

**Thunderbird Shores POA
Board Meeting Minutes
September 9, 2023**

Welcome and call the meeting to order at 10:02 by Dan at Natalie's home

Board Members in attendance: Natalie Bentley: Secretary, Kathy Greathouse: Board Member, Architectural Control Committee (ACC): Melissa Wilkins.

Unable to attend: Lisa Waite & Hilda Page, Nancy Creek and Danny Cirksena, ACC members

ACC report:

- No new submittals this month
- Cars on lot on Erie have expired tags – recommendation is to send them a note

Treasurer report: Dan Boyle

- Current balance \$28,106.72
- Expected outstanding bills through rest of year
 - Flock system at \$2,500
 - Property insurance \$2,600
 - Dumpster and meeting \$930
 - QuickBooks yearly fee \$687.57 approved by Board

Old Business:

- No New information on Road Resurfacing
- Thanks to Jesse for adjusting the park gate to prevent children from entering without a key
- Fire marshall did come out and addressed several issues in the neighborhood to include overgrown lots:
 - 104 & 108 Totem Pole submitted for mowing
 - 111 & 113 Oxbow submitted for mowing
 - 216 & 217 Erie submitted for weeds and trash
 - 220 & 221 Erie submitted for abandoned cars
- We are still in need of Candidates for open Vice President position and additional Board members
 - We did ask a couple of neighbors, but they declined
- Seawall still in need of repair as the earth is eroding
 - Decision has been made to table repair for next year 2024 budget
 - There was a recommendation to add tall metal poles to area that's eroded to designate where the seawall needs to be in order to stop cars from getting to close to the edge
- Additional suggestion made for the Boat Ramp area:
 - Add a pole at the side of the dock where the ramp ends to show where the large "hole" is with a sign made "Ramp Ends Here"

New Business

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

1. HOA must lay out guidelines (be very clear) in by-laws if there are any changes to fees, charges, procedures.
2. HOA insurance cannot be denied to HOA's
3. HOA's must access government vouches (sustenance vouchers).

The Fall General meeting will be held October 14 at 11:00 am at the park with lunch being served

Meeting adjourned at 10:49