

Thunderbird North Community Association

Board of Directors Meeting Agenda

Date: Thursday, March 19, 2026

Time: 6:00 PM

Location: Missouri City Recreation & Tennis Center
2701 Cypress Point Drive
Missouri City, TX 77459

- | | |
|-----------|--|
| 6:00 P.M. | Call meeting to order |
| 6:01 P.M. | Adoption of Agenda (Motion to amend agenda if necessary) |
| 6:02 P.M. | Missouri City Police Officer & Crime Stats (if present) |
| 6:15 P.M. | Review and Approval of February 2026 Meeting Minutes |
| 6:20 P.M. | Operations <ul style="list-style-type: none">• February 28, 2026 Financial Reports• General Collection Status |
| 6:30 P.M. | New Business <ul style="list-style-type: none">• Newsletter |
| 6:40 P.M. | Old Business <ul style="list-style-type: none">• Approval Of Amended Policies For Generators And Solar Panels• Pool Signage• Waiver Verbiage• Monument Sign |
| 7:00 P.M. | Committee Reports <ul style="list-style-type: none">• Garden Club• Social Committee |
| 7:05 P.M. | Owner Comments (limit to 3 minutes per person) |
| 7:20 P.M. | Adjourn to Executive Session |
-
- | | |
|-----------|---|
| 7:22 P.M. | Reconvene in Executive Session |
| 7:23 P.M. | Legal, Deed Restrictions and Collections, and Contracts |
| 7:50 P.M. | Adjourn |

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Thursday, February 19, 2026
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President Jacquelyn Palmer, Director at Large Larry Fox, Treasurer	Bill Smith, Vice President Lisa Lowrance, Secretary
Homeowners Present:	Oscar Garcia Milly Smith Minnie Schreck	Russell Waehler Hester Arceneaux Eula Holly
Guests:	Sgt. Robert Moses, Missouri City Police Department	
Management Present:	Samara Brown, Marshall Management Group Inc.	

This duly noticed meeting was held at the Missouri City Recreation and Tennis Center located at 2701 Cypress Point Dr, Missouri City, TX 77459 in Fort Bend County. Vice President, Bill Smith served as the chair and called the meeting to order at 6:00 PM.

Ms. Palmer made a motion to adopt the agenda as printed. Mr. Smith seconded and the agenda stood adopted.

Sgt. Moses provided the community's crime report for the last thirty days. The report included: one crash on Mission Valley at Turtle Creek; one property damage/criminal mischief, one narcotic investigation and arrest on Quail Valley East, seventeen stops. There were thirty-four calls total for the month. Owner, Ms. Arceneaux inquired about help specific to issues she is having at her home. She was given a number to call for extra patrol.

First Colony Swim Team gave a brief presentation about the possibility of their swim club using the Thunderbird North facilities for this year's season. Their season would be late April until early July 2026. There was a brief Q&A. The swim team will be submitting a proposed contract for the Board to review.

The January 2026 meeting minutes were read. Ms. Lowrance made a motion to accept the minutes as written. Mr. Smith seconded and the minutes stood adopted.

Ms. Brown presented the financial report for the period ending January 31, 2026. Reclass charges to "pool management" to "pool maintenance" instead. The Board asked for the aged receivables report to be marked up for easier following of the attorney status report.

Draft one of the policies for generators and solar devices were reviewed and corrections were pointed out. Board to re-review next month and vote on accordingly.

Verbiage for Pool Use Waiver was discussed. Edits pending to apply to Thunderbird North and Board to review at next meeting. Hours for the pool this summer will be Thursday and Friday from 2:00 PM until 8:00 PM, Saturday from 12:00 Noon until 8:00 PM and Sunday from 12:00 Noon until 6:00 PM. Pool tags will be used including numbers and the community name.

The monument sign needs mending in the mortar and coping. MMGI to get bids for fixing.

Russ Waehler is assisting the Board with camera bids and information.

The Annual Meeting is in April 2026. Door prizes are being considered.

There being no further business to discuss, the meeting adjourned at 7:45 PM.

Samara Drayden of Marshall Management Group Inc. respectfully scribed minutes. Recording of corrections and acceptance of these minutes are recorded within the following month's minutes.

