General Membership Meeting of Thunderbird Shores

Property Owners Association – September 15, 2018

Meeting was called to order at 11:04 a.m.

Minutes of the meeting were read and a motion to accept was made by Cheryl Morin, second by J. D. Morin.

Stacey LaPorte introduced Sherry, the Assistant County Fire Marshal. Sherry discussed that the Fire Marshal’s office handles all public nuisance complaints, which includes trash, debris, grass too tall, and junk cars. Any vehicle on a property must be registered and tagged and appear to be in running order. You cannot put a tarp over a car and leave it in the yard, if it isn’t running or tagged and registered, it must be in a garage. She also stated that the person handling our subdivision is Jackie Calloway. She recommended that we go to the Henderson County website to fill out the form to file a public nuisance complaint.

The process is that once a complaint is filed, they come out to the property to determine if it falls in their jurisdiction and if so, they put a sticker on the door if no one is home, followed by a Certified Letter. If it is a first offense at the property they give them 30 days to clean up. If there have been 1 or more violations in the past, only 14 days to clean up. If not abated, they turn it over to the County Judge and fines can be up to $500 per day until abated. And in some cases can go up to a felony charge. She left business cards for the Fire Marshall and herself for the membership to take.

The Beautification Project at the entry was discussed. Board members obtained bids to have a guard light installed, electricity to power cameras, a new sign and a planting area. The cost will be approximately $2,800. The funds for this project will be taken from the boat launch fund of donations. A motion to move forward with the signage and electrical was made by Pat Carter, and second by Rusty Cox. A majority agreed and the motion was passed.

Community update and Q & A – discussions were had regarding possibly bringing in a dumpster for a community clean up day which was well received.

One member asked what do we do when people don’t pay their dues. Stacey informed them that first the treasurer follows up, and if no response is received, the matter is turned over to a collection agency after they are in arrears $100.

One member asked about street maintenance. Stacey reported that the County is responsible and that any individuals in the community can contact the Precinct 2 commissioner and ask for repairs.

Stacey told the group that not only are we looking at owners that haven’t paid their dues, but also comparing that to those who have not paid taxes and that 7 lots had been turned over for back taxes and that we are working with the school district to have these properties foreclosed on so that new owners can improve the properties.

Ruth Snyder asked about raising dues. Stacey informed the group that we are hiring a lawyer to review our deed restrictions and by-laws so that any changes made will be legally enforceable and that ample notice will be given to the membership to attend a meeting to vote on any and all changes proposed to the by-laws. She further stated that the by-laws need to be modernized to comply with current issues.

Terry Brown questioned the metal buildings that are being constructed on vacant lots in the subdivision, stating that according to the by-laws they are not allowed. Stacey reported that each request is sent to the architectural control committee to verify they are within set-backs, have concrete drives and bathroom facilities. Terry stated that even with that it is not permitted. Stacey responded that is one of the things the attorney will be looking into.

Becky Crowell sated that there was a metal building across the street from their house and that it was so much better than what was there before. That was echoed by several members. Further it was stated that we should not risk the fact that these properties are improving the neighborhood versus the abandoned trailers or lots that are not being mowed.

Terry Brown stated she is not opposed to raising dues but that we must notify the membership in advance that we are voting to make changes legally.

Door prizes were drawn for – Mike Dugue won a $50 Lowes gift card and Chery Morin won a $50 visa card.

Motion to adjourn was made by Patrice Dugue, second by Dianne Medlyn. Meeting adjourned at 12:30.