

## Thunderbird Shores POA

### Board Meeting Minutes

August 28, 2021

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

Motion to start the meeting by Lisa Waite at 10:37 am/ Second by Dan Boyle

Discussion of Tierra coming on board. - [tierra.moore2014@gmail.com](mailto:tierra.moore2014@gmail.com)  
1-903-802-6689. Tierra currently sick and therefore did not attend our meeting

**Dan led the Treasurer report as it's been handed off by Donna who moved out of State.**

- Need to set up Tierra on a 1099.
- Shared a spreadsheet with FY2020 Actuals/FY2021 current as of 8/28/21, 2021 Forecast and a FY2022 Plan
  - Included the additional legal fees to hire an attorney to go over our bylaws
  - Included annual expenses versus annual income
- Voted to Purchase QuickBooks – all agreed (Aye)
- Resolution regarding owner who made partial payment on dues – balance will accrue, owner will be notified.
- Voted to increase title transfers fee from \$25 to \$50 – all agreed (Aye)
- Status of the POA TXU electricity account- Lisa set it up on Auto-pay
- Need to vote to approve a for 2022 budget at our November board meeting

#### Old Business

**Leslie-** Architectural committee- No report as Leslie was not present

- Need to send Leslie an email to ask about any new mobile homes being brought into neighborhood.
  - When Tierra is informed of new ownership then she can advise new owner to reach out to Leslie for approval.
  - Hilda to look up local POA laws on 2021 legislation for Architectural committee

#### All-

- Big thank you to Lisa for contacting property owner on Hiawatha and removing the crowing rooster and pot belly pig. No longer a noise nuisance in the community.
- Lisa also spoke to County Commissioner who let her know we should see pavement work on the community streets beginning in October.
  - Should communicate to general members about the assistance with drainage that the county is willing to help during the street re-paving
- Doing a full POA General Membership meeting on Oct. 16<sup>th</sup> at 11:00
- Dan to order dumpster for October, notify community by making a sign to advise the community. Will use money from the budget.
- Short term rental discussion was tabled until legal counsel obtained.

- Follow-up on RV litigation (table until legal counsel obtained)

### **New Business**

- Vote on paying for legal advice (\$600) all in favor – (Aye) to review:
  - Deed restrictions
  - By laws
  - Short Term rentals – can we say “No”
  - Discussion on liability insurance
  - Anything else – everyone to submit questions
  - Dan asked that we get a statement of work from attorney
- Change of insurance for higher coverage and lower premiums – voted and passed – all Aye
  - Ben spoke to insurance broker to get corrected coverage on correct number of lots
  - Lisa to add a Life Saving Equipment at the park, “For Emergency use only”
- Dan recommended we try to bring on more Board Members.

### **Agenda for General Membership Meeting (WIP)**

- Date of General meeting October 16th
- Update on road and drainage improvements - October
- Reminder to submit building projects
- Encourage more people to be Board Members

**Meeting adjourned – motion to end by Ben Sparks at 11:31, Seconded by Lisa Waite**