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 2/28/2026

	<u>Balance</u> <u>2/28/2026</u>	<u>Balance</u> <u>1/31/2026</u>	<u>Change</u>
Assets			
<u>Cash - Operating</u>			
1005 - First Citizens Bank - Operating Account	\$62,213.94	\$64,511.76	(\$2,297.82)
1015 - JP Morgan Chase Bank - Operating Account	\$30,506.01	\$29,736.01	\$770.00
1020 - First Covenant Bank - Operating Account	\$0.00	\$0.00	\$0.00
1025 - Funds Transferred / Mgmt Change	\$0.00	\$0.00	\$0.00
1075 - Petty Cash	\$0.00	\$0.00	\$0.00
<u>Cash - Operating Total</u>	<u>\$92,719.95</u>	<u>\$94,247.77</u>	<u>(\$1,527.82)</u>
<u>Reserve</u>			
1030 - Merrill Lynch Investment Bank 2364	\$248,503.64	\$244,818.20	\$3,685.44
1035 - Merrill Lynch Investment Bank 04019	\$8,999.80	\$8,997.59	\$2.21
<u>Reserve Total</u>	<u>\$257,503.44</u>	<u>\$253,815.79</u>	<u>\$3,687.65</u>
<u>Current Assets</u>			
1200 - Accounts Receivable	\$193,873.65	\$196,412.24	(\$2,538.59)
<u>Current Assets Total</u>	<u>\$193,873.65</u>	<u>\$196,412.24</u>	<u>(\$2,538.59)</u>
<u>Fixed Assets</u>			
1500 - Playground Equipment	\$33,652.56	\$33,652.56	\$0.00
1550 - Pool Furniture	\$270.21	\$270.21	\$0.00
<u>Fixed Assets Total</u>	<u>\$33,922.77</u>	<u>\$33,922.77</u>	<u>\$0.00</u>
<i>Assets Total</i>	<i>\$578,019.81</i>	<i>\$578,398.57</i>	<i>(\$378.76)</i>
Liabilities and Equity			
<u>Current Liabilities</u>			
2100 - Accounts Payable	\$34,315.19	\$35,160.36	(\$845.17)
2300 - Prepaid Assessments	\$11,166.31	\$10,284.88	\$881.43
<u>Current Liabilities Total</u>	<u>\$45,481.50</u>	<u>\$45,445.24</u>	<u>\$36.26</u>
<u>Other Liabilities</u>			
2200 - Deferred Revenue	\$42,364.56	\$42,364.56	\$0.00
<u>Other Liabilities Total</u>	<u>\$42,364.56</u>	<u>\$42,364.56</u>	<u>\$0.00</u>
<u>Equity</u>			
3000 - Reserve Funding	(\$96,000.00)	(\$96,000.00)	\$0.00
3105 - Reserve Fund Equity	\$305,187.48	\$305,187.48	\$0.00
3110 - Reserves Gains/Losses	\$42,107.43	\$38,705.56	\$3,401.87
3200 - Beginning Balance Equity	\$987.30	\$987.30	\$0.00
<u>Equity Total</u>	<u>\$252,282.21</u>	<u>\$248,880.34</u>	<u>\$3,401.87</u>
<u>Operating Retained Earnings</u>	<u>\$104,678.20</u>	<u>\$104,678.20</u>	<u>\$0.00</u>

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 2/28/2026

	Balance <u>2/28/2026</u>	Balance <u>1/31/2026</u>	<u>Change</u>
<u>Reserve Retained Earnings</u>	\$28,509.74	\$28,509.74	\$0.00
<u>Operating Net Income</u>	\$103,460.27	\$107,562.94	(\$4,102.67)
<u>Reserve Net Income</u>	\$288.33	\$2.55	\$285.78
<i>Liabilities & Equity Total</i>	\$577,064.81	\$577,443.57	(\$378.76)

Thunderbird North Community Association
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Income		
<u>Income</u>		
4005 - Annual Assessment - Current Year	\$0.00	\$107,960.50
4055 - Administrative Fees	\$600.00	\$615.00
4060 - Legal Fees Billable	\$6,121.94	\$8,797.10
4070 - DR Enforcement - Billable	\$1,535.73	\$11,605.73
4080 - Earned Interest	\$2.34	\$4.41
4083 - Cell Tower Income	\$770.00	\$1,540.00
<u>Total Income</u>	\$9,030.01	\$130,522.74
 <i>Total Income</i>	 \$9,030.01	 \$130,522.74
Expense		
<u>Administrative Expenses</u>		
6005 - Management Fee	\$1,904.62	\$3,809.24
6020 - Legal Fees - Corporate	\$0.00	\$962.50
6025 - Legal Fees - Collections Billable	\$1,002.44	\$2,890.10
6030 - Legal Fees - DR Enforcement Billable	\$5,149.50	\$5,937.00
6040 - DR Enforcement Billable	\$60.00	\$60.00
6100 - Printing & Production	\$82.97	\$82.97
6110 - Postage	\$2.22	\$2.22
6115 - Website	\$50.00	\$100.00
6125 - Other Administrative Expenses	\$748.23	\$851.06
6140 - Bad Debts / AR Write Offs	\$841.03	\$841.03
<u>Total Administrative Expenses</u>	\$9,841.01	\$15,536.12
 <u>Committees</u>		
6122 - Community Events	\$0.00	\$375.00
<u>Total Committees</u>	\$0.00	\$375.00
 <u>Facilities</u>		
6730 - Plumbing Repairs	\$204.00	\$204.00
6800 - Pool Management Contract	\$0.00	\$0.00
6805 - Pool Maint & Repairs	\$1,407.25	\$3,324.36
<u>Total Facilities</u>	\$1,611.25	\$3,528.36
 <u>Grounds & Maintenance</u>		
6500 - Landscaping Contract	\$1,450.00	\$4,350.00
6505 - Landscaping Extra	\$0.00	\$1,700.00
<u>Total Grounds & Maintenance</u>	\$1,450.00	\$6,050.00
 <u>Utilities</u>		
6400 - Electricity	\$66.92	\$967.53
6405 - Water	\$163.50	\$605.46
<u>Total Utilities</u>	\$230.42	\$1,572.99
 <i>Total Expense</i>	 \$13,132.68	 \$27,062.47

