

**Thunderbird Shores POA
Board Meeting Minutes
January 14, 2023**

Welcome and call the meeting to order at 10:15 by Lisa Waite.

Attendance: Natalie Bentley, Kathy Greathouse & Dan Boyle

Attendance of the ACC – Danny Cirksena

- ACC report by Danny Cirksena
 - Carport expansion request from Bill Maslowski at 124 Arrowhead. Reviewed by Danny and Nancy Creek and **approved**
 - Replacement of fences with black wrought iron – Danny to walk down after meeting and look at said request at 105-107-109 Arrowhead
 - Three lots on 167 Thunderbird has been recently cleared. Lisa to send Danny cell number in order for Danny to contact owner, Octavio Avila, at 170 Thunderbird to inquire on what are the plans for those lots
 - Need to remove JW Ney from website as he has resigned

Treasurer report: Dan Boyle

- \$25,346 balance left at year end 2022
 - insurance of \$2,625 and Flock Security system of \$2,450 has been paid in 2022
- Reminder that we have in the budget:
 - \$4,000 earmarked in 2022 budget for property improvement
 - \$8,800 for Docks by Bud to rebuild dock at boat launch area – previously approved
- 2023 Dues – Dan Boyle to work out of QuickBooks to print invoices
 - Kathy Greathouse to draft up letter that will go out with personal invoice to include any outstanding dues from 2022 and 2021

Old Business:

- Natalie Bentley to follow-up with attorney on status of review of the bylaws in order to be submitted to the County
- Lisa Waite followed up with County on road resurfacing but not response
- Dock rebuild process – Docks by Bud has submitted paperwork to Tarrant County Water Utilities. Waiting to see if they responded with a request for a survey.
 - Lisa to reach out to James Mobile, formerly of the neighborhood, for assistance in getting survey documentation, if needed
 - Lisa to get cost of survey and send out an email to Board Members for approval to spend the money to pay for survey, if needed.
- Community residents, Keith Bentley/Glen Waite, have volunteered to look at a simple solution to help the erosion at the public community ramp area. Specifically, the seawall beside the parking lot.

New Business:

Goals for 2023

- Update Bylaws per attorney
 - Ask attorney if we can add wording into bylaws of “no profanity or foul language signage to be posted in the neighborhood” or language to that effect.
- Boat dock repair

- Shore up Sea Wall at public ramp parking area
- Update website to make important information more visible
 - Kathy has offered to review website and confirm ease of use
- Get abandoned lots mowed
 - Need to generate a list of properties to need mowing (example: Lot 211 not mowed)
- Invite Fire Marshall or County Rep (or both) to April General assembly meeting
- Discuss with Jesse renewal of his contract for 2023

A motion was made by Lisa Waite to close the meeting at 11:12 a.m.

Next Board Meeting scheduled, per bylaws, 2nd Saturday of the month, February 11, 2023, at 10am.