

Thunderbird North Community Association

Reconvened 2026 Annual Meeting and Board of Directors Meeting Agenda

Date: Thursday, May 20, 2026

Time: 6:00 PM

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

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|-----------|---|
| 6:00 P.M. | Resume Reconvened Annual Meeting with Quorum |
| 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) |
| 6:10 P.M. | Review and Approval of Previous Annual Meeting Minutes |
| 6:15 P.M. | Adjourn Annual Meeting |
| 6:20 P.M. | Call Board of Directors Meeting To Order |
| 6:22 P.M. | Ratify Vote to Appoint New Member to Board |
| 6:25 P.M. | Operations <ul style="list-style-type: none">• April 30, 2026 Financial Reports• General Collection Status• General Deed Restriction Status |
| 6:30 P.M. | The Pool – Final Details |
| 6:45 P.M. | Committee Reports <ul style="list-style-type: none">• Garden Club• Social Committee |
| 6:50 P.M. | Owner Comments (limit to 3 minutes per person) |
| 7:05 P.M. | Adjourn to Executive Session |
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- | | |
|-----------|---|
| 7:10 P.M. | Reconvene in Executive Session |
| 7:15 P.M. | Legal, Deed Restrictions and Collections, and Contracts |
| 7:30 P.M. | Adjourn |

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Thursday, July 17, 2025
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President Larry Fox, Treasurer Lisa Lowrance, Secretary	Bill Smith, Vice President Jacquelyn Palmer, Director at Large
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Homeowners Present: As per the sign in sheet

Management Present: Samara Drayden, Marshall Management Group Inc.

This duly noticed meeting was scheduled to be held at the Missouri City Recreation and Tennis Center located at 2701 Cypress Point Dr, Missouri City, TX 77459 in Fort Bend County. President, Peter Cruickshank served as the chair and called the meeting to order at 6:03 PM.

A quorum of members was established as follows:

- 31 proxies
- 22 absentee ballots
- 5 people in person

The meeting continued. There were no guest speakers present.

All present read the 2024 annual meeting minutes silently. Ms. Lowrance made a motion to adopt the 2024 annual meeting minutes as presented. Mr. Smith seconded. All were in favor and the minutes stood approved.

Ms. Drayden presented the Association's financial report for the period ending June 30, 2025. There were no questions.

The future of the Association's pool was discussed at great length. The pool was not able to open for the 2025 swim season due to budget affordability with the pool consuming more than 70% of the budget. Operating the pool with lifeguards would continue the significant annual budget deficit. The Board is considering all possibilities for the pool including demolishing and repurposing the land. A special meeting is being called for October 2025 regarding the pool. Some homeowner comments captured included:

- Can the annual fee be reduced if the pool is demolished?
- Can they find another swim team?
- What was the purpose in the major repairs and renovations?
- Can the pool open without lifeguards?

After the pool discussion, there was no further business to discuss. The meeting was adjourned at 6:55 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 4/30/2026

	<u>Balance</u> <u>4/30/2026</u>	<u>Balance</u> <u>3/31/2026</u>	<u>Change</u>
Assets			
<u>Cash - Operating</u>			
1005 - First Citizens Bank - Operating Account	\$54,696.58	\$60,297.35	(\$5,600.77)
1015 - JP Morgan Chase Bank - Operating Account	\$30,107.45	\$30,107.45	\$0.00
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>\$84,804.03</u>	<u>\$90,404.80</u>	<u>(\$5,600.77)</u>
<u>Reserve</u>			
1030 - Merrill Lynch Investment Bank 2364	\$249,349.57	\$237,516.50	\$11,833.07
1035 - Merrill Lynch Investment Bank 04019	\$9,004.71	\$9,002.34	\$2.37
<u>Reserve Total</u>	<u>\$258,354.28</u>	<u>\$246,518.84</u>	<u>\$11,835.44</u>
<u>Current Assets</u>			
1200 - Accounts Receivable	\$180,951.70	\$184,650.49	(\$3,698.79)
<u>Current Assets Total</u>	<u>\$180,951.70</u>	<u>\$184,650.49</u>	<u>(\$3,698.79)</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>	\$558,032.78	\$555,496.90	\$2,535.88
Liabilities and Equity			
<u>Current Liabilities</u>			
2100 - Accounts Payable	\$29,936.67	\$32,475.26	(\$2,538.59)
2300 - Prepaid Assessments	\$10,380.40	\$11,163.61	(\$783.21)
<u>Current Liabilities Total</u>	<u>\$40,317.07</u>	<u>\$43,638.87</u>	<u>(\$3,321.80)</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	\$42,154.84	\$30,658.95	\$11,495.89
3200 - Beginning Balance Equity	\$987.30	\$987.30	\$0.00
<u>Equity Total</u>	<u>\$252,329.62</u>	<u>\$240,833.73</u>	<u>\$11,495.89</u>
<u>Operating Retained Earnings</u>	<u>\$103,160.92</u>	<u>\$103,160.92</u>	<u>\$0.00</u>
<u>Reserve Retained Earnings</u>	<u>\$28,509.74</u>	<u>\$28,509.74</u>	<u>\$0.00</u>