Thunderbird North Community Association
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Operating Net Income	(\$4,102.67)	\$103,460.27
Reserve Income		
<u>Reserve</u>		
3115 - Reserve Fund Interest	\$285.78	\$288.33
<u>Total Reserve</u>	\$285.78	\$288.33
<i>Total Reserve Income</i>	\$285.78	\$288.33
Reserve Expense		
<i>Total Reserve Expense</i>	\$0.00	\$0.00
Reserve Net Income	\$285.78	\$288.33
Net Income	(\$3,816.89)	\$103,748.60

Thunderbird North Community Association

Income Statement

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	Total
Income			
<u>Income</u>			
4005 - Annual Assessment - Current Year	\$107,960.50	\$0.00	\$107,960.50
4055 - Administrative Fees	\$15.00	\$600.00	\$615.00
4060 - Legal Fees Billable	\$2,675.16	\$6,121.94	\$8,797.10
4070 - DR Enforcement - Billable	\$10,070.00	\$1,535.73	\$11,605.73
4080 - Earned Interest	\$2.07	\$2.34	\$4.41
4083 - Cell Tower Income	\$770.00	\$770.00	\$1,540.00
<u>Total Income</u>	<u>\$121,492.73</u>	<u>\$9,030.01</u>	<u>\$130,522.74</u>
 <i>Total Income</i>	 \$121,492.73	 \$9,030.01	 \$130,522.74
 Expense			
<u>Administrative Expenses</u>			
6005 - Management Fee	\$1,904.62	\$1,904.62	\$3,809.24
6020 - Legal Fees - Corporate	\$962.50	\$0.00	\$962.50
6025 - Legal Fees - Collections Billable	\$1,887.66	\$1,002.44	\$2,890.10
6030 - Legal Fees - DR Enforcement Billable	\$787.50	\$5,149.50	\$5,937.00
6040 - DR Enforcement Billable	\$0.00	\$60.00	\$60.00
6100 - Printing & Production	\$0.00	\$82.97	\$82.97
6110 - Postage	\$0.00	\$2.22	\$2.22
6115 - Website	\$50.00	\$50.00	\$100.00
6125 - Other Administrative Expenses	\$102.83	\$748.23	\$851.06
6140 - Bad Debts / AR Write Offs	\$0.00	\$841.03	\$841.03
<u>Total Administrative Expenses</u>	<u>\$5,695.11</u>	<u>\$9,841.01</u>	<u>\$15,536.12</u>
 <u>Committees</u>			
6122 - Community Events	\$375.00	\$0.00	\$375.00
<u>Total Committees</u>	<u>\$375.00</u>	<u>\$0.00</u>	<u>\$375.00</u>
 <u>Facilities</u>			
6730 - Plumbing Repairs	\$0.00	\$204.00	\$204.00
6800 - Pool Management Contract	\$0.00	\$0.00	\$0.00
6805 - Pool Maint & Repairs	\$1,917.11	\$1,407.25	\$3,324.36
<u>Total Facilities</u>	<u>\$1,917.11</u>	<u>\$1,611.25</u>	<u>\$3,528.36</u>
 <u>Grounds & Maintenance</u>			
6500 - Landscaping Contract	\$2,900.00	\$1,450.00	\$4,350.00
6505 - Landscaping Extra	\$1,700.00	\$0.00	\$1,700.00
<u>Total Grounds & Maintenance</u>	<u>\$4,600.00</u>	<u>\$1,450.00</u>	<u>\$6,050.00</u>
 <u>Utilities</u>			
6400 - Electricity	\$900.61	\$66.92	\$967.53
6405 - Water	\$441.96	\$163.50	\$605.46
<u>Total Utilities</u>	<u>\$1,342.57</u>	<u>\$230.42</u>	<u>\$1,572.99</u>

