

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

April 19, 2017

Pursuant to Article II, Section III of the Bylaws of the Thunderbird North Community Association, Inc. The annual meeting of the Members shall be held during the second quarter of each calendar year. A meeting of the Membership was duly called and held on April 19, 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. There were sixteen (16) lots represented at the meeting, eleven (11) lots represented in person by the homeowners, six (6) lots represented by proxy. Thunderbird North Community Association pool maintenance and management provider American Pool representative Brooks Wedeking was in attendance. Representing the City of Missouri City were city officials from the HOA Liaisons Office, Missouri City Police Department, Missouri City Fire Department, and Missouri City Code Enforcement. Also in attendance representing Spectrum Association Management was Community Manager Michelle Villegas.

**CALL TO ORDER:**

A quorum of board members was announced and the meeting was called to order at 6:35 pm by Director Soto.

**Introductions:**

Directors Soto, Smith and Groovey introduced themselves to the membership and guests in attendance. Mrs. Villegas introduced herself to the membership and guests in attendance. The floor was turned over to guest speakers for presentation.

**GUEST SPEAKERS AND EXTERNAL AGENCY REPORTS:**

**TBNCA Pool Maintenance and Management Provider-**Brooks Wedeking with American Pool discussed issues that came up in the 2016 pool season regarding both maintenance and lifeguard management. Mr. Wedeking discussed the policy and procedure changes the company has made to ensure that these issues are not a repeat occurrence for the 2017 season.

**City of Missouri City Police Department-**Captain Poulton introduced himself and invited the attending officers to also introduce themselves to the homeowners in attendance. Captain Poulton discussed changes in patrolling by the police department using a system known as DDACTS or Data-Driven Approches to Crime and Traffic Safety. This system integrates location based crime and traffic data to establish more effective and efficient responses to emergency situations and deterrence of criminal or deviant activity. Captain Poulton answered homeowner questions and addressed one homeowners concern that their name was shared with someone after they made a complaint. Captain Poulton asked the homeowner for time to right the issue and work out a solution to the problem.

**City of Missouri City Fire Department-**Fire Chief Eugene Campbell, Jr. introduced himself to the community and provided a bit of detail about his career progression. Chief Campbell spent several years working in law enforcement and feels that a team effort between police and fire fighters makes for a safer and more secure community. Chief Campbell discussed early alert systems, online access to up to the minute updates on emergency situations, and answered homeowner questions.

**City of Missouri City Code Enforcement-**Sergeant Cox introduced herself and discussed how to report code violations as well as explaining the difference between a code violation, a criminal activity, and a deed restriction. Sergeant Cox took several code enforcement questions from homeowner in attendance and left business cards and pamphlets for anyone who cared to take the information.

**City of Missouri City HOA Liason-** Kelly Matte introduced herself to the membership in attendance and discussed upcoming events in Missouri City. Ms. Matte handed out a newsletter to all attendants which has program details, upcoming city changes to be noted, and a recap of recent outreach programs and events that have taken place. Ms. Matte answered homeowner questions and announced that she would be available after the meeting to answer additional questions or provide her contact information for future reference.

**FINANCIAL REVIEW:** The homeowners and Board of Directors were presented with a Balance Sheet, Income Statement, and Income Statement Summary for month end March for review. The Membership was also presented with a copy of the 2017 operating budget. These items were included in their meeting packets as well.

#### **BUSINESS of the COMMUNITY:**

**Open Director Position-**Mrs. Villegas announced that there were two openings on the Board of Directors and asked all attending homeowners to consider running for a position on the board or recommending to others the open positions.

#### **Committee Reports-**

*Social Committee-* Peter C. discussed the upcoming Summer Pool Party and the National Night Out events for this year. Volunteers are needed for both events, someone to coordinate games.

*Garden Club-* Mrs. Villegas reported for the Garden Club that they will be working on the front entrance area during the month of April and will start working at the pool area in May.

*Communications Committee-* Mrs. Villegas reported that this position needs to be filled. Director Soto took a poll of communication preferences of those in attendance. All in attendance felt that the newsletter and the signs in the community were very effective. Director Soto also discussed TBNCA spearhead a new program for homeowner to homeowner dispute resolution. The homeowner in attendance were open to the idea but somewhat skeptical that it would work for those that care little about the community.

**OPEN FORUM:**

Topic 1- Homeowner asked about the cell tower that was perhaps going to be put in. The board explained that there had been no further inquiry.

Topic 2- Homeowner asked about site inspections and why they aren't completed on trash pick up days because neighbors pile up trash and it is unsightly. Mrs. Villegas explained that the trash out on trash days was not a violation of the deed restrictions and would be a waste of the community's money to visit the community on those days.

**NEXT MEETING DATE:**

May 17, 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 8:03 pm.

---

Authorized Signer  
Thunderbird North Community Association

---

Community Manager  
Spectrum A.M.