

**Thunderbird Shores POA
Special Meeting Minutes
November 11, 2023**

Special Meeting called by Lisa Waite, President to discuss By-law amendments to be in compliance with the new Texas HOA Laws enacted September 1, 2023.

Board Members in attendance: Lisa Waite- President, Dan Boyle-Treasurer, Natalie Bentley, Secretary, Kathy Greathouse, and new member, Jay Perkins - Vice President.

Attending by phone: Hilda Page

Meeting called to order by Lisa at 10:18 with a warm welcome to Jay Perkins, our newly elected Vice President.

Treasurer report: Dan Boyle

- Added in deposits of \$300
- This month we will pay:
 - Insurance
 - Taxes
 - \$350 a month to Jesse for contracted maintenance

Amendments to add to By-laws – the following three Texas House Bill (HB) amendments were discussed and voted on by the Board to be added to the POA By-laws (all three motions were voted on and passed unanimously by Board Members):

1. **Texas HB 886** (Assessment Lien Filing). Insert in Article Seven, Section 2: The Thunderbird Shores POA will follow all current Texas guidelines which will be attached to the end of the By-laws. The HB requires that POA's clearly lay out the steps they will follow when placing a Lien Filing due to unpaid dues more than 3 years in the rears.
2. **Texas HB 1193** (Anti-Discrimination Based on Section 8 Status). Insert in Article Two, as the new Section 3 (current Section 3 will now become Section 4): Thunderbird Shores POA will accept any form of payment including those paid with Section 8 Housing vouchers, rental vouchers, rental assistance, or rental subsidy from a non-government organization.
3. **Texas HB 614** (Fines and Enforcement Policy). Insert in Article Seven, Section 5: Thunderbird Shores POA acknowledges Texas HB 614 regarding association policy fines and will follow the Texas guidelines.

If anyone has any questions about these Texas House Bill amendments, they can use this link:

<https://statutes.capitol.texas.gov/>

There will be no meeting in December. The Board will pick back up monthly meetings on January 13, 2024, at 10 am, February 10th at 9 am, March 9 at 10 am and General Assembly meeting on April 20th at 11:00. Additional monthly meetings will be the 2nd Saturday of the month.

The meeting was adjourned at 11:28.