Thunderbird North Community Association

Income Statement

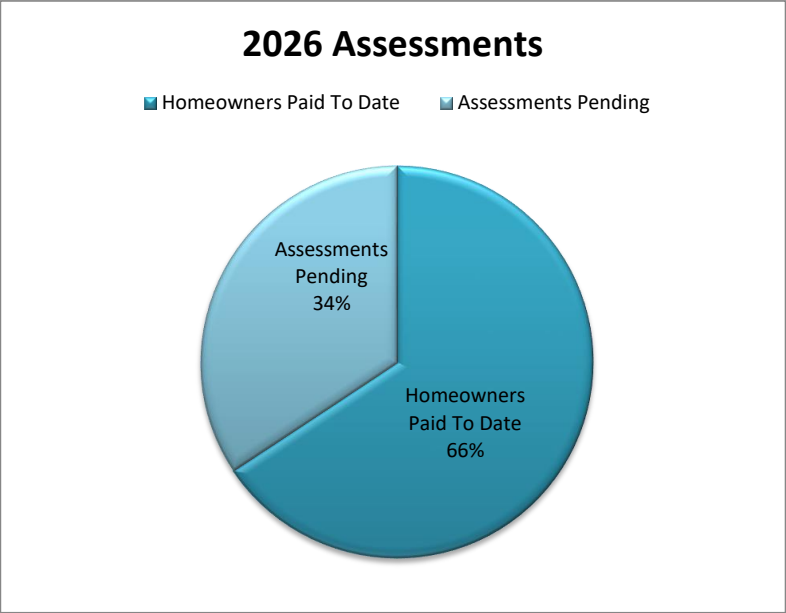
1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	Total
<i>Total Expense</i>	\$13,929.79	\$13,132.68	\$27,062.47
 <i>Operating Net Income</i>	 \$107,562.94	 (\$4,102.67)	 \$103,460.27
Reserve Income			
<u>Reserve</u>			
3115 - Reserve Fund Interest	\$2.55	\$285.78	\$288.33
<u>Total Reserve</u>	<u>\$2.55</u>	<u>\$285.78</u>	<u>\$288.33</u>
 <i>Total Reserve Income</i>	 \$2.55	 \$285.78	 \$288.33
 Reserve Expense			
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00
 <i>Reserve Net Income</i>	 \$2.55	 \$285.78	 \$288.33
 <i>Net Income</i>	 \$107,565.49	 (\$3,816.89)	 \$103,748.60

Thunderbird North Community Association
2026 Annual Assessments Collected Chart

Collected thru March 17, 2026

Total Homes:	583		
Homeowners Billed 01/01/2025	\$	108,146.50	
Homeowners Paid in 2025 and Prior	\$	31,908.08	
Homeowners Paid in 2026	\$	39,096.89	
Homeowners Paid To Date	\$	71,004.97	
Assessments Pending	\$	37,141.53	



Note:
As of March 17, 2026, the Association has received \$2,816.06 in past years' assessments.

Previous Years Collection Status

Year	Billed	Total Collected	% Collected	% Outstanding	Prepaid Portion
2025	\$ 108,146.50	\$ 96,160.86	89%	11%	\$ 28,986.72
2024	\$ 102,025.00	\$ 84,941.79	83%	17%	\$ 26,281.67
2023	\$ 102,025.00	\$ 87,094.03	85%	15%	\$ 24,741.53
2022	\$ 102,025.00	\$ 87,331.03	86%	14%	\$ 24,536.55
2021	\$ 102,025.00	\$ 89,255.33	87%	13%	\$ 29,016.13
2020	\$ 102,025.00	\$ 95,248.08	93%	7%	\$ 33,204.15
2019	\$ 102,025.00	\$ 94,265.50	92%	8%	\$ 34,226.16
2018	\$ 102,025.00	\$ 84,991.12	83%	17%	\$ 15,815.29

Aged Receivables Summary as of February 28, 2026	
Assessments	\$ 69,270.34
Legal Fees Billable	49,413.04
Collection Fees	4,803.67
Admin Fee	3,056.00
DR Enforcement Billable	56,264.44
Late Payment Interest	8,196.02
NSF/Returned Payments	60.00
Pool Tags	169.00
Total Outsanding To Association	\$ 191,232.51