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 4/30/2026

	<u>Balance</u> <u>4/30/2026</u>	<u>Balance</u> <u>3/31/2026</u>	<u>Change</u>
<u>Operating Net Income</u>	\$92,234.43	\$95,281.87	(\$3,047.44)
<u>Reserve Net Income</u>	(\$1,838.56)	\$752.21	(\$2,590.77)
<i>Liabilities & Equity Total</i>	\$557,077.78	\$554,541.90	\$2,535.88

Thunderbird North Community Association
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4005 - Annual Assessment - Current Year	\$0.00	\$0.00	\$0.00	\$107,960.50	\$107,960.50	\$0.00	\$107,960.50
4035 - Pool Tag Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
4037 - Tennis Key Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$33.32	(\$33.32)	\$100.00
4045 - Late Payment Interest	\$486.05	\$100.00	\$386.05	\$486.05	\$400.00	\$86.05	\$1,200.00
4050 - Collection Fees Billable	\$1,700.00	\$283.33	\$1,416.67	\$1,700.00	\$1,133.32	\$566.68	\$3,400.00
4055 - Administrative Fees	\$0.00	\$83.33	(\$83.33)	\$705.00	\$333.32	\$371.68	\$1,000.00
4060 - Legal Fees Billable	\$3,667.76	\$1,750.00	\$1,917.76	\$12,464.86	\$7,000.00	\$5,464.86	\$21,000.00
4070 - DR Enforcement - Billable	\$1,099.92	\$2,083.33	(\$983.41)	\$13,398.52	\$8,333.32	\$5,065.20	\$25,000.00
4080 - Earned Interest	\$2.40	\$2.67	(\$0.27)	\$9.50	\$10.68	(\$1.18)	\$32.00
4083 - Cell Tower Income	\$0.00	\$770.00	(\$770.00)	\$2,310.00	\$3,080.00	(\$770.00)	\$9,240.00
4090 - Allowance for Doubtful Accounts	\$0.00	(\$2,249.18)	\$2,249.18	\$0.00	(\$8,996.72)	\$8,996.72	(\$26,990.13)
<u>Total Income</u>	\$6,956.13	\$2,831.81	\$4,124.32	\$139,034.43	\$119,287.74	\$19,746.69	\$144,442.37
Total Income	\$6,956.13	\$2,831.81	\$4,124.32	\$139,034.43	\$119,287.74	\$19,746.69	\$144,442.37
Expense							
<u>Administrative Expenses</u>							
6005 - Management Fee	\$1,904.62	\$1,905.00	\$0.38	\$7,618.48	\$7,620.00	\$1.52	\$22,860.00
6010 - Management Extra	\$0.00	\$62.50	\$62.50	\$0.00	\$250.00	\$250.00	\$750.00
6015 - Audit and Taxes	\$0.00	\$216.67	\$216.67	\$0.00	\$866.68	\$866.68	\$2,600.00
6020 - Legal Fees - Corporate	\$1,662.50	\$250.00	(\$1,412.50)	\$2,625.00	\$1,000.00	(\$1,625.00)	\$3,000.00
6025 - Legal Fees - Collections Billable	\$1,013.44	\$1,083.33	\$69.89	\$6,398.86	\$4,333.32	(\$2,065.54)	\$13,000.00
6030 - Legal Fees - DR Enforcement Billable	\$0.00	\$666.67	\$666.67	\$6,096.00	\$2,666.68	(\$3,429.32)	\$8,000.00
6035 - Collection Fees Billable	\$1,700.00	\$283.33	(\$1,416.67)	\$1,700.00	\$1,133.32	(\$566.68)	\$3,400.00
6040 - DR Enforcement Billable	\$0.00	\$333.33	\$333.33	\$150.00	\$1,333.32	\$1,183.32	\$4,000.00
6100 - Printing & Production	\$0.00	\$250.00	\$250.00	\$143.87	\$1,000.00	\$856.13	\$3,000.00
6105 - Newsletters	\$0.00	\$62.50	\$62.50	\$0.00	\$250.00	\$250.00	\$750.00
6110 - Postage	\$0.78	\$166.67	\$165.89	\$66.64	\$666.68	\$600.04	\$2,000.00
6115 - Website	\$80.14	\$50.00	(\$30.14)	\$230.14	\$200.00	(\$30.14)	\$600.00
6120 - Signs & Advertising	\$0.00	\$66.67	\$66.67	\$0.00	\$266.68	\$266.68	\$800.00
6125 - Other Administrative Expenses	\$60.00	\$125.00	\$65.00	\$961.06	\$500.00	(\$461.06)	\$1,500.00
6127 - Bank Charges	\$4.00	\$5.00	\$1.00	\$4.00	\$20.00	\$16.00	\$60.00
6140 - Bad Debts / AR Write Offs	\$62.61	\$94.17	\$31.56	\$903.64	\$376.68	(\$526.96)	\$1,130.00
<u>Total Administrative Expenses</u>	\$6,488.09	\$5,620.84	(\$867.25)	\$26,897.69	\$22,483.36	(\$4,414.33)	\$67,450.00
<u>Committees</u>							
6122 - Community Events	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<u>Total Committees</u>	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<u>Facilities</u>							
6450 - General Maint & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
6460 - Committee Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
6730 - Plumbing Repairs	\$0.00	\$83.33	\$83.33	\$610.98	\$333.32	(\$277.66)	\$1,000.00
6735 - Electrical Repairs	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
6805 - Pool Maint & Repairs	\$1,407.25	\$1,407.25	\$0.00	\$7,137.14	\$5,629.00	(\$1,508.14)	\$16,887.00
<u>Total Facilities</u>	\$1,407.25	\$1,665.58	\$258.33	\$7,748.12	\$6,662.32	(\$1,085.80)	\$19,987.00

