

Thunderbird Shores POA

Board Meeting Minutes

March 20, 2021

Board members in attendance Stacey LaPorte, Hilda Page, Leslie, Keeney, Ben Sparks, Dan Boyle, Donna Stinson and Lisa Waite.

Meeting was called to order by Lisa Waite and second by Dan Boyle at 10:03am

Treasurer report given by Donna. See copy of the written budget overview for period January through Friday March 19, 2021. Ending balance \$23,950.18 including the \$10,000 earmarked for boat ramp repairs.

Donna is working on an updated property owners list and verifying owners addresses with the county tax rolls. When complete the board members will receive a locked copy. Waiting until March 30th for returned undeliverable POA bills.

One property owner who previously made a partial payment and asked to be registered as paid in full will be told her unpaid dues will continue to accrue and will be collected at the time of sale. Discussion of other properties with past due POA dues.

Previously reported bank fraud in the amounts of \$950 and \$500 have been recovered and deposited into POA bank account. The new account has been opened and the old POA bank account has been closed.

The POA TXU electricity account needs to be reworked due to the change to a new bank account.

Donna suggested the \$10,000 earmarked for boat ramp repairs be moved to a separate account under the POA primary account to maintain the balance separately. Stacey made a motion to open a separate POA bank account under the primary account for the \$10,000. Ben seconded the motion. The board voted unanimously to approve this separate account.

Postcards will be sent by Donna on June 1st to all POA owners who owe back dues. The owners may dispute by showing proof that they paid. POA board members have not and will not accept POA dues payments.

The Henderson county precinct 2 commissioner is expected to inspect the roadways with a flood plain expert to identify drainage issues before the roadway is repaved in our neighborhood this summer.

The ECCFWD has advised that they are to be called if the red light is lit indicting a sewer pump failure. This will be added to the spring general membership meeting agenda as a reminder to all property owners.

Donna will have a report for annual expenses versus annual income for the next meeting.

Discussion of how uncollected POA dues were handled in the past. We will revisit collection options when we have the completed data reconciliation for the current dues billed.

Uncollected funds to be added to the agenda for the POA May general meeting. Stacey suggested we create an agenda for the May general meeting at the April board meeting.

Stacey is collecting bids for asphalt and concrete repairs to the boat ramp and a 50'x30' or 30'x30' sport court at the park. There is an area at the boat ramp where retaining wall repairs are needed. It is a safety concern. Stacey will get quotes for repairs.

Drainage at the park discussed. Playground safety issues discussed.

Discussion of online auction of used school playground equipment. Donna will get details.

Dan suggested each board member visit the park before the April board meeting to evaluate needs.

Hilda voiced concerns over the wording of the short-term rentals compared to the wording at the time the vote was taken. Stacey will correct.

Discussion of short-term rentals and safety concerns.

Lisa voiced concerns about construction projects in neighborhood without the plans being submitted for approval by the architectural committee.

Donna and Leslie addressed the previous notice from the TRWD. The needed reflectors have been replaced at the ramp dock and the annual operator license will be displayed.

Lisa made a motion to adjourn at 11:18am

Seconded by Dan.

Meeting adjourned.

Minutes recorded and typed by Lisa Waite