

Thunderbird Shores POA

Board Meeting

January 18, 2020

Meeting called to order at 10:07am.

In attendance:

Stacey LaPorte, Hilda Page, Bill LaPorte, Dan Boyle, Lisa Waite.

Stacy LaPorte read the minutes from the last board meeting of 10/19/2019. No corrections. Bill LaPorte made a motion to accept the minutes, Dan Boyle seconded the motion. The minutes will be filed for audit.

Stacey advised the board that the billing for the 2020 POA dues are ready to be mailed. We have a new system which will improve billing and invoices. The property spreadsheet has been updated and will show the most correct and updated balances. The new system and updated spreadsheet will render the old books void and obsolete.

If the current collection percentages continue, our POA dues receipts should total \$29,000 for 2020. There is a risk that fewer homeowners will pay the higher rate. The current billing includes POA dues in arrears for 2019 but all unpaid dues prior to 2019 will be forgiven. All the record keeping will now be on computer files.

Stacey met the new resident at lot 105. She paid the current and past dues for 2019 in the discounted amount of \$100. Other residents have voiced concerns over increased dues and their fixed incomes. The board is considering a formal program to offer discounted rates to those in need in exchange for community service. Bill recommended those who request a discount suggest or choose their own community service tasks. These tasks can be actions such as picking up neighborhood litter, identifying properties that need repairs and contacting the homeowner to ask them to complete the repairs, filing formal complaints with the county code enforcement, and reporting stray pets to the animal control officer. Inspections would be needed to confirm completion by the homeowners receiving the discount. Communicate with homeowners through our website.

Stacey read us the newsletter going out with the 2020 bills encouraging improvement in our neighborhood. The goal is to clean up neglected properties and make the neighborhood safe for everyone.

Stacey expressed the need for a new treasurer. Deloris is still selling the park keys for now. The new treasurer may share the responsibility of the keys. Bill will communicate the need for a treasurer on our website. Stacey will collect the dues and sell the keys until a treasurer is seated. We will need someone trustworthy. An interview and possibly a background check will be needed.

Consider changing the trash service provider for the park and boat ramp beginning April 2020. The new provider will have a park key and enter the fenced area to retrieve the trash. Bill made a motion to change to the new trash service. Dan seconded the motion. Lisa will establish the new service beginning April 1, 2020.

The new entrance sign for the neighborhood will be wood composite and will require a frame and posts. There will also be a new sign for the boat ramp that lists the community rules. Realtor type signs will be added as needed to inform the community of burn bans and POA meetings.

The next general membership POA meeting will be held the third weekend in May as per our bylaws. Stacey will be inviting our precinct commissioner to speak at the meeting. Hot dogs will be served at the May meeting. A potluck lunch will be organized for the fall general membership POA meeting.

Lisa explained that the LGBS Attorney's office will consider pursuing abandoned neighborhood properties if someone pays the \$250 title search fee to begin the process. Lisa will email the attorney information to Bill so he can include this on our website.

Bill made a motion to adjourn, seconded by Dan.

Meeting adjourned at 10:58am.