Thunderbird North Community Association
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Grounds & Maintenance</u>							
6500 - Landscaping Contract	\$1,450.00	\$1,450.00	\$0.00	\$5,800.00	\$5,800.00	\$0.00	\$17,400.00
6505 - Landscaping Extra	\$0.00	\$500.00	\$500.00	\$1,700.00	\$2,000.00	\$300.00	\$6,000.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$62.50	\$62.50	\$510.00	\$250.00	(\$260.00)	\$750.00
6515 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
6520 - Community Decorations	\$0.00	\$125.00	\$125.00	\$375.00	\$500.00	\$125.00	\$1,500.00
<u>Total Grounds & Maintenance</u>	\$1,450.00	\$2,179.17	\$729.17	\$8,385.00	\$8,716.68	\$331.68	\$26,150.00
<u>Insurance</u>							
6200 - Property Insurance	\$0.00	\$369.39	\$369.39	\$0.00	\$1,477.56	\$1,477.56	\$4,432.64
6205 - Directors & Officers Insurance	\$0.00	\$235.87	\$235.87	\$0.00	\$943.48	\$943.48	\$2,830.44
6210 - Liability & Umbrella Insurance	\$0.00	\$463.37	\$463.37	\$0.00	\$1,853.48	\$1,853.48	\$5,560.48
6215 - Crime & Fidelity Policy	\$0.00	\$38.22	\$38.22	\$0.00	\$152.88	\$152.88	\$458.70
6220 - Insurance Financing Fee	\$0.00	\$77.48	\$77.48	\$0.00	\$309.92	\$309.92	\$929.76
<u>Total Insurance</u>	\$0.00	\$1,184.33	\$1,184.33	\$0.00	\$4,737.32	\$4,737.32	\$14,212.02
<u>Permits, Taxes & Licenses</u>							
6300 - Property Taxes	\$0.00	\$58.33	\$58.33	\$0.00	\$233.32	\$233.32	\$700.00
<u>Total Permits, Taxes & Licenses</u>	\$0.00	\$58.33	\$58.33	\$0.00	\$233.32	\$233.32	\$700.00
<u>Pool Expenses</u>							
6815 - Pool Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
6820 - Pool Monitors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,490.00
6825 - Cleaning Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,468.00
6830 - Pool Tags	\$0.00	\$75.00	\$75.00	\$0.00	\$300.00	\$300.00	\$900.00
<u>Total Pool Expenses</u>	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$9,458.00
<u>Utilities</u>							
6400 - Electricity	\$8.31	\$530.83	\$522.52	\$2,123.32	\$2,123.32	\$0.00	\$6,369.96
6405 - Water	\$649.92	\$411.47	(\$238.45)	\$1,645.87	\$1,645.88	\$0.01	\$4,937.61
6410 - Telephone	\$0.00	\$150.00	\$150.00	\$0.00	\$600.00	\$600.00	\$1,800.00
<u>Total Utilities</u>	\$658.23	\$1,092.30	\$434.07	\$3,769.19	\$4,369.20	\$600.01	\$13,107.57
Total Expense	\$10,003.57	\$12,008.88	\$2,005.31	\$46,800.00	\$48,035.52	\$1,235.52	\$152,064.59
Operating Net Income	(\$3,047.44)	(\$9,177.07)	\$6,129.63	\$92,234.43	\$71,252.22	\$20,982.21	(\$7,622.22)
Reserve Income							
<u>Reserve</u>							
3115 - Reserve Fund Interest	\$339.55	\$625.00	(\$285.45)	\$1,091.76	\$2,500.00	(\$1,408.24)	\$7,500.00
<u>Total Reserve</u>	\$339.55	\$625.00	(\$285.45)	\$1,091.76	\$2,500.00	(\$1,408.24)	\$7,500.00
Total Reserve Income	\$339.55	\$625.00	(\$285.45)	\$1,091.76	\$2,500.00	(\$1,408.24)	\$7,500.00
Reserve Expense							
<u>Capital Improvements</u>							
7000 - Reserve Account Funding	\$0.00	(\$346.04)	(\$346.04)	\$0.00	(\$1,384.16)	(\$1,384.16)	(\$4,152.54)
7070 - Capital Improvements - Quick Projects	\$2,930.32	\$285.86	(\$2,644.46)	\$2,930.32	\$1,143.44	(\$1,786.88)	\$3,430.32
<u>Total Capital Improvements</u>	\$2,930.32	(\$60.18)	(\$2,990.50)	\$2,930.32	(\$240.72)	(\$3,171.04)	(\$722.22)

