

**Thunderbird Shores POA
Board Meeting Minutes
March 11, 2023**

Welcome and call the meeting to order at 10:05 by Lisa Waite.

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

Attendance of the ACC –Nancy Creek

ACC report: Nancy Creek

- No new request this month
- Lynn sent out a message from March 8th; Sam. 214-541-5471. He needs more information on placing a Mobile Home on a property that he is closing on – Nancy to respond.
- The ACC still needs to get a list of homes that need to be cleaned up and perhaps add pictures for documentation for board to discuss.

Treasurer report: Dan Boyle

- Current balance in the bank as of March 1st: \$33,326.00
 - To date we have collected \$11,485 (\$2,672.60 donations for camera, lawn care and boat dock)
 - 123 properties have paid dues in 2023 so far: \$8,812.40 (out of ~360 lots = 35% paid)
 - Dues are due by March 31st
- Dan shared with the Board the returned envelopes with invoices. Hilda has offered to track down/research the returned invoices and contact them to verify new addresses.
- Kathy and Hilda researched and submitted to Board a sample letter of notification to property owners of outstanding dues owed. Board approved using the letter after March 31st deadline.
- Natalie to contact attorney's office to request help in making any necessary addendums to the bylaws before submitting to the county for filing – this new version will include a note about prohibiting the use of signage with foul language
- Jesse's current contract with the POA pays him \$250 a month for neighborhood maintenance. We have required him to have liability insurance in place @ \$600 a year.
 - Board approved via a unanimous vote to raise his monthly service fee to \$350 – this will cover the additional cost for him to pay for insurance as well as a cost-of-living increase.

Old Business:

- Lisa has called the County about the road resurfacing. Mr. Tooley did come out. We are not sure if he inspected all the roads, but he did look at new building construction at corner of Hiawatha & Thunderbird to confirm that there is proper easement from the street to the building. He confirmed it complied.
- Dan to contact a blacktop resurfacing company to see if they can legally come out and fill in potholes for us and what would be the cost.
- No new movement on repair of public dock by Docks by Bud. Dan to reach out again to see where we are on the schedule. We know that the Tarrant County (TCRW) did come out and approve the project.
- Lisa has reached out to County Commissioner & Fire Marshall to attending our community meeting in April

New Business:

- Get all abandoned lots mowed – AAC to help identify which ones
 - Dan recommended that Jesse also help identify them

- Jesse cleaned up the offensive and vulgar park graffiti and knows who may have done it

In order to prepare for Spring General membership meeting on April 15:

- Lisa to post on Facebook
- Natalie to get the new date posted on the Website
- Lisa to order the dumpster
- Lisa to ask Lorraine in the neighborhood for \$100 worth of Chicken Express
 - Kathy to pick up chicken morning of meeting
 - Natalie to make mashed potatoes
 - Lisa to bring cookies
- Dan to pick up door prizes from Lowes; \$25, \$50, \$75

Talking points at General Assembly:

- Graffiti problem at the park
- Share the budget
- Update on the dock repair (approved by the TCRW)
- Update on Camera helping the neighborhood
- Any additional talking points welcomed

Next meeting will be the April General meeting on April 15th at 11:00 am. All board members approved moving the date to the third weekend as the 2nd weekend of April this year is Easter.

A motion was made by Lisa Waite to close the meeting at 11:09 a.m.