

**Thunderbird Shores POA  
Board Meeting Minutes  
February 11, 2023**

Welcome and call the meeting to order at 10:00 by Lisa Waite.

Attendance: Natalie Bentley, Kathy Greathouse Lynn Giordano, Hilda Page

Attendance of the ACC – Danny Cirksena, Nancy Creek

Dan Boyle – out of town

- ACC report by Danny Cirksena
  - 170 Thunderbird – land cleared – discussed with owner on the phone. They have a catering company so busy. They have hired an architect to give them a design. No new information.
  - 140 Arrowhead – Cable hanging in easement – Not an ACC matter
  - 103 Erie lot for sale
    - Young guy wanted a tiny house on the lot but has not purchased the lot yet.
    - Nancy told him to go to our web site
    - Hilda reminded us that there are different square footage requirements based on different lots
  - Excavator @ 118 Thunderbird– dredging the dock and building a sea wall – the house will be a rental
  - The A frame home owner on Hiawatha brought up the flow of water concern with the new construction at Hiawatha and Thunderbird
  - Kathy thanked the AAC for approving the fences on either side of her home

**Treasurer report:** Dan Boyle out of town

- No change to the financials
- Kathy brought documentation on assessment of collection. The board needs to discuss this issue.
- Hilda to get the research on timing of notifications on delinquent letters from a management company but said that a person has to be 3 years delinquent on dues before a lien can be placed on their home.
- Kathy made a motion to put together a committee to draft a letter to send out to homeowners with outstanding dues.
  - Hilda to find the letter from a collection agency outlining the information
- Jesse's new contract has insurance in place @ \$50 a month.
  - Board to approve a raise to \$300 – this is to be tabled until it can be discussed when Dan Boyle is back next month as we don't have this increase currently in the 2023 budget.

**Old Business:**

- Kathy reminded us that we can add to our bylaws that "foul language is not allowed" and that there can be a fine for the offense.

**New Business:**

- Kathy asked the ACC to get a list of homes that need to be cleaned up and perhaps add pictures for documentation for board to discuss.
- Lisa has sent an invitation to the County Commissioner & Fire Marshall to attending our community meeting in April
  
- We need to change our website to mention that our meetings are the 2<sup>nd</sup> Saturday of the month. We need to look at the Spring meeting date as it is April 18<sup>th</sup> – Easter weekend.

- Natalie Bentley to update the PDF Welcome to Thunderbird Shores Updated Web site document and then ask Bill LaPorte to do us the favor of updating the website.
- TCRW to come out and inspect the dock area before any work can be done.
- Recommendation to send letters to violators that the dumpster will be here on the day of the community meeting
- Explain “donated \$” for ramp to be fixed

Next meeting is March 11 at 10:00 am. Prepare for the April General meeting

A motion was made by Lisa Waite to close the meeting at 11:15 a.m.