

Thunderbird North Community Association
Open Session – September 15, 2021
Virtual Via Zoom
6:00 P.M.

Board Members Present:	Susan Soto	Vanessa Griffin	Joy Lampkins
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Board Members Absent:	Bill Smith	Carl West
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Management Present:	Samara Drayden
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This duly noticed meeting was held virtually via Zoom due to COVID-19. President Susan Soto served as the chair and noted that a quorum of members was present and called the meeting to order at 6:05 P.M.

Agenda

Ms. Griffin made a motion to adopt the September 15, 2021 as written. Ms. Lampkins seconded. All were in favor; the agenda stood adopted.

Minutes

Ms. Griffin made a motion to approve the August 18, 2021 as written. Ms. Lampkins seconded. All were in favor; the minutes were approved.

Financial Report

The August 31, 2021 financial report was presented by Ms. Drayden. Draft 1 of the 2022 Annual Operating Budget was also presented. Ms. Griffin made a motion to approve the 2021 year end projection, 2022 budget and financial report as presented. Highlights from the 2022 budget include: tennis court resurfacing, pool opening under Sweetwater Pools for Summer 2022, Increased funds for 2021 holiday decorating, and the 2022 annual assessment to remain at \$175 per home. Ms. Lampkins seconded. All were in favor. The 2021 year end projection, 2022 budget, and August 31, 2021 financial report were all approved.`

Holiday Decorations

Board approved the purchase of new holiday decorations up to \$500.

Texas Legislative Updates and Policies

Ms. Soto motioned to adopt the 4 policies written by Attorney Smith in accordance with the new laws passed with the Texas 87th Legislative Session. Ms. Lampkins seconded. All were in favor and the policies were adopted. Ms. Soto will set up a time to sign the documents and notarize them.

Tennis Court Resurfacing

Classic Sports was unanimously approved to perform the resurface of the tennis courts at an estimated cost of \$13,570 plus tax.

Pool Season 2022

Hours for the pool to be Thursday through Sunday from 10:00 A.M. until 8:00 P.M. Opening weekend will be Memorial Day Weekend and close Labor Day Weekend.

Pool Tags will be discounted at 50% off for the first tag for homeowners who turn in proxies and absentee ballots ahead of the December 2021 Election and April 2022 Annual Meeting in efforts to make quorum the first times.

There being no further business to discuss, the meeting adjourned at 6:59 p.m.