

Thunderbird Shores POA

Board Meeting Minutes

October 12, 2024

In attendance: Lisa Waite, Jay Perkins, Kathy Greathouse, Dan Boyle, Natalie Bentley, Hilda Page

ACC member: Danny Cirksena and new member Darren Harvey

Meeting called to order at 10:08 am. Welcome board and ACC

ACC Report:

- There is a plan to build a garage on lots 317, 318, and 319 where the fence was removed.
- A voicemail was left stating an interest on building on lot 182. Danny let them know they must submit a plot drawing before building anything.
- 109 Osage was discussed. A tiny house was brought in that does not meet the minimum 550 square feet for modular homes per Thunderbird Deed restrictions. Lisa to contact the owner, Sam with cousin Alex and contractor TJ to set up a meeting for Saturday, October 26 with the Board and ACC for further discussions.

Treasurer Report:

- Target to end the year at \$13,000 after paying for the boat ramp re-pavement.
- Looking forward at year end of 2025 budget, based on forecasted expenses and collected dues, hope to end year at \$20,000
- After recent mailout of overdue notices we received \$2,400. There are still approximately 50 property owners with over 3 years of outstanding dues that add up to ~\$12,000. They will receive a 2nd notice by certified letter at end of October advising them that a lien will be placed on their property if not paid up within 90 days (these attempts in accordance with Texas state law HB 886, section 209.0094).

Old Business:

Road resurfacing – Henderson County advises we are one of four neighborhoods due to have streets resurfaced in Spring of 2025.

- Vendor- Boyce Asphalt is able to fill pot holes if we have bad ones
- Resident in neighborhood has good relationship with Commissioner Tulley, and will speak to him about road resurfacing

New business:

- Discussion on adding Park beach signage to include park rules.
- Discussion on enforcement of violations – must be included in current deed restrictions and updated bylaws with specific fines, then submitted for file with the county.
 - Two board members to work on list
- Neighborhood entrance signage – recommendation to remove original white sign and plywood sign that was used to post notices. Instead use existing newer sign and add new signage hanging at bottom with “POA Meeting this Saturday” or “Burn Ban in Affect” when appropriate. Vice President to design, create and donate.
- New throw flotation cushions added at park and boat ramp. Tether ball replaced at park.
- Discussion of what we want to invest in over next five years:
 - Start putting liens on properties three years or more in arrears.
 - Upgrade parking at dock area
 - Add Flock Safety camera at dock area

Next board meeting scheduled for January 11, 2025.

Meeting adjourned at 11:38 am