**Thunderbird Shores POA**

**Board Meeting Minutes**

**April 17, 2021**

Board members in attendance: Stacey LaPorte, Hilda Page, Leslie, Keeney, Ben Sparks,

Dan Boyle, Donna Stinson Lisa Waite and Natalie Bentley

Meeting called to order by Ben Sparks and second by Dan Boyle at 10:02am

**Treasurer report given by Donna**:

* Ending balance is $23,714.68 including the $10,000 earmarked for boat ramp repairs.
	+ Donna mentioned breaking out the $10K will be a multi-step process in order to set up separate account for these funds earmarked for ramp repair
* Donna turned over to Lisa 11 “Return to Sender” bills – Lisa to try and track down correct address
* Donna recommends sending out Post Card reminders regarding Dues that are outstanding but wait till the sale of the 9 lots attached to the Pine Trees house
* Lisa to look into status of TXU bill as no draft appearing to be paid (she will reach out to Deloris who originally set it up) – may need to be closed and re-opened
* Discussion of online auction for used school playground equipment – Leslie has contact at local elementary school in Mabank ISD to inquire about bid on used items for our park area.
* Discussion on how to get owner list updated based on who has paid. Only 52% of resident dues collected to date.
* Request from Board Members for Donna to send the list of property owners without financials for everyone’s records

**Old Business:**

Stacy received quote:

* Boat ramp repair quoted $15K by C&T Asphalt – must rip out and start new
* Basketball quote of $,7,800 – for 30x30 cement pad (no pole installation included in this number)
	+ Stacy waiting on 2nd quote from Lone Star
	+ Stacy to look into a 3rd quote from company doing work for Ben

Natalie to ask Keith Bentley/Glen Waite to help with digging holes for installation of Signage at front entrance to neighborhood – Accomplished Sunday, April 18th.

* + May 8th whole team to show up to help with installation

**Architectural Committee:**

Leslie Keeney received request:

* Approval on new green house on existing slab at 122 Thunderbird
* Call asking for requirements on mobile home; must be no older than 5 years and 10 ft. in width and over 400 sq. ft.
* Two new homes being constructed on Erie did get approved last month – builder is Juan
* Two RV’s advised could not be permanent residences. One has complied and is removing under paneling. Second unit refuses to comply. Discussion on how to address violation of POA by-laws and follow-up perhaps by taking to small claims court. Ben to follow up in discussion with attorney.

Stacy having difficulty contacting new construction at 118 Thunderbird (no answer/return call) Has not been approved by Board.

Lisa recommended having a standard letter sent out when noting new construction without prior approval by Board. She will do up a draft.

**All discussion:**

Waiting on the Operating License for Boat Ramp – still not received from TRWD.

Playground drainage problem and ant mounds.

* Donna to speak to Jesse about spreading Android Ant killer
* Dan to get quote from his yard man on quarterly service
* Natalie to ask Keith / Glen to look into what can be done for water run off when area dries up

Spring Meeting – May 15 at 11 am.

* Henderson Count Precinct 2 commissioner will be invited to come out and speak at POA meeting May 15 – Lisa to call and arrange – 903-425-2611 – secretary is Sherrie
	+ Dan to write up key talking points for him to address to residents:
		- Method of resurfacing of roads
		- Will be asked to address drainage problem
		- Discuss the culverts that need to be repaired (if residents supply material then county can install, and grade yard and also install a berm)
* Tentative 2nd guest speaker of Fire Marshal (Lisa to contact)
* Treasure Report – Donna cannot make general meeting. Ben to speak for her.
* Provide an update on accomplishments in last year
* Bring up uncollected dues

**Table for next month meeting:** Short-term rentals

Motion for meeting to adjourn made by Ben at 11:06 am – 2nd by Dan Boyle