

**Thunderbird Shores POA
Board Meeting Minutes
May 13, 2023**

Welcome and call the meeting to order at 10:02 by Dan Boyle at his house

Board Members in attendance: Natalie Bentley: Secretary, Hilda Page: Board member, Kathy Greathouse: Board Member, Dan Boyle: Treasurer, Architectural Control Committee (ACC): Nancy Creek and Danny Cirksena, Lisa Waite: President attended by phone.

ACC report: Danny Cirksena

- Shared a basic report that shows what the ACC has been looking at this month:
 - Nancy responded to a complaint on Eagles Nest from owner of lots 81 & 82 regarding an 8' fence at the water edge (lot 80) blocking the water view. Board recommends she contact the TRWD as there may be a restriction of height of fence at shoreline of no more than 4'. Nothing in our deed restrictions about that.
 - Resident on Hiawatha wants to move in a mobile home but needs to show proof of how old the trailer is as currently the trailer must meet the restriction of 5 years old or newer. Must show a tag, that has the date of the trailer on it (2018 or newer).
 - Request from 178 Thunderbird to improve the driveway – approved
 - Owner of 148 Thunderbird advised that the old trailer has been ripped out and the lot will be used to construct a larger two-story home on two lots (148 and 150 Thunderbird) at a future date.
 - 124 Arrowhead – approved by Nancy and Melissa for the addition of a chain link fence
 - There is a backyard deck being construction on Arrowhead, but owner has not submitted request for approval.
- Danny has requested for volunteer for a 4th person to be on the ACC.

Treasurer report: Dan Boyle

- The Excel spreadsheet was explained, and the bank statements were shared where they match month to month the bank balance. Current balance is \$41,373.83
- 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

Old Business:

- Lisa spoke with Scott Tuley, County Commissioner:
 - Eagles Nest culvert was checked for blockage, none found
 - Bad potholes that they will come out “pretty quick” to fix.
 - In a month crew should come out to cut brush
 - Street resurfacing is still on their list
 - Delay due to emergency repair needed on 198 bridge which exhausted their funds for the year.
 - We are on the list for 2024 as they will not take out loans and have a deficit budget
 - Residents are encouraged to go online, give the closest address, and report large potholes in the neighborhood (i.e. Lot 211 – corner of Osage and Thunderbird)
 - Great news – the public dock has been built – Dan to write a check for \$8,800 once invoice is sent. The board previously voted to approve this expense.

- Dan has a barrel of sealant that should be used to keep the boards sealed periodically – looking for volunteers to upkeep the dock.
- Abandoned lots need to be mowed – Danny took a walk around the neighborhood and identified 25 lots that need to be mowed. In the dry summer these will be a fire hazard.
 - Lisa to add a note to our website advising neighborhood to:
 - Please keep their lots mowed – per our bylaws they need to be mowed at minimum twice a year
 - Report to the Fire Marshall your neighbor’s lot
 - If you want the POA to handle, it is \$90 for the year for two mowings
- 2022 and 2023 dues disparity
 - To date, 15 owners have reached out to the POA in response to our notification.
 - Reminder that the deadline is May 15th
 - Dan Boyle made a 1st motion: “Per the letter on our Thunderbird Website, for those who have contacted us before the deadline of May 15th, the Board will respond to the request.
 - Kathy Greathouse has 2nd the motion
 - 2nd motion: “The Treasurer will credit back outstanding payments by updating the \$25 per lot, per year, for 2022 and 2023” - or saying it a different way: “anyone who still owes dues from 2022 and 2023 will only owe \$25 per lot per year”.
 - Kathy Greathouse has 2nd the motion

New Business

- There is a need to remove a dead tree on the park side of the fence line. We will need to get several quotes and once reviewed will be voted on via email by the Board members. Initial quote was ~\$1,200.
- Returned letters / bad addresses of lot owners. Hilda to continue doing research on finding correct address and update the Excel file provided by Dan.

Meeting adjourned at 11:26