

**Thunderbird Shores POA
Board Meeting Minutes
January 22, 2022**

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

Attendance: Lisa Waite, Lynn & Tony Giordano, Leslie Keeney, and Natalie Bentley.
Over TEAMS platform: Dan Boyle, Hilda Page

Treasurer report by Dan Boyle

Lisa thanked Dan, Hilda and Lynn for all the work to update the owner records before mailing out of dues

- Year end balance for 2021 was \$25,672.50 with dues and donations for Flock camera system
- Total expenses in 2021 was \$19,500
- POA Property Taxes have been paid per Dan Boyle and will show up on January 2022 expense
 - Excel file has been forwarded to Bill LaPorte to post on Website
- 2022 Dues Billing has gone out per Tierra – Dan to confirm – Open Action
 - Dan advised that as a double check he will enter all incoming dues and donations and keep on Excel file while Tierra will also enter into Quicken. They should balance out.

Old Business:

Architectural Control Committee – discussion tabled as we are hoping that Brenda Mavridis will attend next month and volunteer to help in that role

Flock Safety System

- Incidents captured since installation – two trucks have been reported stolen since system was installed.
 - Henderson County Sherriff department was able to access link to review and see at what time the trucks left the neighborhood by capturing the license plate
- HCSO Access – HCSO Inspector Tell Walker has his own log in to our camera system
- Training – Tony Giordano has offered to attend a training to learn the Flock Safety System in order to access data more efficiently when needed. He will be our “super user”. Hilda also mentioned she is interested in learning the system.
 - Flock will send a link to login for the training.
 - Dan to confirm with Flock what are, if any, limits on how many people are allowed to access the system.
 - Hilda thought that there were no limits to how many people can access.
- Dan nominated Tony to be our security “crime watch” lead for the neighborhood. Tony agreed
- Rooster crowing still an issue on Osage – Lisa to follow-up and call property owner

New Business:

New Texas Rules for POA's were reviewed as they apply to our TBS POA:

- Eligibility – two members of the same household cannot be on the Board – Lynn Giordano will remain as VP and Tony will step down from being on the board but will remain as an active interested property member to assist as crime watch/security lead (see above)
- Architectural Review Committee membership – cannot be part of Board or have a member of household on Board
- Notice of Meetings – must be published 144 hours (6 days) before Board meeting. If special session called, then notice of meeting must be published 72 hours (3 days) before meeting.
 - These will be published on the Website
- Absentee Ballots and handwritten signed ballot must be provided for voting
- Payment Plans for past dues must be set up if requested and given at minimum 3 months

Community Improvements for 2022

- Boat Ramp seawall repairs – with water level down a motion has been made to vote on repairing the eroding seawall at boat ramp. Tony and Leslie to investigate and make recommendation next month based on quotes received for repair:
 - Cost of \$2,800 to keep curved seawall as currently laid out
 - Cost of \$3,990 to straighten out the seawall which will allow a stronger wall that will not erode as easily – will also require more backfill dirt.
- Boat Ramp dock repairs – Glen Waite has offered to repair dock with help of other neighbor volunteer when water warms up
- Adding streetlights – recommended by Dan Boyle as something to consider based on cost.
 - Lisa to contact Encor for installation and TXU Electric to get quote on cost per unit
 - Board members to drive neighborhood after dark and recommend locations
- Road resurfacing in the spring – Lisa awaiting to hear from Precinct 2 for status update

Other New Business - none

Next Board Meeting Saturday, February 19 at 10am – Lisa will add to Website

Meeting adjourned at 10:52 am