

Thunderbird Shores POA

Board Meeting Minutes

July 13, 2024

In attendance: Lisa Waite, Jay Perkins, Kathy Greathouse,

By phone: Natalie Bentley, Dan Boyle, Hilda Paige

ACC members: Danny Cirksena

Meeting called to order at 10:03 am

ACC Report:

An Arrowhead Fence was approved

Tree across channel removed

New shed on Thunderbird meets deed restrictions

Discuss on:

- Possibility of assessing fines on property until the violation is resolved
- Can't put a lien on home for fines but can for outstanding dues after three years
- Recommendation was made we come up with a list of properties in violation of our deed restrictions.
- Draft a list of offenses to start the process to add to our bylaws such as no unregistered vehicles parked in yard, etc.

Treasurer Report:

Current balance is \$25,006. Collected \$250 in June and \$1,500 in May

- A reminder was sent that generated more payments of dues
- We have 5 returned dues notices that need to be checked against abandoned property (high grass unmown or abandoned trailers, etc.)
- A recommendation was made to send certified letters to anyone 3 years in the rears on dues and include sending out to people 2 years in the rears advising them that at the 3 year mark a lien may be placed on the property.

- Cost to do a lien on the property is \$35 for 1st page and \$4 for the next page. This cost will be passed on to the property owner.
- President has offered to draw up the letter and Treasurer will provide list of property owners in the rears.
- ACC member to walk neighborhood to identify lots that look abandoned and then cross reference with the 5 returned letters plus the owners with 3 years of unpaid dues.

Old Business:

- Scott Tulley, County Commissioner did fill in potholes before 4th of July and advised that the neighborhood is on the top 4 of his list for repaving the roads in Spring of 2025
- Abandoned Lots mowing: The Board has the right to go in and mow and then charge the property owner for this service. We can also report them to the Fire Marshall.
- Recommendation was to add a line item to our Operating Expense to include mowing of lots that are unclaimed – add it to their account and collect the cost when lots are sold. Again, ACC member to identify the lots that look abandoned and need mowing (grass is taller than 12 inches)
- President still trying to get bids to asphalt the boat ramp driveway. Cost coming in at \$14, \$15, \$16K.
 - Vice President contacted Gentry Pavement and received a \$15K bid. Waiting to see written proposal.
- There was a discussion about moving the gate at the boat ramp and building a fence further up towards the street to limit use solely to residents and discourage criminal activity.
 - We will ask our ACC member who owns a fencing company about his recommendation.
- Still seeking nominees for Officer elections at fall membership meeting for Open positions of President, Treasurer and Secretary.

- Current President and Secretary willing to continue in role. We are searching for a new Treasurer.

New Business

- A recommendation was made to consolidate the signage at the entrance of the neighborhood. Two board members volunteered to access.
- Next board meeting scheduled for Saturday, August 17th.
- Next general Assembly meeting scheduled for Saturday, Sept 7th at the Park.

Meeting adjourned at 10:55 am