

Thunderbird Shores POA

Board Meeting Minutes

August 17, 2024

In attendance: Lisa Waite, Jay Perkins, Kathy Greathouse, Dan Boyle, Richard Smith

By phone: Natalie Bentley,

ACC member: Danny Cirksena

Meeting called to order at 10:08 am

ACC Report:

- New purchase of 2 mobile homes asking for invoice for title transfer fee (\$50)
- Lot on Erie planning to have a manufactured home (not a mobile home) placed on lot around October
- 103 Erie, lot 238 – title transfer paid and updated
- Status of un-mowed lots – after reported to Henderson Country
 - 50% improvement
 - Still a problem with high weeds in the ditch not being mowed
- Burned out trailer on Osage, lot 209, needs to be reported to Fire Marshall due to vandalism

Treasurer Report:

Current balance is \$24,712 as of end of July. Outstanding before end of year is Liability and D&O insurance still due

Forecast to end year at ~\$16,700.

Thanks for donations from board members for \$800 in savings:

- Dumpster
- Gift certificates
- Chicken lunch

Old Business:

- A recommendation was made to send out Delinquent Dues letter to 79 property owners who are 3 years in the rears (outstanding balance of \$20,580).
 - 43 have phone numbers on file
 - 8 property owners have emails

The proper procedure is that the POA board will make these attempts in accordance with Texas state law HB 886, section 209.0094. If dues remain unpaid, Thunderbird Shores POA will follow these steps:

1. Courtesy Email/phone call
 2. First notice mailed.
 3. You will receive a second notice in 30 days sent by certified mail with return receipt requested and will be billed for the postage cost.
 4. If payment is not received within 90 days of the posted date on second notice, a lien will be placed on your property with the Henderson County Courts and you will be billed for all legal fees and court costs.
- Board member to draft letter for Treasurer to send out to 79 property owners.
 - Discussion on continued repair of boat ramp driveway and adding a gate when the budget allows. Further discussion on asphalt repaving vs. sealing existing driveway, leveling parking area. Decision was made to get three quotes on sealing vs. asphalt as considerably less expensive and current ramp area deemed to be in fairly good condition. Sealing would involve filing/patching holes. Good for estimated 5 years.
 - 9/2/2024 - A bid was received and a motion submitted. The motion to APPROVE the bid of \$5,600 from Boyce to fill potholes and seal the boat ramp driveway PASSES with 5 YES VOTES out of 6 (One board member has asked to not be included in this vote because they have not participated in the discussion and therefore doesn't feel informed enough to vote).
 - Treasurer has agreed to call Boyce to finalize the contract and get a start date and to further discuss a bid on some dirt work next to the fence for the parking area and filling the potholes in our streets.
 - A request was brought up to add swim buoys in the water in front of park to make it safe for swimmers from boats. Board member to check with Tarrant County Water district for what is permissible.
 - Still in need of nomination for officer positions for election during the Fall General Membership meeting.
 - Road resurfacing – Henderson County advises us we are one of four neighborhoods due to have streets resurfaced in Spring of 2025.

New business:

- Discussion on adding Park beach signage to include park rules.

- Discussion on enforcement of violations – must be included in current deed restrictions and updated bylaws with specific fines, then submitted for file with the county.
 - Two board members to work on list
- Neighborhood entrance signage – recommendation to remove original white sign and plywood sign that was used to post notices. Instead use existing newer sign and add new signage hanging at bottom with “POA Meeting this Saturday” or “Burn Ban in Affect” when appropriate. Vice President to design, create and donate.
- New throw cushions added at park and boat ramp. Tether ball replaced at park.
- Discussion of what we want to invest in over next five years:
 - Start putting liens on properties three years or more in arrears.
 - Upgrade parking at dock area
 - Add Flock Safety camera at dock area

Next General Membership meeting scheduled for Saturday, Sept 7th, 11am at the Park.

Next board meeting scheduled for Saturday, October 7th, 10am.

Meeting adjourned at 11:38 am