

**Thunderbird Shores POA
Board Meeting Minutes
May 21, 2022**

Welcome and call the meeting to order by Lisa Waite, at 10:04 am

Attendance: Lisa Waite, Lynn Giordano, Leslie Keeney, Dan Boyle, Hilda Page and Natalie Bentley
Guest: Kathy Greathouse

Treasurer Report – Dan Boyle = \$32,733 from end of April

- Outstanding due so far = 93 owners on 153 lots
- Collected 58% of dues
- 64 owners also have dues outstanding from last year 2021
- Recommendation to send certified letters
- Tierra removed from Quick Books and terminating her contract
 - \$408 was total paid to her for getting us up and running on QuickBooks

Old Business

- Hammer street looks much better. Thanks to Dan Boyle for hiring Jesse to clean it up
- Neighborhood Road resurfacing: Equipment broken. No date available to re-surface
- Seawall – Morgan Marine delayed due to labor and material
- Guard Light at dock – Lisa was finally able to connect with the right person at Oncor
 - Yes the pole is on our account and therefore the light will be fixed soon

New Business:

- JW Ney is our new volunteer member on the Architectural Committee (ACC). This committee should be contacted at thunderbirdshoresaac@gmail.com before beginning construction or if anyone has any questions/concerns about building. We now have a full team.
- Danny working on putting together a “Preferred Contractor” list
- New neighbor at 146 Thunderbird – Steve and Allison Glasgow – building a seawall and asked permission to cut down tree that is partially on his land and partially on playground.
 - Allison offered to do any letter for standard forms if needed.
- Complaint of grass too high and asking POA to pay to mow un-mowed easement.
 - Lisa to post on Facebook page
 - Four owners have asked Jesse to mow their lots 4 times a year
- Boat Ramp needs to be repaired
 - Dock – poles and wood need to be replaced and rubber bumpers need to be added around the edge
- Received a bid of \$16,500 to blacktop with asphalt boat ramp to street with 10 year guarantee
- A discussion about the increase in county property taxes from 2021 to 2022
 - Estimated 2022 - \$6,290.57 – for Park
 - Estimated 2022 - \$6,214.07 – for Boat ramp
 - Lisa or Dan to go visit new Property Tax assessor to bring down valuations

- POA received a letter from a homeowner attorney questioning our by-laws: Property owner has a right to do what they want with their property.
- Lisa to notify property owners via FaceBook and our website that the Thunderbird Shores POA has consulted with an attorney, and we have been advised that the September 2019 amendment to our bylaws restricting short term rentals is not lawful and therefore should be removed from our documents at this time. We are continuing to seek legal counsel moving forward to remain in compliance with the current laws as they change
 - Alternatively, the POA can vote on “behavior” issues – a more narrow focus
 - Per the deed restriction – it is not a business if the homeowner manages the VRBO.
- It was mentioned that 103 Oxbow has sold 3 times since January and pending sale currently at \$11K
- 190 Thunderbird is under contract – Title company to contact Dan

No Other New Business

Next Meeting Saturday, June 18th at 10am

Motion to close the meeting made by Lisa Waite

Meeting adjourned at 11:03 am