

Thunderbird Shores Property Owners Association

General Membership Meeting

October 24, 2020

Meeting called to order by Stacey LaPorte at 11:11am.

There was a motion and a second from the membership present to begin the meeting.

Stacey announced her resignation from the position of president for the upcoming 2021 board.

She thanked everyone for their support. She also announced the resignation of Lisa Waite as VP.

Stacey introduced bids for the POA entry signage options and asked that everyone look at the printed examples and prices and cast a vote for which option they would approve. Treasurer Donna reminded everyone that the funds for the new entry sign had previously been voted on and approved. Stacey thanks Jyro signs and Jay for providing new street and park signage.

Stacey said board member Leslie Keening suggested we begin a formal neighborhood watch program. Stacey called for a membership vote of all those in favor of initiating a new neighborhood watch program. The vote passed unanimously. A lead coordinator will be needed, and all neighbors are considered volunteers who will report crimes to the Henderson County Sherriff's office. Leslie will be asking for a volunteer coordinator. There are some old neighborhood crime watch signs in place but Stacey will ask the HCSO if we may obtain new signs. Jesse says he looks for suspicious activity when he drives around the neighborhood at 3am. Donna encouraged everyone to install cameras. Motion to close discussion of the neighborhood watch program.

Stacey reported that construction in the neighborhood has increased contributing to the deterioration of our streets. Many homes and lots have sold recently and others are being improved. Plans have been submitted to the board and have been approved.

Stacey reminded us that part of the increase in dues were to be used to sue property owners who do not meet deed restrictions. Five non-compliant properties have been identified and actions are to be taken against them before the end of 2020. These properties are on Arrowhead, Erie and Hiawatha.

In response to a question from the floor about the use of property due increase, Stacey reminded the membership that our POA property taxes increased and the dues increase was used for POA property taxes and also being used to make neighborhood improvements as well as enforcement of deed restrictions. In response to another question from the floor, Bill LaPorte reported a 3% decrease in the number of property owners paying their dues after the 2020 increase in dues. There was a suggestion from the floor to be diligent in locking the boat ramp when found unlocked. There was a suggestion from the floor to add an online payment option for annual dues. The board will be looking at options that do not add additional fees for online payments.

Bill LaPorte will also be stepping down from his POA board position which included being the TBS POA webmaster. We are in need of a volunteer to be the new POA webmaster. Motion to close this portion of the meeting made by Mike, second by Dan.

Stacey reports that the POA funds are in the black.

Lisa Waite reported that Henderson county precinct 2 has agreed to repave all our neighborhood streets next summer. Property owners are encouraged to contact precinct 2 to request improvements to street drainage.

Stacey thanked Treasurer Donna for cleaning up the treasurer reports.

Treasurer Donna reported collections from dues totaled \$10,250 in 2019 and increased to \$16,210 for 2020. Donna also warned to expect the cost of POA insurance to increase next year. POA taxes were paid at the lowest rate on the schedule. Website renewal fees are pending. Available balance is \$18K+. Of that amount \$10K is earmarked for boat ramp improvements when the water level drops. The driveway for the boat ramp is also in need of resurfacing. Motion to close treasurer report made by Bill, second by Lisa.

Stacey says new people are moving into the neighborhood and encourages the community to post ideas on our Facebook page for ways to engage the young people and keep them from mischief.

Bill invited property owners to join the board. Stacey introduced property owner Ben Sparks, located on Arrowhead, as a volunteer for our next POA president. Ben has experience serving on athletic boards and his Frisco, Texas HOA. Volunteers for president were encouraged from the floor but there were none. The membership voted unanimously to accept Ben Sparks as the TBS POA president beginning January 2021. Ben accepted the position and said he wants to help make our community better.

Offer extended to property owners for volunteers for vice president and webmaster.

Dan thanked Stacey for her leadership and all she has done for our community as president.

Reminder to vote on signage options.

Drawing for prizes:

Two \$25 gift cards

\$75 voucher for 2021 POA dues- Winner -Dugue

\$75 voucher for 2021 POA dues- Winner – Caldwell.

Motion from the floor to adjourn meeting, second.

Meeting adjourned at 11:53 am.

Buffet lunch followed.