

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Wednesday, August 21, 2024
6:00 P.M.**

Board Members Present: Susan Soto Peter Cruickshank Lisa Lowrance
Bill Smith 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. President, Susan Soto served as the chair, noted that a quorum of members was present, and called the meeting to order at 6:09 P.M.

Executive Summary

- Board agreed to file liens/lis pendens on six files for delinquency.
- Contracts and varying options regarding continuing and renewals were discussed.
- Deed restrictions timing and reports were discussed and requested.
- Forced cure was approved for a property on Southern Hills.

Agenda

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

Minutes

Minutes for June 2024 Board of Directors meeting to be presented at September 18, 2024 Board of Directors meeting. No minutes for July 2024 as there was no meeting.

Operations Reports

Ms. Drayden presented the July 31, 2024 financial reports. After a brief discussion, Ms. Drayden requested that \$50,000 from the Merrill Lynch fund be transferred to the Association's operating account at First Citizens Bank. After reviewing the financial reports again, Ms. Soto made a motion to transfer \$48,000 from the Merrill Lynch fund to the Association's operating account at First Citizens Bank. Mr. Smith seconded. All were in favor, and the motion passed.

Grounds and Maintenance

Ms. Lowrance provided a draft letter regarding the closing of the pool and the importance of increasing the annual assessment to afford its continued operation.

The pool area needs tidying up.

Ms. Soto noted the landscaping is not looking its best. The potato vine has taken over and shields the other plants from growing. The boxwoods at the sign need trimming and shaping. Overall landscaping subpar.

Owner from Hilton Head noted that the fence is down at a home in the Quail Park subdivision. Mr. Cruickshank suggested reporting it to Code Enforcement. However, the home is in Houston and not Missouri City.

Committee Reports

No Garden Club report.

Mr. Cruickshank provided social Committee report. He suggested block parties on each street for the 2024 National Night Out on October 1, 2024. He will prepare a flyer for the blocks. Mr. Smith made a motion to approve this recommendation. Ms. Palmer seconded. All were in favor and the motion passed.

Communications Committee discussion led by Ms. Lowrance. All website and login information to be provided to Ms. Lowrance and Mr. Cruickshank. They will meet with Ms. Drayden next Wednesday to discuss and be shown how to access.

There being no further business to discuss, the meeting adjourned at 8:30 *p.m.*