, Noise Nuisance, et all.

Henderson County Office:

Crime, Animal Control, Noise Nuisance, et al.

- Non-emergency: 903-675-5128
- Emergency: 911

Fire Marshall: 903-675-6157

- fires, burn bans, fireworks.

New business

- Resurfacing of the boat ramp, as mentioned in the treasurer report above, will be done by Boyce Asphalt within the next three weeks.
- ~80 letters were sent out this week to owners who are 1-2 years and 3 years in arrears and advising them of liens that will be placed on the property per Texas State laws.
- Nominations and voting took place for the following three position who have served more than 3 years:
 - President: Lisa Waite was re-elected
 - Treasurer: Dan Boyle was re-elected
 - Secretary: Natalie Bentley was re-elected

All three positions were voted on with unanimous “Ayes” from the members attending the meeting.

- Jay Perkins has taken on the task of updating the map of the neighborhood that currently just has listed lot numbers and adding on the map street address numbers. Once completed it will be posted on the website in PD format for anyone to print off. This will allow for more easily identifying problem lots with correct address.
- Jay also donated his time and materials and made new signage for both the entrance of the neighborhood and the park.

Meeting ended with Lowes gift card drawings donated by Board member.

\$25 – Lowes – won by Claire King

\$50 – Lowes – won by Sandy Perkins

\$75 – Lowes – won by Lynn Giordano

The meeting was adjourned at 11:37.