

**Thunderbird North Community Association, Inc.**  
**Board Meeting Minutes**

March 15, 2017

Pursuant to Article VI, Section 1 of the Bylaws of the Thunderbird North Community Association, Inc. a meeting of the Directors was duly called and held on March 15, 2017 at the Quail Valley City Centre located at 2880 LaQuinta Dr. Missouri City, TX 77459.

**IN ATTENDANCE:**

In attendance representing the Thunderbird North Board of Directors were Susan Soto, Bill Smith, and Ken Groovey. Also in attendance representing Spectrum Association Management was Community Manager Michelle Villegas.

**EXECUTIVE SESSION:** Executive Session was held prior to the call to order. The board of directors discussed the current 2017 collection rates which is at 75% collected, 2016 collection rates, which is at 82%, thirty-four (34) accounts that are delinquent for both 2016 and 2017 assessments, potential pool service providers, and the barbed wire replacement project.

**CALL TO ORDER:**

A quorum of board members was announced and the meeting was called to order at 6:31 pm by Director Soto.

**ATTENDING HOMEOWNERS:**

4 homeowners were present.

**GUEST SPEAKERS AND EXTERNAL AGENCY REPORTS:**

There were no guests in attendance for this meeting

**MINUTE APPROVAL:**

The Board was presented with the February meeting minutes for review. After review, Director Soto moved to approve the February meeting minutes as submitted. The motion was seconded by Director Smith, and with all in favor, the motion passed. Mrs. Villegas to execute meeting minutes and post to the website for homeowner viewing.

**FINANCIAL REVIEW:** The homeowners and Board of Directors were presented with a Balance Sheet, Income Statement, and Income Statement Summary for month end February for review. Director Soto asked Mrs. Villegas to research line item GENERAL ADMIN for the month of February. The amount is higher than typically seen. Mrs. Villegas to report findings to board as soon as possible.

**NEW BUSINESS:**

**Open Director Position-**The Board of Directors received the resignation of Director Meeks who also lead the Communications Committee. At this time the board is actively looking for a

member to appoint to the position. Mrs. Villegas to work with Director Soto to get the quarterly newsletter out.

**Capital Reserve Study-**After discussion among attending board members and homeowners, the board has elected to move forward with a reserve study. Director Smith made motion to accept the proposal from Facilities Advisor in the amount of \$1750.00. The motion was seconded by Director Groovey, and with all in favor, the motion passed. Mrs. Villegas to engage Facilities Advisor's to complete capital reserve study.

**Pool Service Provider (2017 season)-** The Board of Directors has elected to continue services with American Pool with the following requests; American Pools representative comes to the next board meeting to discuss all of the changes they have made to address the problems that occurred during the 2016 pool season and that the board be allowed to attend the Thunderbird lifeguards training or at least have advanced notice of when it will take place.

**Solar Powered Speed Limit Driver Feedback Signs-** This item has been tabled until the next meeting as the board.

**Reinvestment of Merrill Lynch Account-**Tabled until next meeting for full board participated discussion and to allow Director Saavedra time to get additional information from the HOAs financial advisor.

**Off Season Pool Repair-** Greater Houston Pool has been approved (previously) to complete these repairs. Mrs. Villegas to get them scheduled as quickly as possible.

**New Pool Furniture-** The board will update Mrs. Villegas on the furniture choices so that pricing can be completed and new furniture ordered.

**Holiday Decorating-** The board was presented with the first received proposal. Director Smith to go to open house to see products and speak with Silversand about services. Mrs. Villegas to pursue additional proposals.

**Vendor/Sponsor Policy-**Director Soto provided additional information about discounts from the HOAs new community partner G2G. The discounts are as follows.

- On Mondays and Tuesdays (all day long) your residents shooting lane rate will be \$10. A savings of \$4 on our daytime rate and a savings of \$6 on our nighttime rate. Pool pass or other ID will be needed to get the discount.
  
- For groups of 8 or more students we will discount our CHL classes from \$95 to \$85. With the purchase of a CHL class each student will receive one free shooting lane pass which will have no expiry and can be used before or after their CHL class.

- The very popular NRA non-firearm, personal safety class called “Refuse to Be A Victim” will be discounted from the public price of \$40 to only \$35 to HOA members. We will require a class of at least 15 people to get this discount. Each student will receive a 62 page student guide with the class at no additional cost. Money must be collected by the group and one check should be presented to G2G.
  
- We also have an “Active Shooter” class that is \$50 to the public. For groups of 15 or more we will do this class for \$40.

**COMMITTEE REPORTS:**

**ACC Committee**-No updates at this time

**OPEN FORUM:**

Director Soto announced the blood drive that will be held at Spectrums office on March 22, 2017

Mrs. Villegas to get Director Groovey a board binder.

**NEXT MEETING DATE:**

April 19, 2017 at 6:30pm at the Quail Valley City Centre.

**ADJOURNMENT:**

With all business discussed and no other or new business presented to be discussed, the Board adjourned out of general meeting at 7:30 pm.

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Authorized Signer  
Thunderbird North Community Association

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Community Manager  
Spectrum A.M.