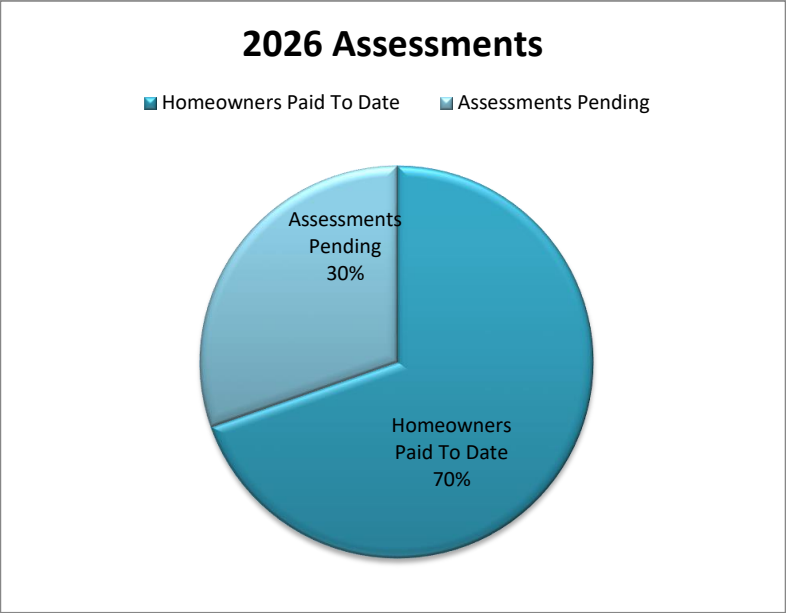
Thunderbird North Community Association
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Reserve</u>							
3120 - Reserve Fund Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
<u>Total Reserve</u>	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
Total Reserve Expense	\$2,930.32	(\$10.18)	(\$2,940.50)	\$2,930.32	(\$40.72)	(\$2,971.04)	(\$122.22)
Reserve Net Income	(\$2,590.77)	\$635.18	(\$3,225.95)	(\$1,838.56)	\$2,540.72	(\$4,379.28)	\$7,622.22
Net Income	(\$5,638.21)	(\$8,541.89)	\$2,903.68	\$90,395.87	\$73,792.94	\$16,602.93	\$0.00

Thunderbird North Community Association
2026 Annual Assessments Collected Chart

Collected thru May 20, 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	\$	43,402.18	
Homeowners Paid To Date	\$	75,310.26	
Assessments Pending	\$	32,836.24	



Note:
As of May 20, 2026, the Association has received \$4,056.73 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 April 30, 2026	
Assessments	\$ 59,769.19
Legal Fees Billable	44,595.03
Collection Fees	5,934.84
Admin Fee	3,116.00
DR Enforcement Billable	56,446.06
Late Payment Interest	8,285.44
NSF/Returned Payments	30.00
Pool Tags	134.00
Total Outsanding To Association	\$ 178,310.56

