

Thunderbird Shores POA
Fall General Meeting Minutes
October 14, 2023

Welcome and call the Fall General meeting to order at 11:10 – by Lisa Waite - President

Board Members in attendance: Lisa Waite- President, Dan Boyle-Treasurer, Natalie Bentley, Secretary, Kathy Greathouse- Board Member, Architectural Control Committee (ACC): Melissa Wilkins and Danny Cirksena.

Unable to attend: Hilda Page, Nancy Creek

Treasurer report: Dan Boyle

- Estimated year-end balance \$20,309
- Forecasted Expenses in 2024 will be \$21,300
- We have budgeted in 2024 \$4,000 for improvements
- Vote was placed to accept recommended budget for 2024
 - All approved the budget/there was no one opposed

ACC report: Danny Cirksena introduced himself and stressed to please submit any additions, or major moves on property

Old Business:

- Road resurfacing in our neighborhood is on the top of the County list for 2024. County not able to do it in 2023 due to repair of bridge.
- On the POA 2024 list of repairs will be the seawall at the boat ramp lot still in need of repair as the earth is eroding
- If anyone has a question on the camera to the entry (Flock system) please reach out to Lynn or Tony Giordano through the thunderbirdshorespoa@gmail.com mailbox.

New Business

Kathy advised that as of September 1st the Texas State laws have changed and go into effect January 1, 2024. Three of which matter to everyone:

1. A lien cannot be placed on property unless the HOA has all the guidelines laid out clearly in by-laws to include any changes to fees, charges, procedures.
2. The HOA has to have in the bylaws all the rules for “fines and enforcement policy”
3. HOA’s must accept government vouchers (sustenance vouchers)

Jay Perkins asked the group to consider contributing to a Go fund Me page to help our neighbor Jesse who is in bad health and in need of financial help. A basket was passed around for donations.

Nomination of Jay Perkins for open VP position was accepted by the Board and voted unanimously by assembly present.

End of meeting drawing for door prizes:

\$25 – Cheryl Morin

\$50 – Ron Blackburn

\$75 – Sandy Perkins

The meeting was adjourned at 11:40.

