

**Thunderbird Shores POA
Board Meeting Minutes
Spring General membership meeting at the park
April 15, 2023**

Welcome and call the meeting to order at 11:04 by Lisa Waite, who introduced herself as the President of the Board.

Introduction of Board Member: Natalie Bentley: Secretary, Hilda Page: Board member, Dan Boyle: Treasurer, as well as the Architectural Control Committee (ACC): Nancy Creek, Melissa Wilkins, Danny Cirksena. Kathy Greathouse was in attendance as well.

Treasurer report: Dan Boyle

- Starting balance as of January was \$25,173 as the community upgrades were pushed out to 2023
- Our forecasted ending balance in 2023 will be \$23,619
- We hope to collect in dues \$24,140 (have only collected ~\$17,000)
- We will have many expenses coming up this year to include taxes, insurance, flock camera and dock rebuilt of \$8,800
- As a reminder, \$10,000 of the bank balance are donated funds earmarked for future boat ramp repair
- All details of our budget are found on our website

ACC report: Danny Cirksena

- Documentation process of email record keeping as been put in place
- The deed restrictions and bylaws are being followed
 - They look at every paragraph for construction documents
 - Accountable for the project
 - The three ACC members sign off on every project

Question from Community to include:

- What is the timetable from ACC submission to approval: usually a few days
- How long is the approval good for: 8 months
- Do you need to get approval for concrete work such as driveways: yes, so that the water flow can be determined

Old Business:

- Both the County Commissioner and Fire Marshal were invited to attend this meeting – both declined
- County Commissioner came out a month ago to look at road conditions but has not gotten back to us with a date for when they will get to our roads.
 - Reminder – the county will install a culvert for any resident who provides the culvert when they come out to work on the roads.
 - The county did come out and fill in some of the larger potholes with gravel after a Board member called and asked if we, as a community, could fill it in ourselves – the answer was no.
- We still had money budgeted for repair of the community sea wall at the boat ramp but the company we had contracted delayed and in the meantime the dock needed major repair, so we are now rebuilding the dock instead.
- The Flock Safety Camera system has been a real asset to the community. As reminder, the camera captures license plates, make, model, color of vehicles day and night.
 - Henderson County has access to this information and was able to see who was dumping tires from both our cameras and local homeowners' camera at the entrance of the neighborhood.

New Business:

- We have updated and filed, per new regulations from the State, our bylaws with Henderson County. A Board member explained further the legal aspect. A letter will be sent out in email and US post to the community outlining the implications of new regulations as it applies to dues owed based on filing of bylaws with the county. The letter has already been posted on the POA website and Facebook page.
- Boat dock replacement project should hopefully be finished very soon – please make sure to keep children away from this area.
- There is an open VP position on the Board – let the POA know if anyone is interested in applying as there will be a vote at the fall membership meeting to fill the position. Big thank you to Lynn Giordano for her past dedication to the community as VP and appreciation for the continued support from both Lynn and husband Tony for helping with the camera system data management.
- Please help our community by notifying parents or the POA when kids are vandalizing our park with vulgar graffiti.
- A Board member encouraged the community to read their POA Texas State laws to understand the law <https://guides.sll.texas.gov/srch.php?q=hoa>
- New Welcome information has been posted on the website <https://www.thunderbirdshorespoa.com/>
- The Goal in 2023 will be to mow abandoned lots in accordance with the guidelines written in our deed restrictions.

Question from Community to include:

- Is there a time limit to when a dumpster can sit on a lot? –6 months for construction projects per our deed restrictions
- Is there a way to enforce people to mow? – Our bylaws say all lots must be mowed at least twice a year. We must give 45 days’ notice to mow on private property.
- The property owner at 146 Hiawatha reminded Board that she voiced concern back during the November meeting about water flow issues backing up into her yard due to new construction at corner of Hiawatha and Thunderbird. She has requested that this concerned be noted in the minutes.
 - The property owner of new construction at the corner of Hiawatha and Thunderbird has committed to designing the water run-off from their property to flow towards the lake.

Door prizes of Lowes gift cards were drawn and awarded in the amount of \$25, \$50, \$75.

Meeting adjourned at 11:56

Next Board Meeting will be held on May 12th.