August 4, 2018 Governing Board Meeting – Thunderbird Shores POA

Meeting was called to order at 9:30. Members in attendance, Stacey LaPorte, Bill LaPorte, Lisa Waite, Dolores Gierczak and Dianne Medlyn.

Minutes of the June Board Meeting were ready by Dianne Medlyn, Motion to accept by Bill LaPorte, second by Lisa Waite.

Lisa Waite researched the property owners who are five or more years in arrears in membership dues against members who have not paid their taxes. She followed up with the firm handling foreclosures on behalf of the Mabank ISD and the Henderson County Tax office. It was determined that lots 201, 223 and 225 are already in the process of foreclosure by the Mabank ISD.

Lisa also told us that there is a website where you can register as an “interested party” and be notified when these properties go up for foreclosure. [www.websites-taxsales@lgbs.com](http://www.websites-taxsales@lgbs.com). Lots that are more than five years in arrears with POA dues are 157, 173, 201, 223, 225 and 307.

Dianne Medlyn obtained a bid to add an electrical pole with a guard light and electric power to be able to light up a new entry sign as well as a video camera. The bid was from C & M Electrical for $1,095.

Stacey LaPorte reported that she obtained a rough bid of between $2,500 and $3,000 for the new signage.

Stacey LaPorte spoke with attorney Steven Stark out of Athens regarding reviewing the By-Laws and the Deed Restrictions. He quoted between $500 and $1,000 depending on how much time he spent in reviewing these documents. Stacey will prepare a bullet point agenda for the lawyer to review and submit to the Board for approval before sending to the attorney. Items needing clarification are what the Board Members can actually vote on and change and how to enforce and change deed restrictions.

Bill LaPorte offered to donate $500 toward the cost of the lawyer.

The General Membership Meeting will be September 15. Stacey is trying to get the Fire Marshal to speak to the group. Items to be discussed and voted on will be signage, lighting and dues increase. Dan offered to donate $500 toward new signage.

The Board decided to move any discussion regarding short term rental properties until we have an opportunity to discuss with an attorney how we can best handle changing the deed restrictions and/or by-laws to prohibit going forward.

The owner of lots 1, 2, and 3 have asked permission to bring in a building that looks like a temporary school room onto their property and convert to a dwelling. The owner stated they will build a porch around the building and that it will have a bathroom and kitchen and will be on blocks and skirting added.. The Board determined that as long as it met the size requirements and the age requirements, that basically it was the same as a manufactured home. Stacey will contact the owner to verify the age of the building.

Dan brought up the trash on Hammer. Dan and Bill offered to pay $25 per month each if we can find someone who will pick up trash and mow as needed.

Motion to adjourn was made by Dan Boyle and second by Bill LaPorte. Meeting adjourned at 10:30.