

Thunderbird Shores POA

Public Meeting Minutes

July 31, 2021

Board members in attendance: Ben Sparks, Dan Boyle, Lisa Waite, Hilda Page and Natalie Bentley

Motion to start the meeting by Lisa Waite at 10:11 am/ Second by Dan Boyle

Meeting called to order to approve two things:

1. Dan Boyle being added to the bank account
2. Hiring on temporary basis a property manager / accountant to take over for Donna Stinson who is moving out of the State.

This position is necessary as it has many time-consuming duties (we appreciate all the time that Donna has spent as the Treasurer on the Board) to include but not limited to:

- Title searches
- Boat and park key distribution
- Paying of all bills – dealing with return checks, notifying people
- Providing full financials to the Board
- Citation letters
- Research on unreachable property owners
- Follow-up with title companies on newly purchased lots/homes

Dan and Ben checked with other POA's who recommended Tierra Moore, who lives at the lake (Cherokee Shores, married with 5 children). After interviewing Tierra the Board recommends we hire her on a trial basis.

Contact information:

tierra.moore2014@gmail.com

1-903-802-6689

The Board would hire her on an interim basis of 3 months to work no more than 10 hours a week at \$12 an hour starting August 2nd for 13 weeks (August – October) for ~\$1,560. She would move all expense tracking to Quick books. She would be paid and issued a 1099 as contract labor

Lisa shared concerned about POA issuing 1099 then we will be required to start filing taxes This needs to be discussed further.

Ben and Dan both to reach out to their tax attorneys to get more information on the right thing to do and yes, probably do need to file taxes as the POA is a non-profit.

With the hiring of a property manager the POA could potentially be able to collect more dues; Expenses currently run about \$11K, POA dues come in around \$20K, there are 380 lots so technically POA should be collecting ~\$28K which shows 30% lack of payments.

Topics for next Board Meeting:

- There was a side conversations on what the Board can and can't vote on
- Who is technically a Board member and a voting member.
- Discussion on are there any "Deed Restriction" documentation on our website
- A recommendation was brought up to hire a POA Attorney to look over the Bi-Laws (~\$600) to inform the Board on what they can or cannot do.

To close out meeting:

1. Ben motioned to add Dan to the Bank Account, Lisa Second the Motion to approve Dan be added to Bank account. Dan will work with Lisa and Donna to be added to the account in the next couple of weeks.
2. Lisa motioned to hire Tierra Moore as a temporary/trial basis property manager to assist the POA as Donna Stinson is departing. Ben Seconded the motion.

Dan to write up a "contract" for Tierra Moore laying out the expectation of the position to include \$12 hourly rate, not to exceed 10 hours a week, for the next 13 weeks through end of October 2021.

Ben to reach out to Tierra and ask her to start on Monday, August 2nd. Ben at the lake till Wednesday 4th of August for any issues that may arise.

Meeting motion to adjourned by Lisa Waite and seconded Ben Sparks at 10:40.

Notes taken by Natalie Bentley