

**Thunderbird Shores POA  
Board Meeting Minutes  
November 12, 2022**

Welcome and call the meeting to order at 10:01 by Lynn Giordano, VP, as Lisa Waite is out of town. Lynn introduced the Board members to the community (meeting was held at the park)

Attendance: Lynn Giordano, Hilda Page, Natalie Bentley, Kathy Greathouse & Dan Boyle

Attendance of the ACC – Danny Cirksena, Nancy Creek and Melissa Wilkins

**Treasurer report:** Dan Boyle

- \$31,794.99 balance left for year end
  - Still need to pay insurance of \$2,625
  - Still need to pay Flock Security system of \$2,450
- Reminder that we have \$4k earmarked for dock repair
- Also \$5K earmarked for property improvement

**Old Business:**

- Boat dock rebuild estimates –
  - Docks by Bud received pricing bid of \$8,800
  - Discussion on using funds to re-do dock or fix the seawall that is eroding into the parking lot.
    - Kathy made a motion to go with Docks by Bud to rebuild dock as it is a danger to the community – all approved.
      - Motion passed – Dan to reach out to Docks by Bud to move forward
- ACC report
  - Danny Cirksena explained that he has worked through all the bugs of a new g-mail/email system that now works well with approving request and proper documentation.
  - The following request were up for review by the ACC
    1. 3 lots on corner of Thunderbird and Oxbow with a mobile home was approved
    2. Shed measuring 10x12 was approved – corner of Oxbow and Arrowhead
    3. New construction at Hiawatha and Thunderbird was approved
      - The attorney letter was read out loud to the community regarding approval as it meets the deed restrictions of Thunderbird Shores
      - A Board member voiced concern over proportion and harmonious, living vs. garage, and height of the building
        - Discussion from various non-board attendees was allowed to bring clarification on the above-mentioned concerns
      - ACC will review detailed architectural drawings when submitted

Dan ended meeting by reminding the community that the ACC votes on any new homes or building structures request brought to them. The board finalizes all decisions based strongly on ACC input. The homeowner can appeal the decision and/or work on a solution to any particulars. Dan also reminded the community of the lawyer's comment that Texas property owners have strong rights in these types of disputes. The POA dues pays for insurance, per State law, to protect the Board.

A motion was made to close the meeting and was 2<sup>nd</sup> by Lynn at 10:54 a.m.

Next Board Meeting scheduled, per bylaws, 2<sup>nd</sup> Saturday of the month, January 14, 2023, at 10am.