

Thunderbird Shores POA

Board Meeting Minutes

February 8, 2025

In attendance: Jay Perkins, Kathy Greathouse, Dan Boyle, Natalie Bentley

ACC member: Danny Cirksena and Darren Harvey

By phone: Lisa Waite

Meeting called to order at 10:05 am.

ACC Report:

- Discussion over how to cancel the wrong email address (AAC) and make sure we only use ACC.
- 182 Thunderbird – plans submitted – house being built
- Jay Perkins to send Danny Cirksena new map
- Request that Web site be cleaned up – Ask Bill LaPorte to remove Nancy and add Darren to the ACC site.
- Danny recommended that we look at how to remove uninhabitable structures; i.e. Lot 209, dues are overdue on property
 - a. Kathy brought up that Paragraph 15 in Deed Restrictions gives the Board the authority to clean up lots.
 - b. Danny asked if we can add in more wording to address uninhabitable properties
- Danny presented the Cherokee Shores deed restrictions and notice of Violations
- In order to make any changes to the Bi-laws (Enforcement and Fines), it has to be modified by the Board and notify the community in April.

Treasurer Report:

- \$14,592 still outstanding in back dues
 - A lien will now be filed on properties with overdue/unpaid dues
- 73 people have not paid.
- \$3,700 was collected due to mailout of Certified letters
- 2024 Budget ended at \$13,192.52
- 2025 estimate year end budget should be \$18,016 (with no planned investments in 2025)
- If everyone paid their dues we would take in \$26,850

- Currently we collect about \$19K a year
- Board approved yearly cost minimum to run the neighborhood:

Old Business:

- An “End of Ramp” sign was added at ramp drop off
- Board got a permit to add concrete bags in hole – installed staggered and angled – cost was \$600 for labor and extra bags of concrete (on top of the donated bags). Need to reimburse homeowner who paid this.
- Removed “closed Boat ramp: sign
- Map made by Jay Perkins – final version to be posted on Website
- Commissioner Tulley advised Board member that road resurfacing probably will not happen till 2026
- Link on Thunderbird website to Henderson County needs to be fixed – Secretary to ask Bill LaPorte for help on this

New business:

- Recommendation:
 - Move boat ramp gate closer to the road
 - Ask property owner next to boat ramp to install Ring camera to cover boat ramp area
 - Add signage at the park – “Swim at Own Risk” or something to that affect
- Jay offered to make sign for POA neighborhood meeting with date.

Next board meeting scheduled for March 15, 2025.

Meeting adjourned at 11:09 am