

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
June 20, 2026**

Debby recognized Denise and Daniel for the work they have done for TPOA. Denise is retiring and Daniel is moving.

CALL TO ORDER – Meeting called to order by Bob McDonald at 9:16 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Bob McDonald
- Board Member – Daniel Bourns
- Board Member – Joel Lopez
- Board Member - Trish McDonald
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Secretary – Connie Wiginton
- Treasurer – Denise Powell
- Ground Maintenance – Craig Shafer
- TVFD – Debbie Kirkpatrick

VISITORS

- Darla Boettcher – Treasurer candidate
- Mike Wiginton - QuickBooks

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick

- No calls since the last meeting.
- Fire department was on standby for a resident's burning.
- Bob thanked FD for great job with burning in the park.

GROUND MAINTENANCE – Craig Shafter

- Has been ground vandalism in community; tire ruts in several yards. They did get the license number off the vehicle/s and the Sheriff's department was called. Family was contacted.
- Good comments from several residents on how good the community looks.
 - Board commented that Craig was not expected to mow during bad weather.
- Lawn mower blades will be replaced. Joel will help Craig to replace blades.
- Decision was made not to replace unusable pool furniture. Residents can bring their own chairs.
- Board discussed repairing the community chainsaw.
- Pool update:
 - Both pool ladders were broken, therefore closing the pool.

- One ladder was repaired and returned to pool allowing the pool to open.
- Treads were ordered for second ladder to repair it.
- Pool gate door is now working.
- Board is checking about lighting for the pool area.
- Joel asked for an inventory list of tools the community owns.
- Grounds and Pool Maintenance contract was signed by Debby, Denise, and Craig.

APPROVE / MODIFY LAST MEETING MINUTES

Joel **motioned** to approve the May Board Meeting Minutes and Trish seconded the motion. **Motion carried.**

TREASURER REPORT – Denise Powell as of: June 18, 2026

Savings	\$48106.28
Checkbook	\$2441.41
Capital Improvements	\$18,665.61
Petty Cash	\$112.46
Loan	\$22,305.34
Events	\$768.55
Reserve CD	\$16,015.90

- Darla deposited \$17,305 to date for 2026-2027 assessments.
- QuickBooks
 - Decision was made to cancel QuickBooks since it would be \$200 per month for one user, to enable invoicing.
 - QuickBooks competitor, Xero, is \$55 per month and geared more for small businesses.
 - Mike confirmed that we don't have enough transactions to warrant the QuickBooks fees.
 - Sue **motioned** to cancel QuickBooks and implement Xero. Trish seconded motion. **Motion carried.**
- Denise discussed the check to Grigsby Pools for over \$3,000 that was actually an estimate not an invoice. The invoice was \$1,000+. Original check was voided and new check sent.
- Bob was reimbursed \$200 for pool gate lock.
- Mike will be doing TPOA 2026 taxes.
 - He noted that interest received has to be claimed on TPOA taxes.
 - Discussion was made about charging fines instead of interest on unpaid/late assessments.
 - Mike is going to check about interest received versus fines received on taxes.

EVENTS

- Trish announced Janice and Diane Lothrot will be taking over events. Looking to do something once a month.
- Jean will no longer conduct Crimewatch meetings. She highly encouraged someone to continue these meetings. The hope is that the fire department may be able to sponsor the meetings.

DOG SITUATION UPDATE – Sue Wells

- Resident dog complaint attached to minutes. Sue discussed the complaint and Boards suggestions on handling the situation.
 - The Board can only enforce TPOA ordinances.
 - Noise curfew (Midnight to 8 a.m.) is an option.
 - It was suggested that the complaining resident may be antagonizing the dogs by standing near the dogs and videoing them.
- The TPOA has been charging residents a \$100 dog fine. The By-laws state the fee is \$200. A \$200 fine will be charged in the future.

ARCHITECTUAL CONTROL COMMITTEE

Jean presented the ACC report. Board received and reviewed full report.

Below is summary of activity to date in April:

New ACC Approved Applications	1
30-Day Violation Letters	3
10-Day Certified & Regular Letters with Pictures	1
30-Day Fine Letters	0
Violations corrected this month	4

OLD BUSINESS

- Playground equipment update: Trish contacted a couple of playground companies. She will continue to work with these companies towards finding playground equipment.
 - It was suggested priming and painting the current swing sets and replacing/exchanging seats.
 - It was suggested bringing the merry-go-round from park to playground.
 - Board would like to have a workday to make changes to the playground: paint swing sets, move merry-go-round, etc.
 - It was discussed showing residents at annual meeting the playground equipment we're looking at and prices, money we have towards equipment and how much more needed.

- Nominating Committee:
 - Debbie, Jean, and Mike are the Nominating Committee.

New Business:

- Pool hours and safety:
 - Discussion was made on the safety concerns of not locking the pool gate when pool is closed.
 - Discussed putting the pool gate lock on a timer.
 - Pool hours are part of the Rules and Regulations of the Governing Documents and can be changed by Board vote only. Does not need to be voted on by residents.
 - Trish **motioned** to leave the pool hours at 8 a.m. to 10 p.m. Joel seconded and **motion carried**.
- Signs at pool mailboxes:
 - We need a sign in front of the mailboxes at the pool. Some residents are parking in front of the mailboxes to use the pool. Other residents cannot get to their mailboxes with cars parked in front of them.
 - Sue will check on signage for No Parking in front of mailboxes.
- Park trees:
 - Dale Devane took care of the fallen tree in the park. He noticed a few more trees leaning in park that will need to be removed. He offered to take care of this – he would charge \$250 to move and burn the fallen/damaged trees.
 - Sue **motioned** Dale to be hired to remove damaged park trees. Trish seconded the motion; **motion carried**.
- Discussed upcoming Annual Meeting-July 18:
 - Past: Pool fence, pool maintenance (filters, ladders, etc.)
 - Future plans: Pool rules and expectations (what to wear in pool, not letting people in pool area who do not have a key card, etc.), seawall, playground barricade posts, mailboxes.

ADJOURNMENT

Janice **motioned** to adjourn meeting at 11:48 a.m., Joel seconded the motion. **Motion carried.**