

**Thunderbird Shores POA
Board Meeting Minutes
June 16, 2022**

Welcome and call the meeting to order by Lisa Waite, at 10:00 am via Zoom

Attendance: Lisa Waite, Lynn Giordano, Hilda Page and Natalie Bentley, Kathy Greathouse

Lisa welcomed new board member Kathy Greathouse

Treasurer Report

- Dan Boyle absent/presented by Lisa Waite = \$35,031.07 from end of May
- Discussion on calling outstanding dues and asking people what are their intention/can we put them on a payment plan.
- If dues have never been paid then POA has right ot put a lien against property and get reimbursed if property ever sells
- Check with Dan to see if we have a list of who has never paid vs. paid before
- Hilda has done a lot of research and reached out to family members who never return calls. Many owners have probably passed.

To do:

Create a form letter stating, “It has come to our attention that you have not paid your dues and our next steps it to put a lien against your property.” Date the letter. It is best to bundle these liens in order to save on court fees. Lisa to create the letter in an email format. Then we do phone calls in one last attempt to contact unpaid dues.

Old Business:

- Road resurface – no update
- Sea Wall – no update
- Boat Ramp needs to be repaired – water is not low enough yet for company to give us an estimate. We will need 3 estimates for repair of the drop off.
- Playground Park improvement
 - Adding tether ball at a cost of under \$100. Lisa made a motion to spend the \$100. Lynn second the motion. All in favor, approved.
 - Discussed adding a basketball hoop – decision tabled as that would be a much larger expense with needing to increase the size of the cement square
 - Suggested using the small cement pad for painting a 4 square
- Profanity Flag still flying. Henderson county sheriff’s office was contacted.
 - Read through our by-laws to see if there is a clause regarding offensive / profanity clause
 - Property owner was contacted/ rented to tenants
 - Discussed sending a certified letter to tenants

New Business:

- Dock missing boards & rusted post
 - Volunteer replaced one missing board and did a temporary fix on pole rusted through
 - AT some point we will need to get estimates for repair/replace the poles
 - Ask Danny who is on the preferred vendor list
- By-Laws must be reviewed, updated and filed with the county
 - Overview – look for mistakes

- Need to decide if and what – should we include regarding short term rentals to file with the County to be legal
 - Possible legal review
 - We can add rules that affect safety and behavior in the neighborhood
 - Lisa is asking for a committee/volunteers to read bi-laws page by page.
 - Committee of Hilda, Kathy, Lisa – review and recommend changes for a vote at next month board meeting.
- Lisa reached out to state rep Jared Patterson:
 - Where is the state on protecting home owners on Short Term Rentals (STR)
 - How can this help the POA

Commissioner of Henderson County agreed to put a new street sign on corner of Oxbow & Thunderbird

Fire Marshall involved in clean up situation on Eagle Nest.

Legal fee/Court fee issues – table for next meeting

Next board meeting to be rescheduled from 20th to Sunday, August 29th 1:00pm. Change of date to be posted on the website. Fall meeting in September – Agenda to be set for Community meeting.

Motion to close the meeting made by Lisa Waite

Meeting adjourned at 11:00.