

Thunderbird Shores POA

Board Meeting Minutes

March 15, 2025

In attendance: Lisa Waite Jay Perkins, Kathy Greathouse, Dan Boyle, Natalie Bentley
ACC member: Danny Cirksena

Attending by phone: Hilda

Meeting called to order at 10:00 am.

ACC Report:

- 109 Osage installing new fence with 8' high poles
- New mobile home request for 102 Osage by Steve Glasgow
- Feedback from Steve Glasgow
 - a. We are doing a good job as a POA
 - b. He comes in and fixes/cleans up old nasty trailers
- Danny provided the neighborhood map with highlighted properties that are delinquent
- Ask Bill LaPorte to delete incorrect "AAC" email address
- Need an additional ACC member – continue to find volunteers

Treasurer Report:

- Started the year with \$13,192 – forecasted to end the year with \$17,849
- Forecast to take in \$21,500 in dues
- Fixed expenses for year = \$9,845 + \$7,019 in variable expense forecasted
- Will need to keep good records of certified letters going out on liens placed on properties due to delinquent dues
- Board voted on budget proposal. All voted Yes and budget was passed for 2025

Old Business:

- Lisa Waite research how other POA's take care of neighborhood violations.
- Violations need to be added to bylaws in order to be enforced
- To add bylaws, they need to be voted and approved by the Board
- Must notify property owners of violations

New business:

- Consider 2 hours per month paid assistance with Quickbooks
- Discuss fence height at next Board meeting
- Big thank you to Jay Perkins for making various signs for the neighborhood:
 - Sign at the entrance - advises of upcoming meeting
 - Dumpster signage – no dumping of certain items
 - Park signage – swim at own risk
 - Boat ramp signage – no overnight parking
 - New neighborhood map including addresses and lot numbers, will be posted on our website
- Dan Boyle to reach out to continue tracking down delinquent property owners behind on their POA dues and abandoned lots
- Spring General Membership Meeting April, 12, 2025, 11 am.
 - Present and vote on 2025 budget
 - Present violations letter progress
 - Provide dumpster for neighborhood clean up- donated
 - Provide lunch and door prizes- donated

Next General Membership Spring meeting scheduled for 11:00 am, April 12, 2025, at the park

Meeting adjourned at 11:16 am