

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Wednesday, January 17, 2024
6:00 P.M.**

Board Members Present:	Bill Smith (via telephone) Lisa Lowarance	Peter Cruickshank
Board Members Absent:	Susan Soto	Jacquelyn Palmer
Management Present:	Samara Drayden, 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, noted that a quorum of members was present, and called the meeting to order at 6:15 P.M.

Executive Summary

- Legal options to collect dues from seriously delinquent owners.
- Marshall Management Group Inc. contract.

Agenda

By motion duly made and seconded, the agenda was adopted as presented.

Minutes

By motion duly made and seconded, the October 18, 2023 minutes were adopted as written.

Operations Reports

Ms. Drayden presented the December 23, 2023 financial reports. The 2024 budget was presented and changes were requested. External audit is wrapping up. Drafts of the report and journal entries have been received. The Association is 38% collected for the 2024 annual assessment as of January 12, 2024 and 83% collected for the 2023 annual assessment.

Grounds and Maintenance

Proposals were presented for the overhaul of the pool and its mechanical parts from One Stop Athletic Services and Pool by Dallas. Montes Pools will be submitting a bid as well. This item was tabled.

There were no committee reports.

There being no further business to discuss, the meeting adjourned at 7:15 p.m.