

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
August 16, 2025**

CALL TO ORDER – Meeting called to order by Debby Newman at 8 a.m.

ATTENDEES

- President - Debby Newman
- Vice President – Bob McDonald
- Secretary – Connie Wiginton
- Treasurer – Denise Powell
- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- Board Member – Sue Wells
- Board Member – Joel Lopez
- Board Member – Trish McDonald
- Architectural Control Committee – Jean Stenfors
- Maintenance – Craig Shafer

VISITOR

Gene Baxter – viewed meeting for approximately 30 minutes.

APPROVE / MODIFY LAST MEETING MINUTES

July Meeting Minutes were approved. Sue Wells motioned to approve and Adam Hearnberger second the motion.

WHAT HAS BEEN HAPPENING AROUND THUNDERBIRD POINT – Bob McDonald

- TPOA member lodges complaint regarding new construction within the Water District's easement.
 - Board reiterated that the TPOA does not override the Water District.
 - This particular resident did not have a permit from the Water District for his/her building.
- TPOA member admonished regarding loose dogs and possible pool party. Resident was reminded of the dog regulations and that only five people are allowed in the pool area per card holder. More discussion was made as the *Dog Situation Update* came up on the agenda.

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- Update concerning pool fence. Board discussed purchasing a second self-closing gate with latch. Three estimates necessary for the purchase. Adam and Bob will discuss further and will bring more details to Board.
- Board discussed the retaining wall at the HOA boat ramp. May possibly need to be replaced – suggested \$30,000 expense. Discussion on bringing a load of rocks for the time being. Denise will provide copy of the ramp survey for Board to review.

GROUND AND POOL MAINTENANCE REPORT– Craig Shafer

- Craig voiced some concern over sand in road. Board believes the sand was put there by the County and not a concern.
- Craig continues to have problems with the tires on HOA mower.
- Having pool problems with minors (under 14 years of age), climbing chain linked fence, breaking rings in pool that holds rope in pool.
- Pool was serviced on August 15 by Grigsby Pools. *Report follows.*
- Adam recommended a large metal sign be adhered to new fence with a few specific rules on it.
- Adam discussed the pool closure date – tentatively set on or before October 1. Cover will go over the pool on or before October 18. Bathroom will be winterized – typically in December.

DOG SITUATION UPDATE – Sue Wells

- This month there have been five official complaints.
 - One bite, no complaint sent to HOA. Resident went to the hospital in "Titus County" and the Camp County Sheriff's Department did not address the dog owner because the complaint was filed more than a week after the incident.
 - Sue sent four letters to dogs' owners.
- A complaint (form on website) must be filed with HOA before action can be taken.
 - 30-day action letter will be sent to owners of offending animal.
 - 10-day letter to follow
 - If still no action by dog owner:
 - Fine issued, then;
 - File with Court.

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- Sue supplied two sample letters (*following the minutes*):
 - 30-Day Notice Covenants - Conditions, and Restrictions Violation
 - 30-Day Legal Notice Covenants - Conditions, and Restrictions Violation

TREASURER REPORT – Denise Powell as of: August 15, 2025

Savings	\$85,237.67
Checkbook	\$3,412.02
Capital Improvements	\$15,566.75
Petty Cash	\$78.36
Loan	\$26,822.16
Events	\$461.05
Reserve CD	\$15,578.72

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors

Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	3
30-Day Violation Letters	6
10-Day Violation Letters	3
30-Day Fine Letters	0
Fines Paid	\$1,800

OLD BUSINESS

- Breakfast Fundraiser update – Trish McDonald. Tentative date of September 27. Trish will check with TVFD to make sure building is available and she'll check local events for any conflicts. Post on website as soon as confirmed.
- Additional Mailboxes:
 - According to Denise's conversation with Post Office, 16 mailboxes will cost approximately \$2,300.
 - Concrete and posts will be needed.
 - Suggestion was made that one set of mailboxes be placed at the entrance and one set by the pool.
- Playground Update – Adam will bring a couple of options for the playground to the Board.

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NEW BUSINESS

- Adam discussed finding someone to set up Quickbooks for the HOA - \$250/month. Prefer someone with an accounting background.
 - The next 6 months will be setting up database within Quickbooks.
 - HOA will absorb the Quickbooks monthly fee.
 - Debby addressed the possibility of members using Quickbooks payment options to pay annual HOA fee, etc.
- Picnic Tables at Boat Ramp – resident reported the two picnic tables at the boat ramp are falling apart. Upon inspection the tables are cemented in the ground. Board decided to remove the tables.
- Website:
 - Concerns about residents' personal information on website.
 - TPOA must follow HOA Guidelines/Rules: residents have to have access to Minutes and Financials on the website.
 - It was decided to summarize the Architectural Control Committee's monthly actions.

ADJOURNMENT

Adam motioned to adjourn meeting at 10:20am, Joel seconded the motion.

Next Board Meeting will be September 18, 2025; will be conducted by Bob McDonald.

Grigsby Pools

711 E. Ferguson Rd.

Mt. Pleasant, TX 75455

Pool Service Report

Date of Service: August 15, 2025, at 8:36 AM

Location: 469 CR 2603, Pittsburg, TX 75686

Serviced by: Princeton Rodriguez

Services Performed

- Emptied baskets
- Skimmed surface
- Water level is good
- Pool brushed
- Gauges working properly
- Vacuumed

Pool Service Info

Readings:

- 3 ppm free chlorine
- 3 ppm total chlorine
- 7.6 pH
- 80 ppm total alkalinity
- 200 ppm total hardness
- 50 ppm cyanuric acid