

Thunderbird Shores POA
Meeting Minutes
March 16, 2024

Meeting called to order by Lisa Waite at 10:06

Board Members in attendance: Lisa Waite -President, Dan Boyle-Treasurer, Natalie Bentley - Secretary, Jay Perkins - Vice President

ACC member in attendance: Nancy Creek and Danny Cirksena. Welcome to Richard Smith and wife Ashanti

Attending by phone: Kathy Greathouse

Richard Smith who has volunteered to be on the ACC. With a background in construction Richard is a welcome addition to the team with Danny and Nancy.

Danny C. shared the process of how the ACC interacts with the broad general members in the community and the importance of responded back within a week or less when there is a request for building approval. There was a discussion on how the ACC can streamline their communication process not only with each other but with anyone reaching out to them.

ACC report: nothing this month to report

Treasurer report: Dan Boyle

- February balance: \$29,453
- Year end plan to be at \$20K
- As a reminder we are hoping for at least \$21K of dues to come in.
 - Current amount collected is \$15K (with \$1K having come in this month)
- Currently we have \$1,500 in camera donations

Old Business:

- County came out and refilled potholes this month. Lisa will continue to contact them about resurfacing the streets
- As a reminder to abandon lots, per our bi-laws state:
 1. ***Section 1. Each lot shall be mowed at least twice each year or when the height is no more than twelve inches (12"). The first mowing shall be made prior to the last day of May each year, and the second mowing shall be prior to the last day of October of each year, weather permitting***
- Seawall – we have four bids:
 1. \$2,800 – Morgan Marine: tie in 8’ deep panels into existing wall & land fill
 2. \$3,360 – Thompson: 6’x16’ – 8 gauge/black w top rail
 3. \$3,990 – Morgan Marine: Pull 4 existing panels – straighten with 8’ black steel panels x 18’ for a total of 16’
 4. \$7,850 – Double C Docks: 8’ x 20’-25’ long w/ 5/8 rods and 4” angle on top as well as fix drop off hole at end of boat ramp if we provide material – this looks like our best option as it gets us a longer wall as well as the repair at end of dock
- Lisa to get quote to repair/replace blacktop at the boat ramp as the surface is extremely pitted.
 - Richard to ask his contacts if anyone interested in bidding
- There was a question about the trash pickup throughout the year. Trash pickup will continue through September.
- Natalie to ask Bill LaPorte to disable the old incorrect “AAC” gmail.

New Business

- A Board Member received numerous complaints about illegal burning at 139 Arrowhead and 131 Oxbow. There followed a discussion about improper burning of trash in the neighborhood that involves:
 - A Board member spoke to the Fire Marshall as well as the Texas commission on Environmental Quality who stated that no one can burn any more than three different people's property on their own land.
 - However, you can burn if it is not seen (can be behind a fence) and smoke cannot obstruct neighbors' visibility.
 - This will be discussed further at the May 11th Board meeting.
- There was a complaint brought up about a horse being housed at 116 Hiawatha. Lisa contacted homeowner and allowed them 7 days to re-home the horse as per our Deed restrictions state: *No animals or birds, other than household pets, shall be kept on any lot.*
- Spring General Membership Meeting set for Saturday, April 20th.
 - Ask Bill LaPorte to place the notice on the Website
 - Natalie is out of town and have requested that Beline Boyle take minutes of the meeting
 - Dan B. to purchase door prizes from Lowes (\$75, \$50, \$25)
 - Food will be purchased from Chicken Express and Lisa to also get water bottles.
 - Richard S has generously offered to provide his two 20-yard dumpsters and will only charge the POA for disposal of trash and not the rental of the units. – We are very grateful for this cost savings. Dumpsters to be on site starting on Friday, April 19th and removed on Monday, April 22nd.
- Agenda for the meeting will include:
 - Discuss the abandoned trailers in the neighborhood and what to do about them
 - Maybe Provide a "Problem" list of what lots need grass cutting as well as abandoned lots.
 - Dan B. to provide a list of Problem Lots and pass by Danny C for review
 - Discuss about asking for special donations for Black-top of boat ramp driveway
 - Lisa to send Danny C. a link to Linebarger, Goggins, Blair and Sampson LLC for information on pursuing property owing back taxes.

The meeting was adjourned at 11:25. Next Board meeting set for Saturday, May 11th at 10:00 am.